HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA
Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Tuesday, May 26, 2026 - 03:00 PM

Call to Order

Administration

1 Approval and authorization for the Chairman to execute a commitment letter with Georgia's Rural Center to support and participate in the Georgia Grown Trail 52 initiative, subject to review and approval by the County Attorney.

Appointments for Consideration

2 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. ***Note: Tabled at the May 14, 2026 Voting Meeting until the May 28, 2026 Voting Meeting.***

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

4 Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

5 Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

6 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 1.

7 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 1.

8 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

9 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

10 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

11 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

12 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 4.

13 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 4.

Central Services

14 Approve the annual contract renewal for RFQ/P #44-030 Demand Services for On-Call Roofing Installation and Repairs for Central Services to Core Roofing Systems, LLC of Alpharetta, GA, Exterior Solutions of Georgia, LLC (dba Bone Dry Roofing Company) of Bogart, GA, and Roof Technology Partners, LLC of Woodstock, GA. The estimated annual cost is $2,306,613.00.

Emergency Management

15 Approval and authorization for the Chairman to execute a resolution approving the execution of an intergovernmental agreement with Banks County, GA regarding their continued use of existing 4.9gHZ Public Safety Radio licenses and associated infrastructure located within Hall County and approving the submittal of an FCC application by Hall County, GA for Radio Service Authorization on the behalf of Banks County, GA, subject to review and approval by the County Attorney.

Financial Services

16 Approve the renewal of the annual contract for IFB #008-45 Inmate Clothing & Related Items Supply for the Correctional Institution and Jail to Bob Barker Company, Inc. of Fuquay-Varina, NC, Hard Time Products, LLC of Rome, GA and Victory Supply, Inc. of Mount Pleasant, TN. The estimated annual cost is $62,073.00.

17 Approve the renewal of annual contract for IFB #008-46 Prescription and Over-the-Counter (OTC) Sundry Drugs for the Correctional Institution and Jail to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is $358,810.00.

18 Approve the renewal of annual contract for IFB #012-46 Waste-Refuse Collection Services for various County departments to Red Oak Sanitation, LLC of Cumming, GA. The estimated annual cost is $125,595.00.

19 Approve the renewal of annual contract for IFB #033-45 Overhead Door Maintenance & Repair Services for various County departments for Top Notch Dock & Door of Flowery Branch, GA. The estimated annual cost is $137,972.00.

20 Approve the renewal of annual contract for RFQ/P #46-004 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, The Dickerson Group, Inc. of Lawrenceville, GA, Lagniappe Development Co., Inc. of Buford, GA, and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is $167,487.00.

21 Approve the renewal of the annual contract for RFQ #43-007 Demand Services for On-Call Electrical Contractors for various County departments to Capital City Electrical Services, LLC of Norcross, GA and DeHart & Hill Electric, Inc. of Cumming, GA. The estimated annual cost is $212,943.00.

Northeastern Judicial Circuit

22 Approve the ratification of the application, award, and any further supplemental funding for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Juvenile Justice Incentive Grant for Hall County Juvenile Court for $557,845.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Planning & Zoning

23 **5831 Hilltop Drive | Amend Conditions of Zoning |** on a 3.86± acre tract located on the west side of Hilltop Drive approximately 334 feet north of its intersection with Atlanta Highway | Zoned I-1; Tax Parcel 08133 003006 **| Proposed use: Uses permitted in I-1 |** Commission District 1 **| Doug McDaniel, applicant**

24 **2632 Sardis Road | Rezone |** from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 **| Proposed Use: Uses permitted in H-B |** Commission District 2 **| DCCM, applicant**

25 **2632 Sardis Road | Special Use |** for a storage lot | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 **| Proposed Use: Boat & RV storage |** Commission District 2 **| DCCM, applicant**

26 **0 & 0 Stringer Road | Variance to Section 3.2 |** to reduce the required road frontage | on a 65.95± acre combined tract located on the northwest side of Stringer Road approximately 0.45 miles southwest of its intersection with Double M Drive | Zoned AR-1; Tax Parcels 12061 000002A, 12061 000019 (pt) **| Proposed Use: Lot reconfiguration |** Commission District 3 **| Patricia Stump & Laurence Becker, applicant**

27 **866 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 **| Proposed use: Warehouse and distribution |** Commission District 1 **| Taylor & Mathis, applicant**

28 **866 Gainesville Highway | Variance to Section 6.2 |** from GCOD standards | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 **| Proposed use: Warehouse and distribution |** Commission District 1 **| Taylor & Mathis, applicant**

29 **5989 Lanier Islands Parkway| Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D **| Proposed Use: Office warehouse |** Commission District 2 **| Benji Wood, applicant**

30 **5989 Lanier Islands Parkway | Special Use |** for outdoor storage within the GCOD | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D **| Proposed Use: Outdoor storage |** Commission District 2 **| Benji Wood, applicant**

31 **5989 Lanier Islands Parkway | Variance to Section 6.2 |** GCOD standards | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Drive | Zoned AR-1; Tax Parcel 07329 002001D **| Proposed Use: Office warehouse |** Commission District 2 **| Benji Wood, applicant**

32 **5964 Overby Road | Rezone |** from Vacation Cottage (V-C) and Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.879± acre tract located on the northwest side of Overby Road approximately 0.59 miles west of its intersection with Jim Crow Road | Zoned V-C & AR-1; Tax Parcel 08109 000015 **| Proposed Use: Uses permitted in AG-1 |** Commission District 2 **| Nancy E Riggs, applicant**

33 **5351 Lanier Islands Parkway | Amend Conditions of Zoning |** on a 17.29± acre tract located on the north side of Lanier Islands Parkway approximately 581 feet northwest of its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011**| Proposed use: Agri-entertainment venue |** Commission District 1 **| Keith Bell, applicant**

Public Works and Utilities

34 Approval and authorization for the Chairman to execute a resolution seeking acceptance by Hall County, GA of the roads currently maintained by the Winter Harbor Homeowners Association into the Hall County, GA Road Maintenance system and further authorizing the execution of an encroachment agreement between Winter Harbor Homeowners Association and Hall County, GA, subject to review and approval by the County Attorney.

35 Approve the renewal of the annual contract for IFB#088-23 Groundwater / Surface Water Monitoring for Public Works & Utilities to Advanced Environmental Management, Inc. of Cumming, GA. The estimated annual cost is $81,600.00.

36 Approve the renewal of the annual contract for RFQ #44-005 Demand Services for On-Call Right of Way Services for Public Works & Utilities to Atlas Technical Consultants LLC of Duluth, GA, Johnson, Mirmiran & Thompson, Inc. of Hunt Valley, MD, Croy Engineering, LLC of Marietta, GA, LJA Engineering, Inc. (formerly BM&K, Inc.) of Houston, TX, and THC, Inc. of Duluth, GA. The estimated annual cost is $200,000.00.

37 Approve the renewal of annual contract for RFQ/P #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, Multiplex LLC of Duluth, GA, Simpson Trucking & Grading, Inc. of Gainesville, GA, and Strickland & Sons Pipeline, Inc. of Gainesville, GA. The estimated annual cost is $3,716,946.00.

38 Approve the application and award of the U.S. Department of Transportation Federal Railroad Administration Railroad Crossing Elimination (Crossing Safety Program) to provide funds for project design and construction phase for the Navajo Circle Railroad Crossing Elimination project, in the amount of $15,783,543.15. If awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of 20% ($3,156,708.63) is required.

Treatment Services

39 Approve the ratification of the application for the U.S. Bureau of Justice Assistance's FY 2025 Veterans Treatment Court Discretionary Grant Program for Treatment Services to expand its Veterans Treatment Court program in the amount of $257,630.00, 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.

40 Approve the ratification of the application and award for the State Justice Institute's (SJI) FY 2026 Grant Program in partnership with the National Center for State Courts (NCSC) to assist with the development of a comprehensive strategic plan for Treatment Services in the amount of $50,787.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $20,350.00 and a cash match of $5,079.00 is required.

41 Approve the FY 2027 annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents. The estimated annual cost is $117,043.00.

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

Commission Time

County Administrator

Executive Session

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

Adjourn

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

The Hall County Board of Commissioners is committed to conducting the public's business in an orderly, respectful, and professional manner and welcomes public participation. All attendees are expected to conduct themselves respectfully toward Board members, County staff, speakers, and fellow attendees. Disruptive conduct, including outbursts, shouting, or personal

attacks, will not be permitted. Individuals engaging in disruptive behavior may receive a warning from the Chairman, and continued disruption may result in removal from the meeting by the Hall County Marshal's Office to allow the orderly conduct of County business.

AGENDA ITEM

Administration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 304/2026

SUBJECT: Approval and authorization for the Chairman to execute a commitment letter with Georgia's Rural Center to support and participate in the Georgia Grown Trail 52 initiative, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: SC

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a commitment letter with Georgia's Rural Center to support and participate in the Georgia Grown Trail 52 initiative, subject to review and approval by the County Attorney.

History:

Facts and Issues:
Georgia Grown Trail 52 is a proposed, state-recognized agritourism driving route that will connect participating counties and highlight farms, agricultural producers, and agritourism destinations. Supported by the Georgia Department of Agriculture, Georgia Grown, and Georgia's Rural Center, this initiative provides an opportunity to position your county within a broader, branded tourism corridor while showcasing the unique assets of your community.

Options:

Funding Requested	$ 650.00
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:

Approve	Budget	Finance	Attorney
JR	JM	TS	JL

Administration	Clerk
CR	JR

Attachments:

Financial Supplement
Commitment Letter

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 304/2026

Funds Requested: $ 650.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	100-GENERAL FUND	1500-GENERAL SERVICES	523600-DUES, FEES, & SUBSCRIPTIONS	$650.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone:

GEORGIA'S RURAL CENTER

A BRANCH OF THE GEORGIA DEPARTMENT OF AGRICULTURE

May 6, 2026

David Gibbs
Hall County Board of Commissioners
PO Box 1435
Gainesville, GA 30503

Dear Mr. Gibbs and Members of the Commission,

On behalf of our regional partners, we invite **Hall County** to support and participate in the **Georgia Grown Trail 52** initiative — a collaborative effort to promote agriculture, support local businesses, and strengthen rural economic development across Georgia. Trail 52 would run west to east from Dalton to Maysville and encompass 7 North Georgia Counties.

Georgia Grown Trail 52 is a proposed, state-recognized agritourism driving route that will connect participating counties and highlight farms, agricultural producers, and agritourism destinations. Supported by the Georgia Department of Agriculture, Georgia Grown, and Georgia's Rural Center, this initiative provides an opportunity to position your county within a broader, branded tourism corridor while showcasing the unique assets of your community.

County Commitment

Participation requires a simple, shared investment:

- Installation of **one Georgia Grown Trail road sign at each county line** (2 per county)
- Estimated cost of **approximately $325 per sign** (not due now)

This signage ensures consistent branding and visibility across the trail.

Benefits to Hall County

Participation will:

- Increase visitor traffic and awareness of local assets
- Support farms, small businesses, and agritourism
- Encourage collaboration with neighboring counties
- Leverage the established Georgia Grown brand

Commitment

By signing below, **Hall County** affirms its intent to participate in Georgia Grown Trail 52 and agrees to support the installation of trail signage as outlined above.

Thank you for your leadership and continued commitment to strengthening your community. We look forward to the opportunity to partner with you on this regional initiative.

Sincerely,

Deb Cantrell
Georgia's Rural Center
Georgia Department of Agriculture

County Name: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 325/2026

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. ***Note: Tabled at the May 14, 2026 Voting Meeting until the May 28, 2026 Voting Meeting.***

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

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

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 294/2026

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

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

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

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 328/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

Below is the citation from the Georgia Code outlining the requirements for the Advisory Committee.

GA Code § 36-71-5 (2024)

(a) Prior to the adoption of a development impact fee ordinance, a municipality or county adopting an impact fee program shall establish a Development Impact Fee Advisory Committee.

(b) Such committee shall be composed of not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries. An existing planning commission or other existing committee that meets these requirements may serve as the Development Impact Fee Advisory Committee.

(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 329/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
N/A

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Chairman's Appointment.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 330/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 1.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 1.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

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(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 331/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 1.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 1.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

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(b) Such committee shall be composed of not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries. An existing planning commission or other existing committee that meets these requirements may serve as the Development Impact Fee Advisory Committee.

(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 332/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

Below is the citation from the Georgia Code outlining the requirements for the Advisory Committee.

GA Code § 36-71-5 (2024)

(a) Prior to the adoption of a development impact fee ordinance, a municipality or county adopting an impact fee program shall establish a Development Impact Fee Advisory Committee.

(b) Such committee shall be composed of not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries. An existing planning commission or other existing committee that meets these requirements may serve as the Development Impact Fee Advisory Committee.

(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 333/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

Below is the citation from the Georgia Code outlining the requirements for the Advisory Committee.

GA Code § 36-71-5 (2024)

(a) Prior to the adoption of a development impact fee ordinance, a municipality or county adopting an impact fee program shall establish a Development Impact Fee Advisory Committee.

(b) Such committee shall be composed of not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries. An existing planning commission or other existing committee that meets these requirements may serve as the Development Impact Fee Advisory Committee.

(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 334/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

Below is the citation from the Georgia Code outlining the requirements for the Advisory Committee.

GA Code § 36-71-5 (2024)

(a) Prior to the adoption of a development impact fee ordinance, a municipality or county adopting an impact fee program shall establish a Development Impact Fee Advisory Committee.

(b) Such committee shall be composed of not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries. An existing planning commission or other existing committee that meets these requirements may serve as the Development Impact Fee Advisory Committee.

(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 335/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 3.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

Below is the citation from the Georgia Code outlining the requirements for the Advisory Committee.

GA Code § 36-71-5 (2024)

(a) Prior to the adoption of a development impact fee ordinance, a municipality or county adopting an impact fee program shall establish a Development Impact Fee Advisory Committee.

(b) Such committee shall be composed of not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries. An existing planning commission or other existing committee that meets these requirements may serve as the Development Impact Fee Advisory Committee.

(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 336/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 4.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 4.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

Below is the citation from the Georgia Code outlining the requirements for the Advisory Committee.

GA Code § 36-71-5 (2024)

(a) Prior to the adoption of a development impact fee ordinance, a municipality or county adopting an impact fee program shall establish a Development Impact Fee Advisory Committee.

(b) Such committee shall be composed of not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries. An existing planning commission or other existing committee that meets these requirements may serve as the Development Impact Fee Advisory Committee.

(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Appointments for Consideration

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 337/2026

SUBJECT: Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 4.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
n/a

Purpose of Request:
Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 4.

History:

Facts and Issues:

Options:

As Hall County progresses with the next steps in the Impact Fee study and development, Georgia State Law requires the establishment of a Development Impact Fee Advisory Committee prior to the adoption of a development impact fee ordinance. The Advisory Committee must consist of 5 to 10 members with at least 50% of the membership from the development, building, or real estate industries. With these requirements in place, we would respectfully request that each Commissioner nominate/appoint a total of two (2) members to the Advisory Committee: One (1) member from the "development, building, or real estate industry" and one (1) member from the general public.

Below is the citation from the Georgia Code outlining the requirements for the Advisory Committee.

GA Code § 36-71-5 (2024)

(a) Prior to the adoption of a development impact fee ordinance, a municipality or county adopting an impact fee program shall establish a Development Impact Fee Advisory Committee.

(b) Such committee shall be composed of not less than five nor more than ten members appointed by the governing authority of the municipality or county and at least 50 percent of the membership shall be representatives from the development, building, or real estate industries. An existing planning commission or other existing committee that meets these requirements may serve as the Development Impact Fee Advisory Committee.

(c) The Development Impact Fee Advisory Committee shall serve in an advisory capacity to assist and advise the governing body of the municipality or county with regard to the adoption of a development impact fee ordinance. In that the committee is advisory, no action of the committee shall be considered a necessary prerequisite for municipal or county action in regard to adoption of an ordinance.

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Central Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 282/2026

SUBJECT: Approve the annual contract renewal for RFQ/P #44-030 Demand Services for On-Call Roofing Installation and Repairs for Central Services to Core Roofing Systems, LLC of Alpharetta, GA, Exterior Solutions of Georgia, LLC (dba Bone Dry Roofing Company) of Bogart, GA, and Roof Technology Partners, LLC of Woodstock, GA. The estimated annual cost is $2,306,613.00.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: KI

Recommendation:
Approve.

Purpose of Request:
Approve the annual contract renewal for RFQ/P #44-030 Demand Services for On-Call Roofing Installation and Repairs for Central Services to Core Roofing Systems, LLC of Alpharetta, GA, Exterior Solutions of Georgia, LLC (dba Bone Dry Roofing Company) of Bogart, GA, and Roof Technology Partners, LLC of Woodstock, GA. The estimated annual cost is $2,306,613.00.

History:

Facts and Issues:
This is year three (3) of a possible five (5) year contract.

The first renewal of this contract executed for FY 2026 was able to be executed within Financial Services due to the projected spend at that time being under $50,000.00.

The estimated spend number for FY 2027 includes potential roofing projects that will occur during the next fiscal year.

Options:

Funding Requested	$ 2,306,613.00
Are funds within current budget?	Yes
Source of Funds	Various
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:

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

Attachments:

Financial Supplement
Signature Request Cover Sheet
Renewal Contract - Core Roofing
Renewal Contract - Exterior Solutions
Renewal Contract - Roof Tech Partners

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 282/2026

Funds Requested: $ 2,306,613.00

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	TBD	TBD	541300-BUILDING AND IMPROVEMENTS	$2,306,613.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: KI

Phone: 770-531-6823

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: May 14, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract Renewal:

Bid/Contract Number: 44-030

Bid/Contract Name: Demand Services for On-Call Roofing Installation and Repairs

Department(s) Requesting Contract: Central Services

Award Recipient Name: Core Roofing Systems, LLC; Exterior Solutions of Georgia, LLC; Roof Technology Partners, LLC

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $72,790.00

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount:$2,306,613

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract renewal for Demand Services for On-Call Roofing Installation and Repairs for Central Services to Core Roofing Systems, LLC of Alpharetta, GA; Exterior Solutions of Georgia, LLC (dba Bone Dry Roofing Company) of Bogart, GA; and Roof Technology Partners, LLC of Woodstock, GA. The FY 2027 estimated amount has been reviewed against the proposed FY 2027 budget by Finance.

HALL COUNTY
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Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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

May 4, 2026

Core Roofing Systems, LLC
1385 Union Hill Industrial Court
Alpharetta, GA 30004
Attn: Alex May
Email: amay@coreroofing.net
Ph: (678) 787-4920

Subject: 44-030 Demand Services for On-Call Roofing Installation and Repairs

Dear Alex,

Please find attached Contract Renewal #2, extending the contract for year three (3) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by May 8, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-030-2

Contract Renewal #2
for
Year Three (3) of Five (5)

Title: 44-030 Demand Services for On-Call Roofing Installation and Repairs
Date: May 4, 2026

WHEREAS Contract #44-030 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Core Roofing Systems, LLC of 1385 Union Hill Industrial Court, Alpharetta, GA 30004 until June 30, 2026, and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-030 dated June 13, 2024, and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027;

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-030-2

Attachment A

#44-030 Demand Services for On-Call Roofing Installation and Repairs

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Core Roofing Systems, LLC

By: _____

Print Name: Alex May

Title: Senior Account Manager

Sworn to and subscribed before me this

6th day of May, 2026.

Notary Public: _____

My Notary Commission expires: 06-14-2026

[Affix Notarial Seal or Stamp]

SAMUEL LANDERS
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 14, 2026

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Government
FINANCIAL SERVICES
PURCHASING DIVISION

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

March 31, 2026

Exterior Solutions of Georgia, LLC
dba Bone Dry Roofing Company
120 Ben Burton Rd
Bogart, GA 30622
Attn: Christine Howell
Email: chowell@bonedryroofing.net
Ph: (706) 543-1275

Subject: 44-030 Demand Services for On-Call Roofing Installation and Repairs

Dear Christine,

Please find attached Contract Renewal #2, extending the contract for year three (3) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 10, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-030-2

Contract Renewal #2
for
Year Three (3) of Five (5)

Title: 44-030 Demand Services for On-Call Roofing Installation and Repairs
Date: March 31, 2026

WHEREAS Contract #44-030 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Exterior Solutions of Georgia, LLC dba Bone Dry Roofing Company of 120 Ben Burton Rd, Bogart, GA 30622 until June 30, 2026, and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-030 dated June 13, 2024, and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-030-2

Attachment A

#44-030 Demand Services for On-Call Roofing Installation and Repairs

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Exterior Solutions of Georgia, LLC

By: _____

Print Name: Michael Costoulas

Title: President

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

Sworn to and subscribed before me this

8th day of April, 2026.

Notary Public: Jennifer Lynn Rasch

Notary commission expires: August 20, 2027

[Locus Sigilli – Seal or Stamp]

JENNIFER LYNN RASCH NOTARY PUBLIC CLARKE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 20, 2027

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

March 31, 2026

Roof Technology Partners LLC
323 Bell Park Dr
Woodstock, GA 30188
Attn: Jarrad Trotter
Email: jarrad@rooftechnologypartners.com
Ph: (678) 401-5200

Subject: 44-030 Demand Services for On-Call Roofing Installation and Repairs

Dear Jarrad,

Please find attached Contract Renewal #2, extending the contract for year three (3) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 10, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-030-2

Contract Renewal #2
for
Year Three (3) of Five (5)

Title: 44-030 Demand Services for On-Call Roofing Installation and Repairs
Date: March 31, 2026

WHEREAS Contract #44-030 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Roof Technology Partners, LLC of 323 Bell Park Dr, Woodstock, GA 30188 until June 30, 2026, and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-030 dated June 13, 2024, and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-030-2

Attachment A

#44-030 Demand Services for On-Call Roofing Installation and Repairs

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Roof Technology Partners, LLC

By: _____

Print Name: Scott Cober

Title: President

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

Sworn to and subscribed before me this

30 day of March, 2026.

Notary Public: Denna R. Pitts

Notary commission expires: 8/15/2026

[Locus Sigilli – Seal or Stamp]

DENNA R PITTS
NOTARY PUBLIC
COMMISSION EXPIRES
AUGUST 15, 2026
CHEROKEE COUNTY, GEORGIA

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

AGENDA ITEM

Emergency Management

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 152/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution approving the execution of an intergovernmental agreement with Banks County, GA regarding their continued use of existing 4.9gHZ Public Safety Radio licenses and associated infrastructure located within Hall County and approving the submittal of an FCC application by Hall County, GA for Radio Service Authorization on the behalf of Banks County, GA, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: ZB

Recommendation:
Approval

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution approving the execution of an intergovernmental agreement with Banks County, GA regarding their continued use of existing 4.9gHZ Public Safety Radio licenses and associated infrastructure located within Hall County and approving the submittal of an FCC application by Hall County, GA for Radio Service Authorization on the behalf of Banks County, GA, subject to review and approval by the County Attorney.

History:

Facts and Issues:

Options:

Banks County, Georgia is utilizing the 4.9gHZ spectrum in support of their Public Safety Radio system. One of their sites that they utilize is physically located within Hall County and therefore they need our approval to submit their FCC licensing waiver.

There is no cost to this proposal and the IGA is intended for Banks County to assume liability, if any occurs, due to this waiver.

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	N/A
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-30

Approvals:

Submit	Approve	Budget	Finance
ZB	ZB	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Resolution and IGA

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 152/2026

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: ZB

Phone: 470-201-0795

A RESOLUTION APPROVING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH BANKS COUNTY, GEORGIA REGARDING THEIR CONTINUED USE OF EXISTING 4.9 GHZ PUBLIC SAFETY RADIO LICENSES AND ASSOCIATED INFRASTRUCTURE LOCATED WITHIN HALL COUNTY AND APPROVING THE SUBMITTAL OF AN FCC APPLICATION BY HALL COUNTY, GEORGIA FOR RADIO SERVICE AUTHORIZATION ON THE BEHALF OF BANKS COUNTY, GEORGIA

WHEREAS, Hall County, Georgia has the authority pursuant to Article IX, Section III of the Constitution of the State of Georgia and O.C.G.A. § 36-69-1 et seq. to enter into this Intergovernmental Agreement (hereinafter referred to as "IGA"); and

WHEREAS, Banks County, Georgia ("Banks County") has proposed the IGA attached hereto as "Exhibit A" which would require that Hall County submit an FCC application for Radio Service Authorization, a copy of which is attached hereto as "Exhibit B" pertaining to an existing 4.9 GHZ Public Safety Radio License and associated infrastructure on Banks County's behalf. In return per the proposed IGA Banks County will assume responsibility for any liability, upkeep expenses, operational expenses, and maintenance expenses related to the associated infrastructure, the IGA or stemming from the submittal and presumed granting of the FCC Radio Service Authorization; and

WHEREAS, the Intergovernmental Agreement facilitates the continuation and modification of the existing licenses, to allow Bank County's use under FCC public safety service codes PB and PF; and

WHEREAS, Hall County, Georgia ("Hall County") is the current license holder of the 4.9 GHz public safety radio licenses located on North County Line Road, which is within Hall County; and

WHEREAS, Banks County, Georgia has already been utilizing the associated infrastructure but as the associated infrastructure is physically located in Hall County, Georgia the FCC requires that the necessary application be submitted by Hall County, Georgia; and

NOW, THEREFORE, BE IT RESOLVED that the Chairman of the Board of Commissioners of Hall County, Georgia be, and is hereby authorized and directed to enter into the Intergovernmental Agreement.

BE IT FURTHER RESOLVED that the Emergency Management Director, Zachary Brackett, is hereby authorized and directed to execute all appropriate documents related to the FCC Application on behalf of the Chairman.

[Signatures on Following Page]

This the ___ day of _____, 2026.

BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA

By: _____
David Gibbs, Chairman

ATTEST: _____(SEAL)
Jennifer Rivera, Clerk

CLERK'S CERTIFICATE

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

Given under my hand this the _____ day of _____, 2024.

_____
Clerk, Board of Commissioners

(SEAL)

INTERGOVERNMENTAL AGREEMENT (IGA)

This Intergovernmental Agreement ("Agreement") is entered into by and between **Banks County, Georgia** ("Banks County") and **Hall County, Georgia** ("Hall County"), collectively referred to as the "Parties," pursuant to Article IX, Section III of the Constitution of the State of Georgia and O.C.G.A. § 36-69-1 et seq.

1. PURPOSE

The purpose of this Agreement is to establish the terms under which Banks County shall assume **any and all responsibility, liability, upkeep, operation, and maintenance** for certain existing **4.9 GHz public safety radio licenses and associated infrastructure** that are physically located just inside Hall County on **North County Line Road**, but which support regional public safety communications.

This Agreement further facilitates the continuation and modification of the existing licenses to allow use under FCC public safety radio service codes **PB** (Public Safety Pool – Base/Mobile, Mobile-Only, or Temporary Fixed Operations) and **PF** (Public Safety Pool – Fixed Microwave Operations).

2. BACKGROUND

A. Hall County is the current license holder of the 4.9 GHz public safety radio licenses located just inside Hall County on North County Line Road.

B. The **4.9 GHz public safety radio license is currently operational** and provides public safety communications capabilities that benefit Banks County.

C. Banks County desires to assume full responsibility for the microwave link, including all liabilities and costs, while the licenses remain issued in Hall County's name for FCC purposes.

D. The Parties desire to memorialize their respective roles and responsibilities through this Agreement.

3. LICENSE STATUS AND FCC COMPLIANCE

A. The Parties acknowledge that the subject licenses are currently operating under FCC authority within the **4.9 GHz public safety band link**.

B. Hall County agrees to permit the continued operation and modification of the licenses to allow eligible public safety users to operate under FCC radio service codes: - **PB** – Public Safety Pool (Base/Mobile, Mobile-Only, or Temporary Fixed Operations) - **PF** – Public Safety Pool (Fixed Microwave Links)

C. Banks County shall be solely responsible for ensuring all operations, modifications, filings, renewals, and technical compliance with all applicable FCC rules, regulations, and policies.

4. RESPONSIBILITIES OF BANKS COUNTY

Banks County shall assume **full and exclusive responsibility** for the **4.9 GHz public safety band link**, including but not limited to:

A. **Operation and Maintenance**
All routine and non-routine operation, inspection, repair, replacement, and maintenance of the **4.9 GHz public safety band link**.

B. **Costs and Expenses**
Payment of any and all costs associated with the **4.9 GHz public safety band link**, including licensing fees, engineering services, utilities, site access costs, insurance, and regulatory compliance expenses.

C. **Liability and Risk**
Assumption of any and all liability arising out of or related to the ownership, operation, maintenance, or use of the **4.9 GHz public safety band link**.

D. **Insurance**
Maintenance of appropriate insurance coverage sufficient to cover risks associated with the **4.9 GHz public safety band link** and operations.

E. **Regulatory Compliance**
Compliance with all applicable federal, state, and local laws, regulations, and FCC requirements.

5. RESPONSIBILITIES OF HALL COUNTY

Hall County's responsibilities under this Agreement shall be limited to the following:

A. Remaining the nominal FCC license holder for the **4.9 GHz public safety band link**.

B. Cooperating with Banks County in executing any FCC filings or authorizations reasonably necessary to effectuate the intent of this Agreement.

C. Hall County shall have **no responsibility** for operation, maintenance, costs, or liabilities associated with the **4.9 GHz public safety band link**.

6. INDEMNIFICATION AND HOLD HARMLESS

To the fullest extent permitted by law, **Banks County shall indemnify, defend, and hold harmless Hall County**, its officers, employees, and agents from and against any and all claims, damages, losses, liabilities, costs, and expenses (including reasonable attorney's

fees) arising out of or related to the **4.9 GHz public safety band link** or their operation, maintenance, or use.

7. TERM AND TERMINATION

A. **Term**
This Agreement shall become effective upon execution by both Parties and shall remain in effect until terminated.

B. **Termination**
Either Party may terminate this Agreement upon 90 days written notice to the other Party. Upon termination, the Parties shall cooperate to ensure compliance with FCC requirements and orderly transition of responsibilities.

8. NO TRANSFER OF OWNERSHIP

Nothing in this Agreement shall be construed as transferring ownership of real property or FCC licenses. This Agreement is intended solely to allocate responsibility and liability between the Parties.

9. GOVERNING LAW

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

10. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Parties and supersedes all prior discussions or agreements related to the subject matter herein.

11. AMENDMENTS

This Agreement may be amended only by written agreement executed by authorized representatives of both Parties.

12. AUTHORITY

The undersigned certify that they are duly authorized to execute this Agreement on behalf of their respective governing authorities.

SIGNATURES

BANKS COUNTY, GEORGIA
By: _____
Name: Taylor Griffith

Title: Chairman
Date: May 6, 2026

HALL COUNTY, GEORGIA
By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT B

FCC 601

Main Form

FCC Application for Radio Service Authorization:

Wireless Telecommunications Bureau
Public Safety and Homeland Security Bureau

Not Approved by OMB
3060 - 0798
See instructions for public burden estimate

1) Radio Service Code:	1a) Existing Radio Service Code:
PF	

General Information

2) (Select only one) **(NE)**

NE - New **RO** - Renewal Only **AU** - Administrative Update **NT** - Required Notifications
MD - Modification **RM** - Renewal/Modification **WD** - Withdrawal of Application **EX** - Requests for Extension of Time
AM - Amendment **CA** - Cancellation of License **RL** – Registered Location/Link

3a) If this application is for a Demonstration License or a Special Temporary Authorization (STA), enter the code and attach the required exhibit as described in the instructions. Otherwise enter 'N/A' (Not Applicable).	(N)M S N/A
3b) If this application is for Special Temporary Authority due to an emergency situation, enter 'Y'; otherwise enter 'N'. Refer to Rule 1.915 for an explanation of situations considered to be an emergency.	( )Yes No
4) If this application is for an Amendment or Withdrawal, enter the file number of the pending application currently on file with the FCC.	File Number
5) If this application is for a Modification, Renewal Only, Renewal/Modification, Cancellation of License, Duplicate License, or Administrative Update, enter the call sign of the existing FCC license. If this is a request for Registered Location/Link, enter the FCC call sign assigned to the geographic license.	Call Sign
6a) If this application is for a New, Amendment, Renewal Only, or Renewal/Modification, enter the requested authorization expiration date (this item is optional).	MM DD /
6b) If this application is for a Renewal Only or Renewal/Modification and the license is a geographic area license, is the license used to provide service to customers (C), or is the license used for private business (internal) purposes or to meet the licensee's public interest/public safety communications needs (P)?	( )C P
7) Is this application "major" as defined in § 1.929 of the Commission's Rules when read in conjunction with the applicable radio service rules found in Parts 22 and 90 of the Commission's Rules? If this application is a renewal modification, consider only the modification portion of the application and not the renewal portion for major determination purposes.	(N)Yes No
8) Are attachments (other than associated schedules) being filed with this application?	(Y)Yes No

Fees, Waivers, and Exemptions

9) Is the Applicant exempt from FCC application fees?	(Y)Yes No
10) Is the Applicant exempt from FCC regulatory fees?	(Y)Yes No
11) Does this application include a request for a Waiver of the Commission's Rule(s)? If 'Yes', attach an exhibit providing rule number(s) and explaining circumstances.	(Y)Yes No
12) Are the frequencies or parameters requested in this filing covered by grandfathered privileges, previously approved by waiver, or functionally integrated with an existing station?	(N)Yes No

Applicant Information

13) FCC Registration Number (FRN):
0001851559

14) Applicant/Licensee Legal Entity Type: (Select One)
( ) Individual ( ) Unincorporated Association ( ) Trust (X) Government Entity ( ) Corporation ( ) Limited Liability Corporation
( ) General Partnership ( ) Limited Partnership ( ) Limited Liability Partnership ( ) Consortium
( ) Tribal Nation ( ) Business Controlled by Tribal Nation ( ) Other _____

15) If the Licensee name is being updated, is the update a result from the sale (or transfer of control) of the license(s) to another party and for which proper Commission approval has not been received or proper notification not provided? ( ) Yes ( ) No

16) First Name (if individual):	MI:	Last Name:	Suffix:

17) Legal Entity Name (if other than individual):
Hall County

18) Attention To:

19) P.O. Box:	And/Or	20) Street Address:
		300 Green Street SE Room101

21) City:	22) State:	23) Zip Code:
Gainesville	**GA**	**30503**

24) Telephone Number:	25) Fax:
(770)531-6765	**(770)531-3948**

26) E-Mail Address: **jtaggart@hallcounty.org**

27) **Demographics (Optional)**

Race:	Ethnicity:	Sex:
( ) American Indian or Alaska Native	( ) Hispanic or Latino	( ) Male
( ) Asian	( ) Not Hispanic or Latino	( ) Female
( ) Black or African-American		
( ) Native Hawaiian or Other Pacific Islander		
( ) White		

Real Party in Interest

28) Name of Real Party in Interest of Applicant (If different from Applicant):	29) FCC Registration Number (FRN) of Real Party in Interest:

Contact information (If different from the Applicant)
( ) **Check here if same as Applicant**

30) First Name:	MI:	Last Name:	Suffix:
Alireza		**Shahnami**	

31) Company Name: **ACD Telecom**

32) Attention To:

33) P.O. Box:	And /Or	34) Street Address:
		103 Commerce St Unit 180

35) City:	36) State:	37) Zip Code:
Lake Mary	**FL**	**32746**

38) Telephone Number:	39) Fax:
(407)333-2300	

40) E-Mail Address: **ali.shahnami@acdtelecom.com**

Regulatory Status

41) This filing is for authorization to provide or use the following type(s) of radio service offering (enter all that apply):

( )Common Carrier ( )Non-Common Carrier (X)Private, internal communications ( )Broadcast Services ( )Band Manager

Type of Radio Service

42) This filing is for authorization to provide the following type(s) of radio service (choose all that apply):

(X)Fixed ( )Mobile ( )Radiolocation ( )Satellite (sound) ( )Broadcast Services

43) Does the Applicant propose to provide service interconnected to the public telephone network? (N)Yes No

Alien Ownership Questions (If any answer is 'Y", provide an attachment explaining the circumstances. In preparing the attachment, refer to the Main Form Instructions for the "Alien Ownership Questions".)

44) Is the Applicant a foreign government or the representative of any foreign government?	(N)Yes No
45) Is the Applicant an alien or the representative of an alien?	( )Yes No
46) Is the Applicant a corporation organized under the laws of any foreign government?	( )Yes No
47) Is the Applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?	( )Yes No

48a) Is the Applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens or their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? ( ) Yes No

48b) If the answer to 47 or 48a is 'Y' select one of the choices below.

☐ The Applicant is exempt from the provisions of Section 310(b).

It is not necessary to file a petition for declaratory ruling if the Applicant includes in the attachment required by Item 47 or Item 48a a showing that the requested license(s) is exempt from the provisions of Section 310(b).

☐ The Applicant has received a declaratory ruling(s) approving its foreign ownership, and the application involves only the acquisition of additional spectrum for the provision of a wireless service in a geographic coverage area for which the Applicant has been previously authorized.

If checked, include in the attachment required by Item 47 or Item 48a the citation(s) of the applicable declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that there has been no change in the foreign ownership of the Applicant since the issuance of its ruling.

☐ The Applicant: (i) has received a declaratory ruling(s) approving its foreign ownership but is not able to make the certification specified immediately above; or (ii) is an "affiliate" of a Licensee or Lessee/Sublessee that received a declaratory ruling(s) under 47 CFR § 1.5000(a) and is relying on the affiliate's ruling for purposes of filing this application as permitted under the affiliate's ruling and 47 CFR § 1.5004(b).

If checked, and if the Applicant *received its declaratory ruling(s) on or after August 9, 2013, include in the attachment required by Item 47 or Item 48a the citation(s) of the Applicant's declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that the Applicant is in compliance with the terms and conditions of its ruling and with the Commission's Rules.*

If checked, and if the Applicant received its declaratory ruling(s) prior to August 9, 2013, include in the attachment required by Item 48a a copy of a petition for declaratory ruling filed contemporaneously with the Commission to extend the Applicant's existing ruling(s) to cover the same radio service(s) and geographic coverage area(s) involved in the application. Alternatively, the Applicant may request a new declaratory ruling pursuant to Section 1.5000(a) of the Commission's Rules, 47 CFR § 1.5000(a). Petitions for declaratory ruling may be filed electronically on the Internet through the International Bureau Filing System (IBFS) (with a copy attached hereto).

If checked, and if the Applicant is relying on an affiliate's ruling for purposes of filing this application, include in the attachment required by Item 47 or Item 48a the citation(s) of the applicable declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that the Applicant is in compliance with the terms and conditions of the named affiliate's ruling and with the Commission's Rules. The Applicant must also include a certification of compliance signed by the named affiliate or other qualified entity as specified in 47 CFR § 1.5004(b). See Main Form Instructions for Items 47 or 48a, as applicable.

☐ The Applicant has not received a declaratory ruling approving its foreign ownership and is requesting a declaratory ruling under 47 CFR § 1.5000(a) in a petition filed contemporaneously with the Commission.

If checked, include in the attachment required by Item 47 or 48a a copy of the petition for declaratory ruling filed contemporaneously with the Commission pursuant to 47 CFR § 1.5000(a). Petitions for declaratory ruling may be filed electronically on the Internet through the International Bureau Filing System (IBFS) (with a copy attached hereto).

Basic Qualification Questions

49) Has the Applicant or any party to this application had any FCC station authorization, license or construction permit revoked or had any application for an initial, modification or renewal of FCC station authorization, license, or construction permit denied by the Commission?	(N)Yes No
50) Has the Applicant or any party to this application, or any party directly or indirectly controlling the Applicant, ever been convicted of a felony by any state or federal court?	(N)Yes No
51) Has any court finally adjudged the Applicant or any party directly or indirectly controlling the Applicant guilty of unlawfully monopolizing or attempting unlawfully to monopolize radio communication, directly or indirectly, through control of manufacture or sale of radio apparatus, exclusive traffic arrangement, or any other means or unfair methods of competition? **Note: If the answer to any of 49-51 is 'Y'**, attach an exhibit explaining the circumstances.	(N)Yes No

Aeronautical Advisory Station (Unicom) Certification

52) ( ) I certify that the station will be located on property of the airport to be served, and, in cases where the airport does not have a control tower, RCO, or FAA flight service station, that I have notified the owner of the airport and all aviation service organizations located at the airport within ten days prior to application.	

Broadband Radio Service and Educational Broadband Service Cable Cross-Ownership

53a) Will the requested facilities be used to provide multichannel video programming service?	( )Yes No
53b) If the answer to question 53a is 'Y', does the Applicant operate, control or have an attributable interest (as defined in 47 CFR § 27.1202) in a cable television system whose franchise area is located within the geographic service area of the requested facilities? **Note: If the answer to question 53b is 'Y'**, attach an exhibit explaining how the Applicant complies with 47 CFR § 27.1202 or justifying a waiver of that rule. If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.	( )Yes No

Broadband Radio Service and Educational Broadband Service (Part 27)

54) (For EBS only) Does the Applicant comply with the programming requirements contained in 47 CFR § 27.1203? **Note: If the answer to item 54 is 'N'**, attach an exhibit explaining how the Applicant complies with 47 CFR § 27.1203 of the Commission's Rules or justifying a waiver of that rule. If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.	( )Yes No
55) (For BRS and EBS) Does the Applicant comply with 47 CFR §§ 27.50, 27.55, and 27.1221? **Note: If the answer to item 55 is 'N'**, attach an exhibit justifying a waiver of that rule(s). If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.	( )Yes No

For Applicants Who Participated in an Auction

56) Is the Applicant a qualifying rural wireless partnership or a member of a qualifying rural wireless partnership? **Note: If the answer to item 56 is 'Y'**, attach an exhibit listing all members of the qualifying rural wireless partnership, including their FRN numbers.	( )Yes No

For Renewal Applicants

57) Operation/Performance Requirement Certification

[For a site-based license]: Applicant certifies that it is continuing to operate consistent with its most recently filed construction notification (or most recent authorization, if no construction notification was required).	( ) Yes No
[For a geographic license, commercial service - licensee in its initial license term with an interim performance requirement]: Applicant certifies that it has met its interim performance requirement, that over the portion of the license term following the interim performance requirement, it continues to use its facilities to provide at least the level of service required by its interim performance requirement, it has met its final performance requirement, and it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of the license term.	( ) Yes No
[For a geographic license, commercial service - licensee in its initial license term with no interim performance requirement]: Applicant certifies that it has met its final performance requirement and it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of the license term. [Note: licensee must provide a showing demonstrating that the final performance requirement has been met, either separately in a timely application for notification of completion of construction, or as part of its renewal application, depending on the radio service.]	( ) Yes No
[For a geographic license, commercial service - licensee in any subsequent term]: Applicant certifies that it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of any subsequent license terms.	( ) Yes No
[For a geographic license, private systems - licensee in its initial license term with an interim performance requirement]: Applicant certifies that it has met its interim performance requirement, that over the portion of the license term following the interim performance requirement, it continues to use its facilities to further its private business or public interest/public safety communications needs at or above the level required to meet its interim performance requirement, it has met its final performance requirement, and it continues to use its facilities to provide at least the level of operation required by its final performance requirement through the end of the license term.	( ) Yes No
[For a geographic license, private systems - licensee in its initial license term with no interim performance requirement]: Applicant certifies that it has met its final performance requirement, it continues to use its facilities to further its private business or public interest/public safety communications needs, and it continues to use its facilities to provide at least the level of operation required by its final performance requirement through the end of the license term. [Note: licensee must provide a showing demonstrating that the final performance requirement has been met, either separately in a timely application for notification of completion of construction, or as part of its renewal application, depending on the radio service.]	( ) Yes No

[For a geographic license, private systems - licensee in any subsequent term]: Applicant certifies that it continues to use its facilities to further its private business or public interest/public safety communications needs at or above the level required to meet its final performance requirement through the end of any subsequent license terms.	( ) Yes No
[For a partitioned or disaggregated license without a performance requirement, for the first renewal application filed after effective date of the rules]: Applicant certifies that the partitioned and/or disaggregated license that is the subject of this renewal application has no separate performance requirement and that this is the first renewal of this license filed subsequent to the effective date of the rules.	( ) Yes No
[For a partitioned or disaggregated license without a performance requirement, for any subsequent renewal filings]: Applicant certifies that it continues to use its facilities to provide service or to further the applicant's private business or public interest/public safety needs.	( ) Yes No

Discontinuance of Service Certification

58) Applicant certifies that no permanent discontinuance of service or operation, as applicable, occurred during its current license term. **Note: If the response to either item 57 or item 58 is 'N'**, attach an exhibit that demonstrates that over the course of the license term, the Applicant provided and continues to provide service to the public, or operated and continues to operate the license to meet the Applicant's private business or public interest/public safety communications needs. This exhibit must include a detailed description of the Applicant's provision of service or, when allowed under the relevant service rules or pursuant to waiver, use of the spectrum for private business or public interest/public safety communications needs, during the entire license period and address, as applicable: 1) the level and quality of service provided by the applicant (e.g., the population served, the area served, the number of subscribers, the services offered); (2) the date service commenced, whether service was ever interrupted, and the duration of any interruption or outage; (3) the extent to which service is provided to rural areas; (4) the extent to which service is provided to qualifying tribal land as defined in 47 CFR § 1.2110(e)(3)(i); and (5) any other factors associated with the level of service to the public. The licensee may note in its exhibit: 1) any grant(s) of waiver or extension of a performance deadline or license renewal subject to meeting a performance requirement; or 2) if the final performance deadline and/or expiration date for the license accelerated because the licensee did not meet an interim performance requirement.	( ) Yes No

Regulatory Compliance Certification [same for all]

59) Applicant certifies that it has substantially complied with all applicable FCC rules, policies, and the Communications Act of 1934, as amended. **Note: If the response to item 59 is 'N'**, attach an exhibit explaining the circumstances and demonstrating why Applicant's license should be renewed.	( ) Yes No

General Certification Statements

1)	The Applicant waives any claim to the use of any particular frequency or of the electromagnetic spectrum as against the regulatory power of the United States because of the previous use of the same, whether by license or otherwise, and requests an authorization in accordance with this application.
2)	The Applicant certifies that grant of this application would not cause the Applicant to be in violation of any pertinent cross-ownership or attribution rules.* *If the Applicant has sought a waiver of any such rule in connection with this application, it may make this certification subject to the outcome of the waiver request.
3)	The Applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith.
4)	The Applicant certifies that neither the Applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to § 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. This certification does not apply to applications filed in services exempted under § 1.2002(c) of the rules, 47 CFR § 1.2002(c). *See* 47 CFR § 1.2002(b) for the definition of "party to the application" as used in this certification.
5)	The Applicant certifies that it either (1) has current required ownership data on file with the Commission, (2) is filing updated ownership data simultaneously with this application, or (3) is not required to file ownership data under the Commission's Rules.
6)	The Applicant certifies that the facilities, operations, and transmitters for which this authorization is hereby requested are either: (1) categorically excluded from routine environmental evaluation for RF exposure as set forth in 47 CFR § 1.1307(b); or, (2) have been found not to cause human exposure to levels of radiofrequency radiation in excess of the limits specified in 47 CFR §§ 1.1310 and 2.1093; or, (3) are the subject of one or more Environmental Assessments filed with the Commission.
7)	The Applicant certifies that it has reviewed the appropriate Commission Rules defining eligibility to hold the requested license(s) and is eligible to hold the requested license(s).
8)	The Applicant certifies that it is not in default on any payment for Commission licenses and that it is not delinquent on any non-tax debt owed to any federal agency.
9)	The Applicant certifies that the Applicant and all of the related individuals and entities required to be disclosed on this application and FCC Form 602 (FCC Ownership Disclosure Information for the Wireless Telecommunications Services) are not person(s) who have been, for reasons of national security, barred by any agency of the Federal Government from bidding on a contract, participating in an auction, or receiving a grant. This certification applies only to applications for licenses for spectrum that is required by Sections 6103, 6401-6403 of the Middle Class Tax Relief and Job Creation Act of 2012, codified at 47 U.S.C. §§ 309, 1413, 1451-1452, to be assigned by a system of competitive bidding under 47 U.S.C. § 309(j).

Signature

60)Typed or Printed Name of Party Authorized to Sign

First Name:	MI:	Last Name:	Suffix:
Jimmie		Taggart	

61) Title:

Signature:	62) Date:
Jimmie Taggart	09/18/2025

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

Upon grant of this license application, the Licensee may be subject to certain construction or coverage requirements. Failure to meet the construction or coverage requirements will result in termination of the license. Consult appropriate FCC regulations to determine the construction or coverage requirements that apply to the type of license requested in this application.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, § 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, § 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, § 503).

FCC 601
Schedule I

Technical Data Schedule for the Fixed Microwave and Microwave Broadcast Auxiliary Services (Parts 101 and 74)

Approved by OMB
3060 - 0798
See 601 Main Form Instructions for public burden estimate

Eligibility

1) Rule Section:	2) Describe Activity:
90	Applicant is a governmental entity

Extended Implementation (Slow Growth)

3) Are you requesting a new or modified extended implementation plan? If 'Yes', attach an exhibit with a justification and a proposed station construction schedule.	( )Yes/No

Associated Call Signs (Attach additional sheets if required)

4) WQDD623				

Administrative Information

5) Is this application being filed as part of a pack?	(N)Yes/No
5a) If the answer to Item 1 is 'Yes', enter the pack identification number (required if the pack identification number has already been assigned by the FCC):	
5b) Pack Name:	

6) Type of Operation (refer to instructions) Check One Only:	7) Station Class:	8) DEMS only: SMSA:
(X)Permanent Fixed Point to Point ( )Multiple Address System (MAS) ( )Temporary Fixed/Mobile ( )Digital Electronic Message Service (DEMS) ( )6GHz Temporary-Fixed Link Registration ( )18 GHz Low Power ( )31 GHz ( )38 GHz	FXO	
6a) 6GHz Temporary-Fixed Link Period of Operation: Start Date:_____End Date: _____		

9) If this request is for a Modification, Renewal/Modification, or Amendment of a currently pending application, does it, along with all minor Modification or Amendment requests filed since you applied for a new authorization or since the last major action was granted by the Commission, produce a cumulative effect that would equal or exceed the criteria for a major filing?	( )Yes/No
10) Has frequency coordination been completed for this application?	(N)Yes/No

Frequency Coordinator Information

Complete Items 11 through 14 if not self-coordinated

11) Frequency Coordination Number	12) Name of Frequency Coordinator	13) Telephone Number	14) Coordination Date

Broadcast Auxiliary Only

If there is an associated Parent Station, provide:	15a) Facility Id of Parent Station:	15b) Radio Service of Parent Station:	15c) City and State of Parent Station Principal Community:

If there is no associated parent station, applicant certifies that it is a Broadcast Network Entity and completes Item 16.	16) State of Primary Operation:

Control Point (Technical Point of Contact)

17) Action A/M	18) Location Street Address, City or Town, County/Borough/Parish, State	19) Telephone Number
A	**557 Thompson Street Homer, BANKS, GA**	**(706)677-1911**

FCC 601
Schedule I
Supplement 1

Location Data

1) Action Requested: (A) Add Mod Del		2) Location Number: 1
3) Location Description: T Transmit Location	4) Area of Operation Code:	5) Location Name: Panozzo
6) FCC Antenna Structure Registration Number, FCC 854 File Number or N/A: 1018671		
7) Latitude (DD-MM-SS.S): 34-20-09.0 NAD83 (N) N or S		8) Longitude (DDD-MM-SS.S): 083-39-06.0 NAD83 (W) E or W
9) Street Address, Name of Landing Area, or Other Location Description: 2 MI NNW		
10) City: Gillsville	11) State: GA	12) County/Borough/Parish: HALL
13) Elevation of Site AMSL (meters) ('a' in antenna structure example): 330.1	14) Overall Ht AGL Without Appurtenances (meters) ('b' in antenna structure example): 91.4	15) Overall Ht AGL With Appurtenances (meters) ('c' in antenna structure example): 98.4
16) Support Structure Type: GTOWER		
17) Radius (km):		
18) Maximum Latitude (DD-MM-SS.S): **Use for rectangle only (Northwest corner)** NAD83 ( ) N or S --		19) Maximum Longitude (DDD-MM-SS.S): **Use for rectangle only (Northwest corner)** NAD83 ( ) E or W --
20) Do you propose to operate in an area that requires frequency coordination with Canada? ( ) Yes No		
21) Description: (only for Area of Operation Code 'O')		
22) Would Commission grant of Authorization for this location be an action which may have a significant environmental effect? See Section 1.1307 of 47 CFR. If 'Yes', submit an environmental assessment as required by 47 CFR, Sections 1.1308 and 1.1311. ( ) Yes No N		
23a) If the site is located in one of the Quiet Zones listed in Item 23b of the Instructions, provide the date (mm/dd/yyyy) that the proper Quiet Zone entity was notified: ____/____/____		
23b) Has the Applicant obtained prior written consent from the proper Quiet Zone entity for the same technical parameters that are specified in this application? ( ) Yes No		
24) Do you propose to operate in an area that requires frequency coordination with Mexico? ( ) Yes No		

FCC 601
Schedule I
Supplement 1

Location Data

1) Action Requested: (A) Add Mod Del	2) Location Number: 2	
3) Location Description: R Receive Location	4) Area of Operation Code:	5) Location Name: County Line
6) FCC Antenna Structure Registration Number, FCC 854 File Number or N/A:		
7) Latitude (DD-MM-SS.S): 34-25-51.4 NAD83 (N) N or S	8) Longitude (DDD-MM-SS.S): 083-36-55.4 NAD83 (W) E or W	
9) Street Address, Name of Landing Area, or Other Location Description:		
10) City:	11) State:	12) County/Borough/Parish:
13) Elevation of Site AMSL (meters) ('a' in antenna structure example): 410.0	14) Overall Ht AGL Without Appurtenances (meters) ('b' in antenna structure example):	15) Overall Ht AGL With Appurtenances (meters) ('c' in antenna structure example):
16) Support Structure Type:		
17) Radius (km):		
18) Maximum Latitude (DD-MM-SS.S): NAD83 **Use for rectangle only (Northwest corner)** ( ) N or S --	19) Maximum Longitude (DDD-MM-SS.S): NAD83 **Use for rectangle only (Northwest corner)** ( ) E or W --	
20) Do you propose to operate in an area that requires frequency coordination with Canada? ( ) Yes No		
21) Description: (only for Area of Operation Code 'O')		
22) Would Commission grant of Authorization for this location be an action which may have a significant environmental effect? See Section 1.1307 of 47 CFR. If 'Yes', submit an environmental assessment as required by 47 CFR, Sections 1.1308 and 1.1311. ( ) Yes No		
23a) If the site is located in one of the Quiet Zones listed in Item 23b of the Instructions, provide the date (mm/dd/yyyy) that the proper Quiet Zone entity was notified: ____/____/____		
23b) Has the Applicant obtained prior written consent from the proper Quiet Zone entity for the same technical parameters that are specified in this application? ( ) Yes No		
24) Do you propose to operate in an area that requires frequency coordination with Mexico? ( ) Yes No		

FCC 601
Schedule I
Supplement 1

Location Data

1) Action Requested: (A) Add Mod Del		2) Location Number: 3
3) Location Description: R Receive Location	4) Area of Operation Code:	5) Location Name: BANKS CROSSING
6) FCC Antenna Structure Registration Number, FCC 854 File Number or N/A:		
7) Latitude (DD-MM-SS.S): 34-14-47.2 NAD83 (N) N or S		8) Longitude (DDD-MM-SS.S): 083-27-21.1 NAD83 (W) E or W
9) Street Address, Name of Landing Area, or Other Location Description:		
10) City:	11) State:	12) County/Borough/Parish:
13) Elevation of Site AMSL (meters) ('a' in antenna structure example): 323.0	14) Overall Ht AGL Without Appurtenances (meters) ('b' in antenna structure example):	15) Overall Ht AGL With Appurtenances (meters) ('c' in antenna structure example):
16) Support Structure Type:		
17) Radius (km):		
18) Maximum Latitude (DD-MM-SS.S): **Use for rectangle only (Northwest corner)** NAD83 ( ) N or S --		19) Maximum Longitude (DDD-MM-SS.S): **Use for rectangle only (Northwest corner)** NAD83 ( ) E or W --
20) Do you propose to operate in an area that requires frequency coordination with Canada? ( ) Yes No		
21) Description: (only for Area of Operation Code 'O')		
22) Would Commission grant of Authorization for this location be an action which may have a significant environmental effect? See Section 1.1307 of 47 CFR. If 'Yes', submit an environmental assessment as required by 47 CFR, Sections 1.1308 and 1.1311. ( ) Yes No		
23a) If the site is located in one of the Quiet Zones listed in Item 23b of the Instructions, provide the date (mm/dd/yyyy) that the proper Quiet Zone entity was notified: ____/____/____		
23b) Has the Applicant obtained prior written consent from the proper Quiet Zone entity for the same technical parameters that are specified in this application? ( ) Yes No		
24) Do you propose to operate in an area that requires frequency coordination with Mexico? ( ) Yes No		

FCC 601
Schedule I

Supplement 2 **Path Data**

Transmit Location

1) Transmit location name: **Panozzo**	2) Path number: **1**
3) Action Requested: (**A**) Add New Path Modify Existing Path Delete Existing Path	
3a) 6 GHz Temporary-Fixed Link Period of Operation: Start Date:_____ End Date:_____	
4a) For MAS or DEMS only, MAS or DEMS Sub-Type of Operation (Enter only one per path): **MAS or DEMS** ( )Fixed Two-way Master-Remote/Nodal-User ( )Multiple Two-way Master-Remote/Nodal-Us er **MAS ONLY** ( )Fixed One-way Outbound Master ( )Multiple One-way Outbound Master ( )Fixed One-way Inbound Master ( )Mobile Master	4b) Path code (Enter only one per path): **MAS** ( ) Master to Remote ( ) Remote to Master **DEMS** ( )Nodal to User ( )User to Nodal

Transmit Antenna

5) Antenna Manufacturer: **Laird**	6) Antenna Model Number: **HDDA5W-32-DP**	
7) Height to Center of Antenna AGL (meters): **42.0**	8) Beamwidth (degrees): **4.0**	9) Antenna Gain (dBi): **32.0**
10) Diversity Antenna Height AGL (meters):	11) Diversity Beamwidth (degrees):	12) Diversity Antenna Gain (dBi):
13) Elevation (Tilt) Angle (degrees):	14) Polarization: **S**	15) Azimuth to RX Location or Passive Repeater (degrees): **14.4**
16) Periscope Reflector Dimensions (meters): Height: Width:	17) Periscope Reflector Separation (meters):	
18) If the final receiver is located outside of the United States, enter the country in the space provided and attach an exhibit explaining circumstances.		
19) Does this path include passive repeater?		(**N**)Yes No
20) Does this filing add or modify emanations in the 5925 - 7075 MHz band pointing within 2 degrees of the Geostationary Satellite Arc with EIRP greater than 65 dBm, or in the 12700 - 13250 MHz band pointing within 1.5 degrees of the Geostationary Satellite Arc with EIRP greater than 75 dBm? If 'Yes', answer the following questions below and attach waiver request explaining circumstances. 20a) Angular Separation between main beam and Geostationary Satellite Arc (degrees). Include Orbital Calculations in the wavier exhibit. _____ 20b) Does the Applicant certify that there is no alternative to the proposed transmission path? 20c) Does the Applicant certify that the proposed operation will not cause interference to an authorized satellite system?		(**N**)Yes No ( )Yes No ( )Yes No

Final Receiver

21) Receiver Location Name: **County Line**		
22) Receiver antenna manufacturer: **Laird**	23) Receiver antenna model number: **HDDA5W-32-DP**	
24) Receiver Call Sign:		
25) Height to Center of RX Antenna AGL (meters): **40.0**	26) RX Antenna Beamwidth (degrees): **4.0**	27) RX Antenna Gain (dBi): **32.0**
28) Diversity RX Antenna Height AGL (meters):	29) Diversity RX Antenna Beamwidth (degrees):	30) Diversity RX Antenna Gain (dBi):
31) RX Periscope Reflector Dimensions (meters): Height: Width:	32) RX Periscope Reflector Separation (meters):	

FCC 601
Schedule I

Supplement 2 **Path Data**

Transmit Location

1) Transmit location name: **Panozzo**	2) Path number: **2**
3) Action Requested: (**A**) Add New Path Modify Existing Path Delete Existing Path	
3a) 6 GHz Temporary-Fixed Link Period of Operation: Start Date:_____ End Date:_____	
4a) For MAS or DEMS only, MAS or DEMS Sub-Type of Operation (Enter only one per path): **MAS or DEMS** ( )Fixed Two-way Master-Remote/Nodal-User ( )Multiple Two-way Master-Remote/Nodal-Us er **MAS ONLY** ( )Fixed One-way Outbound Master ( )Multiple One-way Outbound Master ( )Fixed One-way Inbound Master ( )Mobile Master	4b) Path code (Enter only one per path): **MAS** ( ) Master to Remote ( ) Remote to Master **DEMS** ( )Nodal to User ( )User to Nodal

Transmit Antenna

5) Antenna Manufacturer: **Laird**	6) Antenna Model Number: **HDDA5W-32-DP**	
7) Height to Center of Antenna AGL (meters): **42.0**	8) Beamwidth (degrees): **4.0**	9) Antenna Gain (dBi): **32.0**
10) Diversity Antenna Height AGL (meters):	11) Diversity Beamwidth (degrees):	12) Diversity Antenna Gain (dBi):
13) Elevation (Tilt) Angle (degrees):	14) Polarization: **S**	15) Azimuth to RX Location or Passive Repeater (degrees): **118.9**
16) Periscope Reflector Dimensions (meters): Height: Width:	17) Periscope Reflector Separation (meters):	
18) If the final receiver is located outside of the United States, enter the country in the space provided and attach an exhibit explaining circumstances.		
19) Does this path include passive repeater?		(**N**)Yes No
20) Does this filing add or modify emanations in the 5925 - 7075 MHz band pointing within 2 degrees of the Geostationary Satellite Arc with EIRP greater than 65 dBm, or in the 12700 - 13250 MHz band pointing within 1.5 degrees of the Geostationary Satellite Arc with EIRP greater than 75 dBm? If 'Yes', answer the following questions below and attach waiver request explaining circumstances. 20a) Angular Separation between main beam and Geostationary Satellite Arc (degrees). Include Orbital Calculations in the wavier exhibit. _____ 20b) Does the Applicant certify that there is no alternative to the proposed transmission path? 20c) Does the Applicant certify that the proposed operation will not cause interference to an authorized satellite system?		(**N**)Yes No ( )Yes No ( )Yes No

Final Receiver

21) Receiver Location Name: **BANKS CROSSING**		
22) Receiver antenna manufacturer: **Laird**	23) Receiver antenna model number: **HDDA5W-32-DP**	
24) Receiver Call Sign:		
25) Height to Center of RX Antenna AGL (meters): **40.0**	26) RX Antenna Beamwidth (degrees): **4.0**	27) RX Antenna Gain (dBi): **32.0**
28) Diversity RX Antenna Height AGL (meters):	29) Diversity RX Antenna Beamwidth (degrees):	30) Diversity RX Antenna Gain (dBi):
31) RX Periscope Reflector Dimensions (meters): Height: Width:	32) RX Periscope Reflector Separation (meters):	

FCC 601
Schedule I
Supplement 3

Passive Repeaters (PR)

Transmit Location

1) Transmit Location Name:	2) Path Number:

3) Action Requested: ( ) Add New Passive Repeater Modify Existing Passive Repeater Delete Existing Passive Repeater

Passive Repeater Information

4) Passive Repeater Id: ( )		5) Passive Repeater Sequence Number: ( )
6) Passive Repeater Location Name:		
7) Passive Repeater Antenna Manufacturer:		8) Passive Repeater Antenna Model Number:
9) Height to Center of Passive Repeater Antenna AGL (meters):	10) Back-to-Back RX Dish Gain (dBi):	11) Back-to-Back TX Dish Gain (dBi):
12) Reflector Dimensions (meters): Height: Width:	13) Transmit Polarization:	14) Azimuth to RX Location or Next Passive Repeater:

FCC 601
Schedule I

Supplement 4

Frequency Data

Transmitter Location Information

1) Transmit Location Name: **Panozzo**	2) Path Number: **1**

Frequency Information

3) Action A/M/D	4) Lower or Center Frequency (MHZ)	5) Upper Frequency (MHZ)	6) Tolerance (%)	7) EIRP (dBm)	8) Emission Designator	9) Baseband Digital Rate (kbps)	10) Digital Modulation Type
A	Existing (if mod)		0.00010	57.0	10M0W7W (A)		
	New 004985.00000000						

11) Transmitter Manufacturer	12) Transmitter Model	13) Automatic Transmitter Power Control
RAD	Airmux-400	Y

1) Transmit Location Name: **Panozzo**	2) Path Number: **2**

Frequency Information

3) Action A/M/D	4) Lower or Center Frequency (MHZ)	5) Upper Frequency (MHZ)	6) Tolerance (%)	7) EIRP (dBm)	8) Emission Designator	9) Baseband Digital Rate (kbps)	10) Digital Modulation Type
A	Existing (if mod)		0.00010	57.0	10M0W7W (A)		
	New 004965.00000000						

11) Transmitter Manufacturer	12) Transmitter Model	13) Automatic Transmitter Power Control
RAD	Airmux-400	Y

AGENDA ITEM

Financial Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 281/2026

SUBJECT: Approve the renewal of the annual contract for IFB #008-45 Inmate Clothing & Related Items Supply for the Correctional Institution and Jail to Bob Barker Company, Inc. of Fuquay-Varina, NC, Hard Time Products, LLC of Rome, GA and Victory Supply, Inc. of Mount Pleasant, TN. The estimated annual cost is $62,073.00.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: TS

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of the annual contract for IFB #008-45 Inmate Clothing & Related Items Supply for the Correctional Institution and Jail to Bob Barker Company, Inc. of Fuquay-Varina, NC, Hard Time Products, LLC of Rome, GA and Victory Supply, Inc. of Mount Pleasant, TN. The estimated annual cost is $62,073.00.

History:

All three (3) vendors are the current contract holders and are all in good standing with the County.

Facts and Issues:
Year three (3) of a possible five (5) year contract.

There are no price increases requested for FY 2027.

Options:

Funding Requested	$ 62,072.48
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?	2026-06-30

Approvals:

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

Attachments:

Financial Supplement
Signature Request Cover Sheet
Renewal Contract - Bob Barker
Renewal Contract - Hard Times
Renewal Contract - Victory

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 281/2026

Funds Requested: $ 62,072.48

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	531100-GENERAL SUPPLIES AND MATERIALS	$31,036.24
2027	100-GENERAL FUND	3420-CORRECTIONAL INSTITUTE	531100-GENERAL SUPPLIES AND MATERIALS	$31,036.24

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JS

Phone: 770-531-3934

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: May 6, 2026

To: David Gibbs, Chairman, BOC

From: Connie Barnes, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: IFB # 008-45-2

Bid/Contract Name: Inmate Clothing & Related Supply Items

Department(s) Requesting Contract: Sheriff & Correctional Institute

Award Recipient Name: Bob Barker, Hard Time Prod, and Victory Supply

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $ 60,855.38

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount:$62,072.48

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract renewal for Hall County Inmate Clothing & Related Supply Items to Bob Barker of Fuquay Varina, NC, Hard Time Products, LLC of Rome, GA, and Victory Supply Inc. of Mount Pleasant, TN. The FY 2027 Estimated amount has been reviewed against the FY 2027 budget by Finance.

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GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

April 20, 2026

Bob Barker Company, Inc.
7925 Purfoy Road
Fuquay Varina, NC 27526
Attn: Sabrina Henner

RE: IFB #008-45-2, Inmate Clothing & Related Supply Items Annual Contract Fiscal Year: 2027 Renewal

Dear Sabrina,

Attached you will find Contract Renewal #2 extending your present contract Inmate Clothing & Related Supply Items through June 30, 2027, as per the same terms and conditions of Bid #008-45.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before April 27, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Connie Barnes
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #008-45-2

Contract Renewal #2

Inmate Clothing & Related Supply Items Annual Contract

April 20, 2026

Whereas, the County desires to Renew the Contract period for a one year period through June 30, 2027, in accordance with the terms and conditions of Bid #008-45, Inmate Clothing & Related Supply Items Annual Contract dated April 8, 2024; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Bob Barker Company, Inc.

By: Ruchal Smith

Print Name: Ruchal Smith

Title: Contract & Pricing Operations Analyst

Date: 4/30/2026

Sworn to and subscribed before me this

30 Day of April, 2026

Notary Public: Brenda K. Koester

Notary commission expires: 04/09/2029

Brenda K Koester

BRENDA K. KOESTER NOTARY My Comm. Exp. 09 APR 2029 PUBLIC WAKE COUNTY, NC

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Hall County Board of Commissioners

Date: _____

Attestation: _____
County Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson
Senior Assistant County Attorney

State of Georgia
County of Hall

Contract #008-45-2

Attachment A

Inmate Clothing & Related Supply Items Annual Contract

April 20, 2026

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

Pricing will remain the same for 2026-2027

HALL COUNTY
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Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

T 770.535.8270 | F 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 20, 2026

Hard Time Products, LLC
324 Broad Street
Rome, GA 30165
Attn: Daniel Dougan

RE: IFB #008-45-2, Inmate Clothing & Related Supply Items Annual Contract Fiscal Year: 2027 Renewal

Dear Daniel,

Attached you will find Contract Renewal #2 extending your present contract Inmate Clothing & Related Supply Items through June 30, 2027, as per the same terms and conditions of Bid #008-45.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before April 27, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Connie Barnes
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #008-45-2

Contract Renewal #2

Inmate Clothing & Related Supply Items Annual Contract

April 20, 2026

Whereas, the County desires to Renew the Contract period for a one year period through June 30, 2027, in accordance with the terms and conditions of Bid #008-45 Inmate Clothing & Related Supply Items dated April 11, 2024; and

Whereas the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027.
2. Allow for price adjustments as agreed to and recorded in Attachment A.
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

HARD TIME PRODUCTS, LLC

By: Daniel Daigle

Print Name: Daniel Daigle

Title: SVP of Sales

Date: 04.22.26

Sworn to and subscribed before me this

27 Day of April 2026

Notary Public Megan Bridges

Notary commission expires: 5/11/2027

MEGAN ANSLEY BRIDGES
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 11, 2027
FLOYD COUNTY GEORGIA

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Hall County Board of Commissioners

Date: _____

Attestation: _____

County Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

State of Georgia
County of Hall

Contract #008-45-2

Attachment A

Inmate Clothing & Related Supply Items Annual Contract

April 20, 2026

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 20, 2026

Victory Supply, Inc.
7025 Industrial Park Rd.
Mount Pleasant, TN 38474
Attn: Garrett Miller

RE: IFB #008-45-2, Inmate Clothing & Related Supply Items Annual Contract Fiscal Year: 2027 Renewal

Dear Garrett,

Attached you will find Contract Renewal #2 extending your present contract Inmate Clothing & Related Supply Items through June 30, 2027, as per the same terms and conditions of Bid #008-45.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before April 27, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Connie Barnes
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #008-45-2

Contract Renewal #2

Inmate Clothing & Related Supply Items Annual Contract

April 20, 2026

Whereas, the County desires to Renew the Contract period for a one year period through June 30, 2027, in accordance with the terms and conditions of Bid #008-45, Inmate Clothing & Related Supply Items dated April 8, 2024; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,

2. Allow for price adjustments as agreed to and recorded in Attachment A,

3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Victory Supply, Inc

By: Josh Sartisky

Print Name: Josh Sartisky

Title: CEO

Date: 4/20/2026

Sworn to and subscribed before me this

20th Day of April, 2026

Notary Public: Michael Redfern

Notary commission expires: April 30, 2028

MICHAEL REDFERN
Notary Public, State of Arizona
Maricopa County
Commission # 667248
My Commission Expires
April 30, 2028

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Hall County Board of Commissioners

Date: _____

Attestation: _____
County Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson
Senior Assistant County Attorney

State of Georgia
County of Hall

Contract #008-45-2

Attachment A

Inmate Clothing & Related Supply Items Annual Contract

April 20, 2026

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

AGENDA ITEM

Financial Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 261/2026

SUBJECT: Approve the renewal of annual contract for IFB #008-46 Prescription and Over-the-Counter (OTC) Sundry Drugs for the Correctional Institution and Jail to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is $358,810.00.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: TS

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of annual contract for IFB #008-46 Prescription and Over-the-Counter (OTC) Sundry Drugs for the Correctional Institution and Jail to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is $358,810.00.

History:
Riverside Pharmacy is a vendor in good standing with the County and has provided excellent service to the Correctional Institute and the Hall County Jail for many years.

Facts and Issues:
This is year two (2) of a possible five (5) contract.

This contract will be used by the Jail and the Correctional Institute to provide prescriptions and other necessary over-the-counter items for the County inmates. There are no requested price increases for FY 2027.

Options:

Funding Requested	$ 358,810.00
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?	No

Is there a deadline for this item?

Approvals:

Buyer	Submit	Approve	Purchasing
JD	SC	SC	AY
Budget	**Finance**	**Attorney**	**Administration**
JM	JR	JL	CR
Clerk			
JR			

Attachments:
Financial Supplement
Signature Request and Renewal Contract
FY 2027 Pricing

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 261/2026

Funds Requested: $ 358,810.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY2027	100-GENERAL FUND	3326-SHERIFFâ€JAIL	521208-MEDICAL SERVICES	$358,810.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: MJS

Phone: 770-718-2370

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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

CONTRACT EXECUTION SIGNATURE REQUEST

Date: May 4, 2026

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 008-46-1

Bid/Contract Name: Prescription & OTC Sundry Drugs Annual Contract

Department(s) Requesting Contract: Correctional Institute and Jail

Award Recipient Name: Riverside Pharmacy, Inc.

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $351,774

☐ Price Increase Requested Increase Percentage: 0%

☒ Project/Service Contract FY 2027 Estimated Amount:$358,810

☐ Product Contract Estimated Amount:

Comment:

Year two (2) of a possible five (5) year contract.
Riverside Pharmacy has been the contract holder for many years and is a vendor in good standing with the County. There are no requested price increases for FY 2027.
The FY 2027 Estimated Amount has been reviewed against the projected FY 2027 budget by Finance.

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

HALL COUNTY
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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 29, 2026

Riverside Pharmacy
935 Green Street
Gainesville, GA 30501
Attn: Scottie Barton
Barton322@aol.com

RE: IFB #008-46 Prescription & OTC Sundry Drugs Annual Contract: Fiscal Year 2027 Contract Renewal

Dear Scottie,

Attached you will find Contract Renewal #1 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #008-46.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #008-46-1

Contract Renewal #1

Prescription & OTC Sundry Drugs Annual Contract

April 1, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #002-45, Disposable EMS Supply Annual Contract dated May 22, 2025; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027.
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

RIVERSIDE PHARMACY

By: Scottie Barlow
Print Name: Scottie Barlow
Title: CEO

Sworn to and subscribed before me this
15th Day of April, 2026
Notary Public: Julianna Whidby
Notary commission expires: 05/21/2028

HALL COUNTY, GEORGIA

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

Date: _____

Attestment: _____
County Clerk

JULIANNA WHIDBY NOTARY PUBLIC LUMPKIN COUNTY, GEORGIA COMMISSION EXPIRES MAY 21, 2028

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

IFB #: 008-46 PRESCRIPTION & OTC SUNDRY DRUGS		RIVERSIDE PHARMACY GAINESVILLE, GA
ITEM NO.	**ITEM DESCRIPTION**	**PRICE**
1	Furnish Prescribed Drugs and Medicines at current Redbook Average Wholesale Price (AWP) plus/minus a fixed percentage per prescription	
1a	Redbook AWP (=/-), Brand	-23%
1b	Redbook AWP (=/-), Generic	-80%
2	Blister Packs: Additional Charge to be added per 30 dose card for Items 1a & 1b, above	$0.00
3	Furnish Non-Prescription Drugs, Medicines, and Sundry Items at price marked/sold to general public minus fixed percentage; Discount Offered	-50%
4	Additional Fees / Exceptions & Variations	
4a	Brand & Generic Drugs that fall below cost based on percentages will be sold at cost plus the following amount	$3.00
5	Special Pricing for commonly used drugs by prescription, dosage & quantity	
	Acetaminophen, 325 mg, #30	$0.65
	Amlodipine, 10 mg, #30	$1.70
	Amlodipine, 5 mg, #30	$1.70
	Amoxicillin, 875 mg, #30	$2.50
	Asa, 81 mg E.C., #30	$0.50
	Atenolol, 50 mg, #30	$1.70
	Benztropine, 1 mg, #30	$2.10
	Chlorpromazine, 100 mg, #30	$12.44
	Chlorpromazine, 200 mg, #30	$21.63
	Chlor-Trimeton, 4 mg Generic, #30	$0.50
	Citalopram, 20 mg, #30	$1.70
	Clonidine, 0.1 mg, #30	$1.70
	Clonidine, 0.2 mg, #30	$1.70
	Clonidine, 0.3 mg, #30	$1.70
	Dicyclomine, 20 mg, #30	$5.00
	Divalproex DR, 500 mg, #30	$3.00
	Doxycycline, 100 mg, #30	$3.00
	Enalapril, 20 mg, #30	$3.00
	Famotidine, 20 mg, #30	$2.00
	Fluextine, 20 mg, #30	$1.80
	Furosemide, 20 mg, #30	$1.50
	Gabapentin, 600 mg, #30	$2.75
	Gabapentin, 800 mg, #30	$3.00
	HCTZ, 25 mg, #30	$1.00
	HCTZ, 50 mg, #30	$1.70
	Ibuprophen, 800 mg, #30	$2.25

IFB #: 008-46 PRESCRIPTION & OTC SUNDRY DRUGS		RIVERSIDE PHARMACY GAINESVILLE, GA
ITEM NO.	**ITEM DESCRIPTION**	**PRICE**
5	Special Pricing for commonly used drugs by prescription, dosage & quantity	
	Lisinopril, 10 mg #30	$1.70
	Lithium Carbonate, 300 mg, #30	$2.00
	Loratadine, 10 mg, #30	$1.50
	Metformin, 500 mg, #30	$1.70
	Metformin, 1000 mg, #30	$1.70
	Metoprolol, 50 mg, #30	$1.25
	Naproxen, 500 mg, #30	$2.75
	Omeprazole, 20 mg, #30	$1.75
	Pen VK, 500 mg, #30	$3.25
	Phenob, 64.8 mg, #30	$22.00
	Phenytoin, 100 mg, #30	$2.50
	Ranitodine, 150 mg, #30	N/A
	Ranitodine, 300 mg, #30	N/A
	Septra DS Generic, 800/400 mg, #30	$2.00
	Trazodone, 100 mg, #30	$1.90
	Triam/HCTZ, 25 mg, #30	$2.75

AGENDA ITEM

Financial Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 273/2026

SUBJECT: Approve the renewal of annual contract for IFB #012-46 Waste-Refuse Collection Services for various County departments to Red Oak Sanitation, LLC of Cumming, GA. The estimated annual cost is $125,595.00.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: TS

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of annual contract for IFB #012-46 Waste-Refuse Collection Services for various County departments to Red Oak Sanitation, LLC of Cumming, GA. The estimated annual cost is $125,595.00.

History:

Red Oak is a vendor in good standing with the County and has provided excellent service in their first year under contract with Hall County.

Facts and Issues:
Year two (2) of a possible five (5) year contract.

There are no requested price increases for FY 2027.

Options:

Funding Requested	$ 125,595.00
Are funds within current budget?	Yes
Source of Funds	Various
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:
Financial Supplement
Signature Request and Renewal Contract
Current Pricing

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 273/2026

Funds Requested: $ 125,595.00

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	TBD	TBD	521000-PROFESSIONAL SERVICES	$125,595.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TS

Phone: 770-531-3900

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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 Penick

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: May 1, 2026

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 012-46-1

Bid/Contract Name: Waste – Refuse Collection Services Annual Contract

Department(s) Requesting Contract: Multiple

Award Recipient Name: Red Oak Sanitation, LLC

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $123,133

☐ Price Increase Requested Increase Percentage: 0%

☒ Project/Service Contract FY 27 Estimated Amount:$125,595

☐ Product Contract Estimated Amount:

Comment:

Year two (2) of a possible five (5) year contract.
Red Oak was a new vendor for the County in FY 2026, and they have proven to be an excellent and reliable vendor in servicing this contract.
There are no requested price increases for FY 2027.
The FY 2027 Estimated Amount has been reviewed against the projected FY 2027 budget by Finance.

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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

April 20, 2026

Red Oak Sanitation, LLC
4405 Canton Hwy.
Cumming, GA 30040
Attn: Anthony Grutadaurio
Anthony@redoaksanitation.com

RE: IFB #012-46-1 Waste - Refuse Collection Services Annual Contract: Fiscal Year 2027 Contract Renewal

Dear Anthony,

Attached you will find Contract Renewal #1 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #012-46.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #012-46-1

Contract Renewal #1

Waste - Refuse Collection Servi es Annual Contract

April 20, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #012-46, Waste -Refuse Collection Services Annual Contract dated June 26, 2025; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

RED OAK SANITATION, LLC

By: _____

Print Name: John Spagnuolo

Title: Business Development/Municipal Manager

HALL COUNTY, GEORGIA

By. _____

David Gibbs, Chairman
Hall County Board of Commissioners

Date: _____

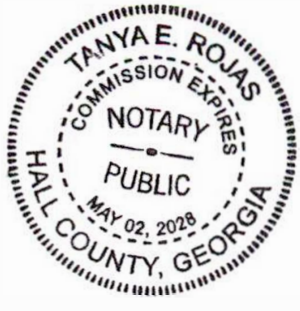
Attestment: _____
County Clerk

Sworn to and subscribed before me this

22nd Day of April, 2026

Notary Public: Tanya E. Rojas

Notary commission expires: May 02, 2028



APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Waste-Refuse Collection Services Annual Contract			CUMMING,GA	
ITEM NO.	LOCATION	SERVICE DESCRIPTION	WEEKLY PRICE	MONTHLY PRICE
1	Hall County Government Center 2875 Browns Bridge Road Gainesville, GA 30504	Five weekly pick-ups and vendor furnishing one 8 cu. yd. container	$157.25	$629.00
2	County Probation Services 2318 Browns Bridge Road Gainesville, GA 30504	Two weekly pick-ups and vendor furnishing one 8 cu. yd. container	$62.75	$251.00
3	New Probation Office 2314 Murphy Blvd Gainesville, GA 30504	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
*****	Pre-Trial Accountability Svs (POS Bldg) 1195 Jesse Jewsell Parkway Gainesville, GA 30507 Added 7/30/25	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
4	HCG Family Health Center 2434 Old Cornelia Hwy Gainesville, GA 30507	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
5	Building Maintenance 1694 Barber Road Gainesville, GA 30507	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
6	District II Health Office 1350 Athens Street Gainesville, GA 30501	One weekly pick-up and vendor furnishing one 6 cu. yd. container	$26.00	$104.00
7	Hall County Library 127 Main Street Gainesville, GA 30501	One weekly pick-up and vendor furnishing one 6 cu. yd. container	$26.00	$104.00
8	Spout Springs Branch Library 6488 Spouts Springs Rd Flowery Branch, GA 30542	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
9	North Hall Community Center 4175 Nopone Road Gainesville, GA 30506	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
10	Mulberry Creek Community Ctr 4491 J.M Turk Road Flowery Branch, GA 30542	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
11	East Hall Community Ctr 3912 P. Davidson Road Gainesville, GA 30507	Twice weekly pick-ups and vendor furnishing one 6 cu. yd. container	$50.25	$201.00
12	Agriculture Center 1855 Calvary Church Road	Two weekly pick-ups and vendor furnishing three	$62.75	$251.00

	Gainesville, GA 30507	8 cu. yd. containers		
13	River Forks Park 3500 Keith Bridge Road Gainesville, GA 30504	Two weekly pick-ups and vendor furnishing two 8 cu. yd. containers	$62.75	$251.00
*****	Laurel Park 3100 Old Cleveland Hwy Gainesville, GA 30506 ADDED 8/20/25	One weekly pick-up and vendor furnishing one 8 cu yd container	$32.00	$128.00
14	Allen Creek Soccer Complex 2500 Allen Creek Rd Gainesville, GA 30507	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
15	Cherokee Bluffs 5867 Blackjack Road Flowery Branch, GA 30542	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
16	Bolding Mill Campground 4055 Chestatee Rd. Gainesville, GA 30506	Two weekly pick-ups and vendor furnishing two 8 cu. yd. containers	$62.75	$251.00
17	Duckett Mill Campgoround 3720 Duckett Mill Rd. Gainesville, GA 30506	Two weekly pick-ups and vendor furnishing two 8 cu. yd. containers	$62.75	$251.00
18	Old Federal Campground 6219 Old Federal Rd. Flowery Branch, GA 30542	Two weekly pick-ups and vendor furnishing two 8 cu yd container	$62.75	$251.00
19	Spout Springs Water Reclamation Facility 6818 Spout Springs Road Flowery Branch, GA 30542	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
*****	Spout Springs Water Reclamation Facility 6818 Spout Springs Road Flowery Branch, GA 30542 ADDED 8/20/25	Once weekly pick-up vendor furnishing two 4 cu.yd. containers	$18.75 / dumpster	$75.00 / dumpster
*****	Hall County Sewer Plant 3818 Spout Springs Rd. Flowery Branch, GA 30542 ADDED 3/26/26	One weekly pick-up and vendor furnishing one 2 cu. yd. container	$11.54	$50.00
*****	Hall County Parks Maintenance Bl 1679 Barber Rd. Gainesville, GA 30507 ADDED 7/25/25	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
20	Hall County Animal Control 1668 Barber Road Gainesville, GA 30507	Three weekly pick-ups and vendor furnishing one 8 cu. yd. container	$94.75	$379.00
21	Hall County Animal Shelter 1680 Barber Road	Three weekly pick-ups and vendor furnishing one	$94.75	$379.00

	Gainesville, GA 30507	8 cu. yd. container		
22	Sheriff's Office - LEC 2859 Browns Bridge Road Gainesville GA 30504 *Accessed via: 2912 Florence Drive*	Twice weekly pick-up and vendor furnishing one 8 cu. yd. container	$62.75	$251.00
23	Hall County Sheriff Quartermaster 2460 Athens Hwy Gainesville, GA 30507	One weekly pick-up and vendor furnishing one 6 cu. yd. container	$26.00	$104.00
24	Sheriff's Dept Training Center 2684 Allen Creek Rd Gainesville, GA 30507	One weekly pick-up and vendor furnishing one 6 cu. yd. container	$26.00	$104.00
25	Hall County Sheriff South Precinct 7345 Cody Drive Flowery Branch, GA 30542	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
26	Hall County Jail 1700 Barber Road Gainesville, GA 30507	Five weekly pick-ups and vendor furnishing three 8 cu. yd. containers	$157.25	$629.00
27	Correctional Institution 1698 Barber Road Gainesville, GA 30507	Two weekly pick-ups and vendor furnishing three 8 cu. yd. containers	$62.75	$251.00
28	Emergency Operation Center 470 Crescent Drive Gainesville, GA 30501	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
29	Fire Station - Maintenance Shop 2801 Allen Creek Rd Gainesville, GA 30507	One weekly pick-up and vendor furnishing two 8 cu. yd. container	$32.00	$128.00
30	Hall County Fire Warehouse 3144 Gillsville Hwy Gainesville , GA 30507	One weekly pick-up and vendor furnishing two 8 cu. yd. container	$32.00	$128.00
31	Fire Station #1 3126 Gillsville Hwy Gainesville, GA 30507	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
32	Fire Station #2 6012 Hulsey Rd Clermont, GA 30527	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
33	Fire Station #3 4660 Ledan Extension Gainesville, GA 30506	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
34	Fire Station #4 2940 McEver Road Gainesville, GA 30504	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
	Fire Station #5	One weekly pick-up and		

35	4187 Falcon Parkway Flowery Branch, GA 30542	vendor furnishing one 8 cu. yd. container	$32.00	$128.00
36	Fire Station #9 5040 Poplar Springs Road Gainesville, GA 30507	One weekly pick-up and vendor furnishing one 4cu. yd. container	$32.00	$128.00
37	Fire Station #10 5608 Hwy 52 Gillsville, GA 30543	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
38	Fire Station #11 5625 Bark Camp Rd. Murraysville, GA 30564	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
39	Fire Station #12 4890 Winder Hwy Flowery Branch, GA 30542	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
40	Fire Station #13 2709 Sardis Rd Gainesville, GA 30503	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
41	Fire Station #14 7065 Dove Point Lane Hoschton, GA 30548	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
42	Fire Station #15 4219 Autry Spur Gainesville, GA 30506	One weekly pick-up and vendor furnishing one 4 cu. yd. container	$18.75	$75.00
43	Fire Station #16 4209 Shirley Rd Gainesville, GA 30506	One weekly pick-up and vendor furnishing one 8 cu. yd. container	$32.00	$128.00
44	Fire Station #17 5179 Holiday Rd. Buford, GA 30519	One weekly pick-up and vendor furnishing one 6 cu. yd. container	$26.00	$104.00
	Weekly/Monthly Totals without Items #45 and #46		$1,940.29	$7,765.00
45	Extra Containers: Solid Waste at location if found to be necessary	One weekly pick-up of 8 cu. yd. container	$32.00	$128.00
46	Extra Containers: Recyclable Cardboard at any location if found to be necessary	One weekly pick-up of 8 cu. yd. container	$25.00	$100.00

AGENDA ITEM

Financial Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 275/2026

SUBJECT: Approve the renewal of annual contract for IFB #033-45 Overhead Door Maintenance & Repair Services for various County departments for Top Notch Dock & Door of Flowery Branch, GA. The estimated annual cost is $137,972.00.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: TS

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of annual contract for IFB #033-45 Overhead Door Maintenance & Repair Services for various County departments for Top Notch Dock & Door of Flowery Branch, GA. The estimated annual cost is $137,972.00.

History:

Top Notch Dock & Door is a vendor in good standing with the County and has been the contract holder for many years.

Facts and Issues:
Year three (3) of a possible five (5) year contract.

There are no requested price increases for FY 2027.

Options:

Funding Requested	$ 137,972.00
Are funds within current budget?	Yes
Source of Funds	Various
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:
Financial Supplement
Signature Request and Renewal Contract
Updated Pricing

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 275/2026

Funds Requested: $ 137,972.00

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	TBD	TBD	522200-REPAIRS AND MAINTENANCE	$137,972.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TS

Phone: 770-531-3900

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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

CONTRACT EXECUTION SIGNATURE REQUEST

Date: May 4, 2026

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 033-45-2

Bid/Contract Name: Overhead Door Maintenance & Repair Services Annual Contract

Department(s) Requesting Contract: **Multiple**

Award Recipient Name: **Top Notch Dock & Door**

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $135,266

☐ Price Increase Requested Increase Percentage: 0%

☒ Project/Service Contract FY 2027 Estimated Amount:$137,972

☐ Product Contract Estimated Amount:

Comment:

Year three (3) of a possible five (5) year contract.
Top Notch Dock & Door is the current vendor and has proven to be an excellent and reliable vendor in servicing this contract.
There are no requested price increases for FY 2027.
The FY 2027 Estimated Amount has been reviewed against the projected FY 2027 budget by Finance.

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FINANCIAL SERVICES DIRECTOR
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ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 14, 2026

Top Notch Dock and Door
4190 Thurmon Tanner Pkwy
Flowery Branch, GA 30542
Attn: Jason Hower

RE: IFB #033-45-2 Overhead Door Maintenance & Repair Services - REBID: Fiscal Year 2027 Contract Renewal

Dear Jason,

Attached you will find Contract Renewal #2 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #033-45.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #033-45-2

Contract Renewal #2

Overhead Door Maintenance & Repair Services - REBID

April 14, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #033-45, Overhead Door Maintenance & Repair Annual Contract – REBID dated October 17, 2024 and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

TOP NOTCH DOCK & DOOR

By: Jamison Brooks
Print Name: Jamison Brooks
Title: Operations Manager

Sworn to and subscribed before me this
20th Day of April, 2026

Notary Public: Heather Martin

Notary commission expires: April 09, 2030

HEATHER MARTIN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 09, 2030

HALL COUNTY, GEORGIA

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

Date: _____

Attestment: _____
County Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

IFB # 033-45, Overhead Door

Maintenance & Repair Services Annual Contract

No.	Item Description	TOP NOTCH DECK & DOOR OAKWOOD, GA Price
1	Labor Charge for Technician (M-F) 8a-5p, Hourly	$168.00
2	Labor Charge for Helper (M-F) 8a-5p, Hourly	
3	Overtime Charge for Technician, 5p-7a, Hourly	$229.00
4	Overtime Charge for Helper, 5p-7a, Hourly	
5	Emergency Labor, Hourly, 5p-7a, Weekends & Holidays	$229.00
6	Trip Charge	N/A
7	Parts Mark-Up	20%
8	Additional Charges that May Apply	
9	Can Provide Emergency Response within Two (2) Hours	**YES**

AGENDA ITEM

Financial Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 274/2026

SUBJECT: Approve the renewal of annual contract for RFQ/P #46-004 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, The Dickerson Group, Inc. of Lawrenceville, GA, Lagniappe Development Co., Inc. of Buford, GA, and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is $167,487.00.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: TS

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of annual contract for RFQ/P #46-004 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, The Dickerson Group, Inc. of Lawrenceville, GA, Lagniappe Development Co., Inc. of Buford, GA, and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is $167,487.00.

History:
Hall County has implemented the use of Demand Services pools of qualified on-call contractors for various services to include this pool for concrete contractors. Competitive pricing is solicited from the vendor pool for individual projects via tha issuance of Task Orders. All of the vendors on this contract are in good standing with the County.

Facts and Issues:
Year two (2) of a possible five (5) year contract.

Chattahoochee Group, Inc. has requested a price increase for one item on the contract. See attached Requested FY 2027 Price Revision Worksheet for details. No other changes were requested.

Options:

Funding Requested $ 167,487.00
Are funds within current budget? Yes
Source of Funds Various

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

Approvals:

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

Attachments:

Financial Supplement
Contracts for Signature
Bid Tab
Price Revision Worksheet - Chattahoochee Grp.

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 274/2026

Funds Requested: $ 167,487.00

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	TBD	TBD	522200-REPAIRS AND MAINTENANCE	$167,487.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TS

Phone: 770-531-3900

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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: May 4, 2026

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 46-004-1

Bid/Contract Name: Demand Services for On-Call Concrete Contractors

Department(s) Requesting Contract: Multiple

Award Recipient Name: The Dickerson Group, Inc., Lagniappe Development Co., Inc., Chattahoochee Group, Inc., and Ryals Brothers

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $164,203

☒ Price Increase Requested Increase Percentage: See below

☒ Project/Service Contract FY 2027 Estimated Amount: $167,487

☐ Product Contract Estimated Amount:

Comment:
Year two (2) of a possible five (5) year contract.
Hall County has implemented the use of Demand Services pools of qualified on-call contractors for various services; to include this pool for concrete contractors. Competitive pricing is solicited from the vendor pool for individual projects via the issuance of Task Orders. All of the vendors on this contract are in good standing with the County.
Chattahoochee Group, Inc. has requested a price increase for one item on the contract, 9 CY 3,000 PSI Concrete Load, from $210.00/CY to $250.00/CY for FY 2027. See attached Requested FY 2027 Price Revision Worksheet. No other changes were requested.
The FY 2027 Estimated Amount has been reviewed against the projected FY 2027 budget by Finance.

Hall County Government

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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 30, 2026

Chattahoochee Group, Inc.
220 Carter St.
PO BOX 172
Clermont, GA 30527
Attn: Megan Thomas
mthomas@chatgroupinc.com

RE: RFQ/P #46-004-1, Demand Services for On-Call Concrete Contractors Contract Fiscal Year: 2027 Renewal

Dear Megan,

Attached you will find Contract Renewal #1 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #46-004.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #46-004-1

Contract Renewal #1

Demand Services for On-Call Concrete Contractors

April 13, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #46-004, Demand Services for On-Call Concrete Contractors dated June 26, 2025; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

CHATTAHOOCHEE GROUP, INC.

By: Megan Thomas

Print Name: Megan Thomas

Title: CFO

Date: 4/22/26

Sworn to and subscribed before me this

22nd Day of April, 2026

Notary Public: Tamara Mosworthy

Notary commission expires: 6/2/26

TAMARA MOSWORTHY NOTARY PUBLIC HALL COUNTY, GEORGIA My Commission Expires June 2, 2026

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Board of Commissioners

Date: _____

Attestation: _____
County Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

State of Georgia
County of Hall

Contract #46-004-1

Attachment A

Demand Services for On-Call Concrete Contractors

April 13, 2026

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

Item 7 - 9 CY 3,000 PSI Concrete Load $250/CY

RFQ/P #46-004, Demand Services for Concrete Contractors				Chattahoochee Group, Inc.		
				FY26 Price	Requested FY 27 Price Revisions	
ITEM NO.	ITEM DESCRIPTION	QTY	UOM	Price	Price	% of Change
7	9 CY 3,000 PSI Concrete Load	Per	CY	$210.00	$ 250.00	19.0%

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Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 30, 2026

Lagniappe Development Co., Inc.
1190 W Shadburn Ave.
Buford, GA 30518
Attn: Jessica Avra
bids@lagniappedev.com

RE: RFQ/P #46-004, Demand Services for On-Call Concrete Contractors Contract Fiscal Year: 2027 Renewal

Dear Jessica,

Attached you will find Contract Renewal #1 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #46-004.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #46-004-1

Contract Renewal #1

Demand Services for On-Call Concrete Contractors

April 13, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #46-004, Demand Services for On-Call Concrete Contractors dated June 26, 2025; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

LAGNIAPPE DEVELOPMENT CO., INC.

By: Jma Aura

Print Name: Jessica Aura

Title: President, Secretary

Date: 4/13/2026

Sworn to and subscribed before me this

13 Day of April, 2026

Notary Public: Jacqueline Peterson

Notary commission expires: 9/17/2027

JACQUELINE PETERSON NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 17, 2027

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Board of Commissioners

Date: _____

Attestation: _____
County Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Hall County Government

FINANCIAL SERVICES
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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 13, 2026

Ryals Brothers, LLC
5973 Main Street
Lula, GA 30554
Attn: Caleb Ryals
caleb@ryalsbros.com

RE: RFQ/P #46-004, Demand Services for On-Call Concrete Contractors Contract Fiscal Year: 2027 Renewal

Dear Caleb,

Attached you will find Contract Renewal #1 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #46-004.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #46-004-1

Contract Renewal #1

Demand Services for On-Call Concrete Contractors

April 13, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #46-004, Demand Services for On-Call Concrete Contractors dated June 26, 2025; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

RYALS BROTHERS, LLC

By: _____

Print Name: Caleb Ryals

Title: Client Manager

Date: 4-14-26

Sworn to and subscribed before me this

14th Day of April, 2026

Notary Public: _____

Notary commission expires: 10/13/27

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Board of Commissioners

Date: _____

Attestation: _____
County Clerk

CHRISTOPHER SHANNON LADD
NOTARY PUBLIC
HALL COUNTY, GA
OCTOBER 13 2027

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 13, 2026

The Dickerson Group, Inc.
871 Old Peachtree Rd NW
Lawrenceville, GA 30043
Attn: Michael Coats
Michael.Coats@dickersongroup.net

RE: RFQ/P #46-004, Demand Services for On-Call Concrete Contractors Contract Fiscal Year: 2027 Renewal

Dear Michael,

Attached you will find Contract Renewal #1 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #46-004.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #46-004-1

Contract Renewal #1

Demand Services for On-Call Concrete Contractors

April 13, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #46-004, Demand Services for On-Call Concrete Contractors dated June 26, 2025; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

THE DICKERSON GROUP, INC.

By: _____

Print Name: Billy Joe Dickerson

Title: Owner

Date: 04/29/2026

Sworn to and subscribed before me this

29th Day of April 2026

Notary Public: _____

Notary commission expires: 01/07/2028

NOTARY PUBLIC Habersham COUNTY GEORGIA EXPIRES 01-07-2028 Miles Wells

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Board of Commissioners

Date: _____

Attestation: _____

County Clerk

APPROVED AS TO FORM

_____

Nathaniel R. Anderson,
Senior Assistant County Attorney

IFB # 46-004 Demand Services for On-Call Concrete Contractors

Bid Tabulation

Item No.	ITEM DESCRIPTION	QTY	UOM	Chattahoochee Group, Inc COST	The Dickerson Group COST	LAGNIAPPE DEVELOPMENT CO., INC. COST	RYALS BROTHERS COST
1	4'-0" Wide X 4" Thick Sidewalk	0-1,000	LF	$31.50	$29.00	$30.00	$40.00
2	4'-0" Wide X 4" Thick Sidewalk	1,000-5,000	LF	$24.00	$29.00	$26.50	$36.50
3	Concrete Form, Placement and Finishing Crew For Slab and Foundation Work	PER	HR	$210.00	$316.00	$786.50	$505.00
4	Concrete Form, Placement and Finishing Crew For Wall Work	PER	HR	$210.00	$316.00	$786.50	$505.00
5	Concrete Form, Placement and Finishing Crew For Ditch Work	PER	HR	$210.00	$316.00	$486.50	$505.00
6	Concrete Pumper Truck w/ Operator	PER	HR	$265.00	$300.00	$400.00	$300.00
7	9 CY 3,000 PSI Concrete Load	PER	CY	$210.00	$303.21	$3,536.50	$267.00
8	Skid Steer Loader w/ Operator	PER	HR	$105.00	$140.00	$282.50	$250.00
9	1 CY Rubber Track Backhoe w/ Operator	PER	HR	$131.50	$140.00	$303.50	$250.00
10	5 CY Dump Truck w/ Operator	PER	HR	$126.00	$125.00	$262.50	$120.00
11	Cones, Barriers, & Signage	PER	DAY	$895.00	$500.00	$2,118.50	$2,000.00
12	Flagman	PER	DAY	$420.00	$420.00	$1,782.00	$3,250.00
13	24" Curb and Gutter, "L" Back	0 – 1,000	LF	$24.00	$60.00	$29.50	$35.00
14	24" Curb and Gutter, "L" Back	1,000 – 5,000	LF	$24.00	$60.00	$25.90	$32.00
15	24" Curb and Gutter, Rolled Back	0 – 1,000	LF	$24.00	$60.00	$29.50	$36.00
16	24" Curb and Gutter, Rolled Back	1,000 – 5,000	LF	$24.00	$60.00	$29.50	$33.00
17	Catch Basin Top, 1033D, Single Wing	PER	EA	$2,100.00	$2,500.00	$3,061.78	$4,250.00
18	Catch Basin Top, 1034D, Double Wing	PER	EA	$2,100.00	$2,500.00	$3,061.78	$4,250.00

RFQ/P #46-004, Demand Services for Concrete Contractors				Chattahoochee Group, Inc.		
				FY26 Price	Requested FY 27 Price Revisions	
ITEM NO.	ITEM DESCRIPTION	QTY	UOM	Price	Price	% of Change
7	9 CY 3,000 PSI Concrete Load	Per	CY	$210.00	$ 250.00	19.0%

AGENDA ITEM

Financial Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 276/2026

SUBJECT: Approve the renewal of the annual contract for RFQ #43-007 Demand Services for On-Call Electrical Contractors for various County departments to Capital City Electrical Services, LLC of Norcross, GA and DeHart & Hill Electric, Inc. of Cumming, GA. The estimated annual cost is $212,943.00.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: TS

Recommendation:
Approve.

Purpose of Request:

Approve the renewal of the annual contract for RFQ #43-007 Demand Services for On-Call Electrical Contractors for various County departments to Capital City Electrical Services, LLC of Norcross, GA and DeHart & Hill Electric, Inc. of Cumming, GA. The estimated annual cost is $212,943.00.

History:
To expedite the completion of minor construction projects, Hall County has implemented the use of Demand Services pools of qualified on-call contractors for various services, including this pool for electrical contractors. Competitive pricing will be solicited from the vendor pool for individual projects via the issuance of Task Orders.

Both vendors are vendors in good standing with the County.

Facts and Issues:
Year five (5) of a possible five (5) year contract.

No price increases requested for this contract renewal.

Options:

Funding Requested	$ 212,943.00
Are funds within current budget?	Yes
Source of Funds	Various
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes

Is there a deadline for this item?

Approvals:

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

Attachments:

Financial Supplement
Signature Request and Renewal Contracts

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 276/2026

Funds Requested: $ 212,943.00

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	TBD	TBD	522200-REPAIRS AND MAINTENANCE	$212,943.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TS

Phone: 770-531-3900

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: May 1, 2026

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 43-007-4

Bid/Contract Name: Demand Services for On-Call Electrical Contractors

Department(s) Requesting Contract: **Multiple**

Award Recipient Name: **DeHart & Hill Electric and Capital City Electric**

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $208,768

☐ Price Increase Requested Increase Percentage: 0%

☒ Project/Service Contract FY 2027 Estimated Amount:$212,943

☐ Product Contract Estimated Amount:

Comment:

Year five (5) of a possible five (5) year contract.
DeHart & Hill Electric and Capital City Electric are both in good standing with the County.
The FY 2027 Estimated Amount has been reviewed against the projected FY 2027 budget by Finance.

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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

April 29, 2026

DeHart & Hill Electric, Inc.
455 Tolbert Street
Cumming, GA 30040
Attn: Shawn J Hill
Shawn.Hill@edehartandhillelectric.com

RE: RFQ/P #43-007-4, Demand Services for On-Call Electrical Contractors: Fiscal Year 2027 Contract Renewal

Dear Shawn,

Attached you will find Contract Renewal #4 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #43-007.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #43-007-4

Contract Renewal #4

Demand Services for On-Call Electrical Contractors

April 13, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #43-0047, Demand Services for On-Call Electrical Contractors dated July 1, 2022, and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,

2. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

DeHart and Hill Electric, Inc.

By: _____

Print Name: Shawn J. Hill

Title: Owner

Date: 4/14/26

Sworn to and subscribed before me this

14th Day of April, 2026

Notary Public: Shannon Toney

Notary commission expires: August 14, 2029

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Board of Commissioners

Date: _____

Attestation: _____
County Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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
Andy Youngblood

April 29, 2026

Capital City Electrical Services, LLC
1346 Oakbrook Dr. Ste. 170A
Norcross, GA 30096
Attn: Rick Moore
Rick.moore@ccelect.com

RE: RFQ/P #43-007-4, Demand Services for On-Call Electrical Contractors: Fiscal Year 2027 Contract Renewal

Dear Rick,

Attached you will find Contract Renewal #4 extending your present contract through June 30, 2027, as per the same terms and conditions of Bid #43-007.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before May 1, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Julie Dorough
Buyer
Hall County Board of Commissioners

State of Georgia
County of Hall

Contract #43-007-4

Contract Renewal #4

Demand Services for On-Call Electrical Contractors

April 13, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #43-0047, Demand Services for On-Call Electrical Contractors dated July 1, 2022, and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027

2. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

CAPITAL CITY ELECTRICAL SERVICES, INC.

By: _____

Print Name: Charlie Brooks

Title: President

Date: 4/16/2026

Sworn to and subscribed before me this

16 Day of April, 2026

Notary Public: _____

Notary commission expires: 11/4/2027

Susie England
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires
11/04/2027

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Board of Commissioners

Date: _____

Attestation: _____
County Clerk

APPROVED AS TO FORM

_____

Nathaniel R. Anderson
Senior Assistant County Attorney

AGENDA ITEM

Northeastern Judicial Circuit

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 197/2026

SUBJECT: Approve the ratification of the application, award, and any further supplemental funding for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Juvenile Justice Incentive Grant for Hall County Juvenile Court for $557,845.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: RO

Recommendation:
Approve.

Purpose of Request:
Approve the ratification of the application, award, and any further supplemental funding for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Juvenile Justice Incentive Grant for Hall County Juvenile Court for $557,845.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

History:

Hall County has received Juvenile Justice Grant funding from CJCC since 2014.

Facts and Issues:
This funding will be used for Multi-Systemic Therapy (MST) and Family Functional Therapy (FFT) services to youth and families in Hall County. Families that identify a need for family counseling will be referred to MST for services by the Court. In the event a youth is exhibiting a need for individual counseling, he/she will be referred to FFT. All of the services will be conducted through a contractor and will be monitored.

Options:

Funding Requested $ 0.00

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

Approvals:

Grants	Submit	Grants	Budget
PS	AD	SG	JM
Finance	**Attorney**	**Administration**	**Clerk**
TS	JL	CR	JR

Attachments:

FY27 JJIG RFP
FY27 Hall County JJIG Application & Budget

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 197/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

Multiple Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2600-JUVENILE COURT	334110-STATEâ€OPERATING DIRECT	$-557,845.00
2027	250-MULTIPLE GRANT FUND	2600-JUVENILE COURT	521000-PROFESSIONAL SERVICES	$557,845.00

Budget Transfer Items:

Additional Information/Comments:

The award period for this grant will be July 1, 2026- June 30, 2027.

Contact for Questions: RO

Phone:

BRIAN P. KEMP
GOVERNOR

JAY NEAL
DIRECTOR

The Criminal Justice Coordinating Council (CJCC) is pleased to announce that it is seeking applications for competitive funding for qualified counties in the State of Georgia.

Juvenile Justice Incentive Grant Program
2027 Request for Proposals (RFP)

Eligibility

Applicants are limited to local county commissions/boards of commissioners to apply on behalf of juvenile courts within Georgia. High priority will be given to the eighteen (18) counties who commit the highest numbers of juveniles to the Department of Juvenile Justice. The availability of funds is dependent on appropriations from the U.S. Department of Justice and the Georgia State Legislature. The Office reserves the right to reduce the amount of funds available based on government budgetary actions. The U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention, (CFDA 16.540) administers a portion of these funds at the national level.

Award Period

July 1, 2026 – June 30, 2027

Deadline

All applications are due at 5:00 p.m. on April 30, 2026

Award Amount

Up to $750,000

Contact Information

For assistance with the requirements of this solicitation, contact:

Program/Finance: Chelsea Benson, Juvenile Programs Supervisor, chelsea.benson@cjcc.ga.gov
System Technical Assistance: Stephanie Mikkelsen, JJ Program Director, smikkelsen@cjcc.ga.gov

Release Date: February 17, 2026

2027 Juvenile Justice Incentive Grant Program
Request for Proposals (RFP)

Deadline: Applications are due by 5:00 p.m. on April 30, 2026

Criminal Justice Coordinating Council

The Criminal Justice Coordinating Council (CJCC) is designated by the Governor of Georgia as the State Administering Agency for criminal justice and victims' assistance programs. Created by the General Assembly (O.C.G.A. § 35-6A-2), the Council is comprised of 27 members representing various components of the criminal justice system. The CJCC is charged with fiscal oversight of the Juvenile Justice Incentive Grant Program.

Overview

In 2011, the Special Council on Criminal Justice Reform was formed to study Georgia's criminal justice system and was charged by former Governor Nathan Deal with recommending policy changes. On December 18, 2012, the Council released their final report to the former Governor.

"We know there's room for dramatic improvement in the results we see in the juvenile justice system." – former Governor Nathan Deal

In keeping with Georgia's goal of increasing public safety through a more effective juvenile system, CJCC offers this request for proposals seeking local juvenile justice projects that aim to reduce the number of youth served out of home. The Juvenile Justice Incentive Grant Program funding aims to develop programs that address the needs of youth who are typically committed to the Georgia Department of Juvenile Justice (DJJ).

Since 2012, each year Georgia has reduced out-of-home placements by over 50% in Juvenile Justice Incentive Grant Program recipient counties. During the first year of funding, a total of 1,122 youth were served through community-based services, and since then nearly 10,000 youth have been served. The CJCC is committed to continue the funding of evidenced-based programming for youth in the community.

Applicants are encouraged to review the Blueprints for Healthy Youth Development website and Office of Justice Program's Crime Solution website to ensure that their juvenile intervention proposal has a methodical and measurable approach to reducing juvenile recidivism. This can be accessed at http://www.blueprintsprograms.org **or** http://www.crimesolutions.gov. Specific required evidence-based interventions are listed further in this RFP.

An evaluation report of yearly program accomplishments can be found at: https://cjcc.georgia.gov/grants/grant-subject-areas/juvenile-justice/juvenile-justice-incentive-grant-program.

Eligibility

Applicants are limited to local county commissions/boards of commissioners to apply on behalf of juvenile courts within Georgia. Moreover, all local units of government are required to be in compliance with the Georgia Service Delivery Strategy Act in order to be eligible for state-administered financial assistance. For more information on Service Delivery Strategy, visit this link: https://www.dca.ga.gov/local-government-assistance/planning/intergovernmental-coordination/service-delivery-strategies-sds.

An eligible applicant must meet *all* of the following criteria:

- Be a public government entity;
- Serve as the fiscal agent for the grant and the point of contact to CJCC; and,
- Be responsible, liable, and oversee financial, program, and post-award reporting requirements.

Additional specific eligibility requirements:

- **Religion**- Grantee programs may not promote, discuss, or teach religion. Program activities and services are required to be accessible to any eligible participant, regardless of religious affiliation.
- **Federal Criminal Background Checks** - All grantees must conduct federal criminal background checks on all personnel who will have direct contact with youth served by the grant program(s). These background checks must take place prior to the provision of services by program personnel, and the grantee must maintain a copy of these records for CJCC's auditing purposes. Additionally, if an award is federally funded the Office of Justice Programs requires all recipients of federal funding to make a determination of suitability of any individual that interacts with participating minors. This award conditions requires fingerprint background checks on state or national level every 5 years for covered individuals as well as a name search on public sex offender and child abuse websites/registries. For more information, please review the Determination of Suitability award condition on Office of Justice Programs site.
- **Internet Security Policy** – The CJCC requires all grantees to establish and enforce an Internet Security Policy when minor participants and/or staff have access (supervised or unsupervised) to the Internet. This includes any technology provided by CJCC's funding and technology utilized by participants during a CJCC funded program component.
- **Youth Appropriate Relations Policy:** All grantees and service providers must have in place a policy regarding appropriate adult/youth relationships.
- **Other** – Applicants must comply with all forms, assurances, and certifications attached to this RFP.

Application Review

The CJCC will review all eligible applications. The CJCC will not review incomplete applications, and the CJCC will not permit applicants to add information to their application after submission, unless clarification or additional information is requested. If awarded the grant, Grantees will be expected to submit and comply with any additional financial and programmatic requirements per the Special Conditions of the grant agreement.

Applications will be reviewed and assessed by the Council and its designated representatives considering the following:

1. Past compliance with all financial and programmatic reporting requirements;
2. Overall quality and completeness of the application;
3. Demonstration of clear, measurable, and appropriate grant project objectives;
4. Demonstration of need including geographic location, local demographics, local statistics, other financial resources, etc.; and
5. Adequate correlation between the cost of the project and the objective(s) to be achieved.

When an application is received, there is no commitment on the part of CJCC to fund an application or to fund it at the amount requested. All areas of the budget are subject to review and approval. Decisions related to these budget areas are based on both eligibility and reasonableness. The CJCC has full discretion to determine the reasonableness of budget items based on both objective and subjective decision-making tools. See "Restrictions on Use of Funds" subsection below to determine whether budget items requested are allowable prior to submitting your budget. Applications for funding will undergo several reviews. At any point during these reviews, a decision not to fund a project or any part thereof may be made. These decisions are within the complete discretion of the CJCC.

Applications for funding will undergo several reviews. At any point during these reviews, a decision to not fund a project or any part thereof may be made. These decisions are within the complete discretion of the Council.

Funding Decisions

All funding decisions related to the Juvenile Justice Incentive Grant program applications received in response to this solicitation are made by the Council and are based on the availability of funding and recommendations of the review panel to the Georgia Juvenile Justice State Advisory Group. The Council will inform the applicant of funding decisions through a grant award. Applicants should not make assumptions regarding funding decisions until they have received official written notification of award or denial signed by either the Governor and/or Council Director. Applicants can appeal the initial funding decision but must do so within ten (10) days of the date on the denial notice.

Once an award is made, the Council maintains the discretion to determine that a subgrantee is not compliant with applicable policies. Upon such a determination, the Council may terminate further funding and require reimbursement of grant funds.

Restrictions on Use of Funds

Please see below section “Fiscal Responsibility and Proposed Budget Section” for details on restriction of funds.

Match

No match is required

Supplanting
Funds must be used to supplement existing funds for program activities and cannot replace or supplant funds that have been appropriated for the same purpose.

Grant Award Agreement

Grant Award Amount
Applicants are applying for one year of funding through this RFP. New applicants are eligible to apply for a maximum of $350,000 for this grant year. Continual applicants are allowed to apply for a maximum of $750,000 and are allowed to expand or enhance services under this solicitation.

Grant Award Period
The grant award period is from **July 1, 2026 through June 30, 2027**. All new or enhanced services must be *fully* implemented within sixty (60) days of the grant award agreement beginning date. All continuation services must be fully implemented within thirty (30) days of the grant award agreement beginning date.

Grant Acceptance
Subgrantees must accept or reject the grant award with original signatures and required forms within forty-five (45) days of the award date. The subgrantee will be unable to request funds until the award documents are received by the Council's office.

Special Conditions
At the time of the subgrant award, the Council will assign special conditions deemed appropriate for the program. The special conditions will outline the subgrantee's responsibilities, as well as federal and state regulations that must be adhered to, as a condition of accepting the grant award for the approved program. The special conditions will be included in the award packet and must be reviewed, signed, and returned to the Council within forty-five (45) days of the award date.

First-time Grant Recipients
The CJCC may award *first-time recipients* an initial advance for the first three months of the grant cycle. However, subsequent to the first three months, the grant will continue on a reimbursement-only basis. Grantees receiving continual funds are not entitled to receive an advance payment.

Continual Funding
A continual proposal is required annually. *An initial award does not guarantee continued funding*. The annual submission allows grantees to improve or modify objectives or activities, as well as assess the performance of the previous year. Continual grants are awarded to applicants that demonstrate the following:

- Professional management of grant funds and compliance with administrative requirements;
- Accurate and prompt submission of required programmatic and financial data and reports;
- Positive performance history with **achievement** of program goals and objectives; and,
- Cohesive continuation plan for their program.

Please note that continual funding is contingent on several factors, including achievement of goals, organizational capacity, performance history, contractual compliance, and availability of funds.

Modification of Funds

The CJCC reserves the right to make changes to the application budget at the time of the grant award and will communicate any changes to the applicant. The CJCC may negotiate all or part of any proposed budget after execution of the grant award agreement due to funding or provisions to program requirements. If, during the term of the grant award period, the funds appropriated are reduced or eliminated by the Georgia State Legislature, CJCC may immediately reduce or terminate the grant award by written notice to the grantee.

Reporting Requirements

The CJCC requires grantees to comply with and fully participate in the financial, programmatic, and evaluative reporting for this grant program.

Financial Reporting Requirements

This is a **reimbursement-based grant**.

If awarded funds, each county will be required to establish proof of payment for all project expenses by submitting the appropriate documentation to the CJCC for review. E.g., check/purchase requisitions, travel expense forms, copies of check payments, invoices and /or receipts, etc.

- *Monthly or Quarterly Subgrant Expenditure Requests (SER):* Upon accepting the award, each grantee is required to indicate whether they agree to submit monthly or quarterly SERs to CJCC.
- The SER must be submitted with the "JJ Unit SER Cover Form" provided by CJCC, in addition to the respective SER and backup documentation. The "JJ Unit SER Cover Form" can be found at: http://cjcc.georgia.gov/reporting-3.
- Monthly expenditure reports are due 30 days after the end of each month (e.g. an SER for expenses incurred in July is due by August 30th). Quarterly expenditure reports are due 30 days after the end of each quarter. Additionally, invoices that are more than 30 days outside of the reporting period **should not** be included as part of the expenditure report.
- **The SER must be submitted through the new grants management system, https://grantsportal.cjcc.ga.gov/.**
- Grantees are also required to maintain supporting documentation, such as timesheets, equipment purchases, travel logs, supply purchases, inventory records, and consultant contracts, on file. This documentation may be requested at any time.
- Grantees must attend any required, scheduled grant management workshop prior to the release of grant funds.

Please see section "Fiscal Responsibility & Budget Detail Worksheet" on page 16 for additional financial reporting requirements.

Program Reporting Requirements

Grantees must submit programmatic reports on a monthly and/or quarterly basis as requested. Failure to submit programmatic reports in a timely fashion could result in the suspension or termination of grant funding. For any data submission not met or reported by the due date, a penalty may be imposed at the discretion of the CJCC.

- Monthly – Grantees are required to submit monthly reports directly to the Carl Vinson Institute of Government (CVIOG). The following dates are subject to change. Please adhere to CVIOG's deadlines.

Reporting Month	*Programming Timeframe*	*Reporting Period Opens**	*Reporting Period Closes **
July	July 1-31	August 1, 2026	August 15, 2026
August	August 1-31	September 1, 2026	September 15, 2026
September	September 1-30	October 1, 2026	October 15, 2026
October	October 1-31	November 1, 2026	November 15, 2026
November	November 1-30	December 1, 2026	December 15, 2026
December	December 1-31	January 1, 2027	January 15, 2027
January	January 1-31	February 1, 2027	February 15, 2027
February	February 1-28	March 1, 2027	March 15, 2027
March	March 1-31	April 1, 2027	April 15, 2027
April	April 1-30	May 1, 2027	May 15, 2027
May	May 1-31	June 1, 2027	June 15, 2027
June	June 1-30	July 1, 2027	July 15, 2027

** Please be aware that Graduated Sanction Violations under DJJ's Probation Management Program (PMP) are included in overall Short-Term Program (STP)/Felony Commit numbers. If said violation resulted in an admission to an Regional Youth Detention Center (RYDC), it was included in the baseline target number in 2012 data and will be counted in this grant year's target number. Juvenile courts and DJJ staff are strongly encouraged to share this information with one another in order to measure potential impact.*

- Quarterly – Grantees may be requested to submit quarterly reports directly to CJCC. Quarterly progress reports are due 30 days after the end of each quarter. Quarterly progress reports are to be submitted with SER submissions or saved as a PDF and emailed to Laura.Oropeza@cjcc.ga.gov.

Planning Period (New Applicants Only)

In order to allow for the successful integration of evidence-based services into court operations, CJCC will allow a two-month planning period as an option for new projects. This will allow time for staff to be hired and trained, and contracts with service providers to be established. The planning period is optional. All new projects must be operational no later than August 31, 2026.

Evaluation
The CJCC will conduct a study of each awarded program to determine effectiveness. Grantees will be held accountable for the following as it relates to programmatic evaluation:

- Collect, enter, and maintain participant-level implementation and outcome data monthly;
- Data collection training and use of any Grants Management System (GMS);
- Submit youth enrollment, activity attendance, and necessary reports to evaluator; and,
- Grantee must participate as a focus site for evaluation.

The CJCC are committed to implementing evidence-based programming successfully and providing juveniles with the best services. Evidence-based programs are effective in reducing recidivism in juvenile populations when the programs are delivered as intended by the developers of the models. Grantees may be subject to a model fidelity evaluation. Information related to model fidelity site visits can be found at: http://cjcc.georgia.gov/juvenile-justice-model-fidelity.

Post-Award Required Activities

CJCC Grant Management Workshop
If an applicant is awarded a grant, the grantee may be required to attend a CJCC grant management workshop.

Site Visits
The CJCC staff may conduct a financial and/or programmatic site visit (in person or virtual) to each grantee during the grant period. Additional visits may be conducted. Site visits will be scheduled with the grantee in advance. Site visits will be conducted to monitor the program for progress, implementation, adherence to outcomes, model fidelity, and to view programmatic and financial documents.

Additional Training, Technical Assistance, and Events
The CJCC will offer a number of non-mandatory post-award training and technical assistance opportunities and special events. Grantees will be informed of events via e-mail. The CJCC staff will also provide ongoing, individual technical assistance and other support to grantees as needed or requested throughout the year.

Program Design

Purpose
In order to demonstrate potential cost-savings to taxpayers by incentivizing evidence-based options, the overarching goal of this grant program is the reduction of out-of-home placements and to better serve youth in the community.

The purpose of this grant opportunity is to provide funding for local programs designed to serve youth in the community who would otherwise be committed to DJJ. Applicants are encouraged to examine their local data from the previous fiscal year in order to understand the profiles of youth who were committed to DJJ, and who, with appropriate services, could have received services

while remaining in their community. Recipients of this grant opportunity will be employing evidenced-based programming appropriate to the needs of youth in the community.

Considerable evidence has shown that assessing each youth's risk of re-arrest can help with classifying youth for appropriate levels/types of programming, as well as the necessary intensiveness of services. Therefore, applicant counties will have the benefit of utilizing standardized risk assessments to aid in decision-making. **The instruments include, at a minimum, the Department of Juvenile Justice's Pre-Disposition Risk Assessment (PDRA) and the Detention Assessment Instrument (DAI).**

Bolstering a continuum of community support services and supervision has been shown to reduce recidivism, while promoting a positive relationship among youth, their families, and the community. Support services may include family and community reintegration and prevention services, basic life skills, job skills and employment training, job placement, educational support, and mentoring and apprenticeship opportunities.

Communities applying for these funds will be expected to bring together system stakeholders, community leaders, and residents to identify and access existing local resources for the development of a multifaceted response to prevent further penetration in the justice system.

By employing evidence-based programming, implementing risk assessment tools, involving the community, and ensuring appropriate youth are served, the State of Georgia will increase public safety while decreasing recidivism among juveniles through an effective juvenile justice system.

The CJCC ask that applicants fully describe how their project will reduce risk factors of participants through the use of an evidence-based model that addresses family engagement, reduces negative peer association, increases pro-social activities, and is tailored to the individual cognitive and maturational levels of their participants.

Program Period

The initial grant award period is July 1, 2026 – June 30, 2027.

Target Population

All youth receiving services from this grant **MUST** have a delinquent adjudication, score medium to high on the PDRA, **and** be appropriate for the selected evidence-based program.

Goals and Objectives

Each applicant must utilize all of the following goals and performance objectives for its project. Applicants may add goals or objectives specific to their program.

Goals

1. Reduce felony commitments to DJJ and STP admissions in the target county.
2. Increase the use of evidence-based practices in Georgia's juvenile justice system by initiating community-based juvenile justice programs.
3. Reduce the recidivism rate of youth involved with Georgia's juvenile justice system.
4. Reduce annual secure detention rate of target county.

5. Reduce annual secure confinement rate of target county.
6. Demonstrate a cost-savings to Georgia citizens through provision of research-informed services to youth in juvenile justice system.

Performance Objectives

1. The DAI and PDRA will be used on all youth considered for grant funding with all scores reported in JTS or the Juvenile Data Exchange (JDEX). Additionally, when available, grantees are encouraged to use the Juvenile Needs Assessment (JNA) on all youth considered for grant funding.
2. All participants will score medium to high on the PDRA.
3. At least 75% of participants will complete program requirements.
4. At least 55% of youth completing services will not re-offend as calculated using this recidivism definition below:

   A new charge (within three years of the initial post-adjudication community placement) which results in a juvenile court delinquency adjudication OR adult criminal court conviction.
5. Each project will report cost-savings per youth by calculating average cost to provide targeted intervention subtracted from average cost to detain youth. (Selected projects will be provided a marginal cost rate in order to perform this calculation).

Note: Performance targets will be used as a means to determine future award allocations and/or continuations.

Proposal Narrative

The following information provides a description of necessary components to be contained in the narrative portion of your proposal. The narrative is a detailed statement of the work to be undertaken and addresses questions regarding the grant proposal process.

1. Program

a. State the selected evidence based program selected.

- **Continual applicants** are allowed to continue current interventions if they so choose. If the applicant intends to make a change utilizing a different intervention in Year Ten, please detail this change and why it is being made. Applicants switching interventions MUST select an intervention from the list below. Applicants who are starting a new evidence-based service will be allowed a two-month implementation period for that service, if needed. If applicable (group-based programming), list the specific site(s) where programming will occur (i.e., the site name and the street address including the zip code).
- **New Applicants** must select an evidence-based intervention that has been shown to be effective from the list below. New applications should choose the evidence-based intervention which is most appropriate for the needs of the youth in the community. If applicable (group-based programming), list the specific site(s) where programming will occur (i.e., the site name and the street address including the zip code).
- **Evidence-Based Interventions**
  A detailed description of the following intervention models is provided in Appendix A.
  1. Aggression Replacement Training® (ART)
  2. Functional Family Therapy (FFT LLC, FFT Partners)
  3. Multisystemic Therapy® (MST®)
  4. Thinking for a Change (T4C)
  5. Seven Challenges (7C)
  6. Trauma Focused Cognitive Behavioral Therapy (TF-CBT)
  7. Multisystemic Therapy® – Problem Sexual Behaviors (MST®-PSB)

2. Statement of Need/Summary

Provide a clear and concise statement of need, including the following:

a. Statement of the community problem. For the purpose of this RFP, applicants are instructed, **at a minimum**, to use each of the following metrics as justification of need for programming for fiscal year 2027:

- At-risk population*
- New instances of secure detention (RYDC)*
- Cases resulting in commitment to DJJ*
- New instances of confinement in secure juvenile correctional facilities (YDC)*
- Adjudicated Offense**
- PDRA Scores**

*This information can be found at: Georgia Juvenile Justice Data Clearinghouse

**This information can be attained through the county JDEX. Please submit requests to Kristy King, JDEX Program Manager, at Kristy.King@georgiacourts.gov.

b. Brief description of the activities requiring CJCC funds.

3. Target Population

Provide a detailed description of the clearly defined target population to be served in the grant period, include the following:

a. Explain how and why target population was selected, including any risk factors.
b. County or counties to be served (please only apply for counties you are able to serve).
c. State number of youth served and/or cohorts. This should be **by program** if an applicant plans to implement more than one program.
d. List assessment instruments to be used for selected target population and how they will be used to screen youth. Applicants should include a detailed description of how the DJJ's DAI and PDRA will be utilized to ensure consistency and uniformity in decision-making. Please include any needs assessments conducted for participan

4. Methods and Procedures

a. Fully describe the intake and referral process for a youth receiving services. This should go through all decision points (from charge to disposition and when a youth is referred into services).
b. List the criteria to determine which individuals will be offered program services.
c. Describe, if any, any educational support identified for youth. This would include how the support service works within the program, how it addresses an identified gap, and how it positively affects youth outcomes. Please state if these services will be funded via the Juvenile Justice Incentive Grant.
d. Describe, if any, mental health support identified for youth. This would include how the support service works within the program, how it addresses an identified gap, and how it positively affects youth outcomes. Please state if these services will be funded via the Juvenile Justice Incentive Grant.
e. Describe, if available, any other additional services youth served in the Juvenile Justice Incentive Grant receive if not already listed.
f. Please list any transportation services or assistance needed. If requesting funds to allocate for transportation services, grantees must include the vehicle cost (i.e. estimated rental cost) along with estimated cost of vehicle maintenance and projected cost for fuel as part of their budget.
g. State which entities (e.g., service providers, contractors, county staff), if identified, will provide program services.
h. Confirm if policies that ensure appropriate relationships between youth and adults, including any mandated reporting requirements are in place. If awarded, grantees will be expected to show said policy during the fiscal review.
i. Describe the primary roles and responsibilities for each grant-funded position and explain the plan for orientation and training of grant-funded staff. Attached a job description for each grant-funded position under the "Budget Forms - Personnel" page.

5. Goals, Objectives, and Evaluation

a. List the required program goals as outlined in the RFP. List any additional program goals in a clearly defined and measurable manner.
b. List the required program objectives as outlined in the RFP. List any additional program objectives in a clearly defined and measurable manner.
c. Explain fully how all stated goals and objectives will be reached and evaluated.
d. Explain how you currently collect data on youth served.

6. Sustainability

a. List the community partners and their description and contribution, if any, to the proposed program.
b. Describe the specific activities that will take place during this upcoming grant period to ensure sustainability, including any barriers for the program and how the organization intends to address said issues.
c. List the current juvenile related funding sources (state, federal, and/or private) and amount of funding for your organization.
d. Identify potential state, federal, and/or private funding streams for program support.

7. Previous Accomplishments

a. Provide a detailed description of any previously successful interventions or grant funding received for similar programs. Applicants who received an Incentive Grant in previous years should include their accomplishments from this program. Applicants must include a detailed summary of activities:
    - FY26 projected youth served compared final number/percent of youth served to-date.
    - Supporting data to demonstrate whether or not the project objectives and goals were met.
b. If problems were encountered in previous grants or objectives were not fully achieved, please provide a full description detailing both the issues and corrective action(s) taken. This information is an essential component of all applications.

Proposal Submission Instructions

How to Apply

This application will be submitted through the grants management system, https://grantsportal.cjcc.ga.gov/. The application must be completed and submitted in accordance with the RFA guidelines in order for the submission or proposal to be considered for funding. Before you submit, review your application from start to finish to ensure you submit complete and accurate information. **To finalize the application, please have the Authorized Official select the checkbox and change the status to application submitted.** Remember to submit the application when you are finished with this section.

Required Attachments

- Program Timeline: A detailed timeline of grant activities to cover July 1, 2026 – June 30, 2027.
- Grant Sub-agreements/Contracts: Signed agreement(s) between the apply agency and program site(s) not under the jurisdiction of the apply agency, if applicable.
- Job Descriptions: Job description for each grant-funded position. If your agency's application proposes funding for currently vacant positions, provide a plan and timeline to fill each vacant position.

Submission Date

Applications must be submitted by **5:00 p.m. on April 30, 2026.** Only complete applications received by the deadline will be reviewed. Applications submitted after that date and time will be classified as late and may not be considered.

Disqualification Factors

Any application electronically time-stamped after **5:00 p.m. on April 30, 2026,** will be regarded as late, excluding extenuating circumstances, and may not be considered for funding. It is the responsibility of the applicant to ensure the proposal is received by the specified deadline.

Additionally, CJCC may not consider funding any applicant that fails to comply with all application requirements. Disqualification factors may include any of the following:

- Failure to include application narrative, application budget, and application attachments;
- Failure to provide appropriate number of copies and format requested;
- Applicant is not a public government entity;
- Submission fails to include an original signature of the applicant's authorized official on the application face sheet; or,
- Application lacks original signatures where appropriate.

Fiscal Responsibility and Proposed Budget Section

Commingling of funds on either a program-by-program or project-by-project basis is prohibited. The subgrantee's accounting system must maintain a clear audit trail for each source of funding for each fiscal budget period and include the following:

- Separate accountability of receipts, expenditures, disbursements, and balances. CJCC recommends creating an account in your accounting system for each grant using the grant number provided by CJCC.
- Itemized records supporting all grant expenditures in sufficient detail to show exact nature of activity.
- Data and information for each expenditure with proper reference to a supporting voucher or bill properly approved.
- Hourly timesheets describing work activity, signed by the employee and supervisor, to document hours personnel worked on grant-related activities.
- Maintenance of payroll authorizations and vouchers.
- Maintenance of records supporting charges for fringe benefits.
- Maintenance of inventory records for equipment purchased, rented, and contributed (as applicable).
- Maintenance of billing records for consumable supplies (i.e., paper, printing) purchased (as applicable).
- Provisions for payment by check (as applicable).
- Maintenance of travel records (i.e., mileage logs, gas receipts) (as applicable).
- Lease agreements, contracts services, and purchases of equipment that adhere to established procurement processes (as applicable).

Budget Detail Worksheet

All applicants must complete a detailed budget with budget narrative within the grant management system. The narrative should include a breakdown of costs, as well as how funds will be allocated across approved budget categories of Personnel, Fringe Benefits, Travel, Equipment, Supplies, Consultants/Contracts, and Other.

All line items within the budget are subject to review and approval. Decisions related to these budget line items are based on allowability of line item costs per program guidelines, justification of costs in relation to project activities, and reasonableness of costs based on current market rates.

- Applicants are responsible for obtaining and executing necessary agreements with partners or contractors providing services under this agreement. Documentation and copies of contract/service agreements must be submitted to CJCC upon procurement. Grantees are to submit copies of the agreements with their award packet or by the submission of their first-quarter SER. Subcontractors are still expected to adhere to the budget breakdown (see below); a full budget breakdown must be submitted.
- Grantees are expected to adhere to Georgia's State Travel Policy if requesting reimbursement for staff attending trainings or required conferences. Additional information can be found at https://sao.georgia.gov/state-travel-policy. All food and travel expenses should be included in the proposed budget.

- Please note, for both meal and travel reimbursement, grantees must submit with their SER a typed list or travel form for any expenses incurred as a result of serving program participants. The list of meal expenses should include: date, location, number of program participants during the scheduled session, cost (including attached receipts), and signature. The travel form at a minimum should include: name of person being reimbursed, date of travel, beginning/ending location, total mileage, and signature (See Appendix D). All travel expenses submitted for reimbursement should adhere to the respective county's travel policy in addition to the state travel policy.

Budget Breakdown

At a minimum, 70% of awarded funds must be used for direct, evidence-based program costs. No more than 30% of awarded grant funds can be used for non-direct services or administrative costs; this includes any programming not listed in this RFP. *The 70/30 split must be reflected in the Budget Narrative*.

Example 1

30% INDIRECT	Breakdown	Cost
Grants Coordinator	Part-time, $1 per hour x 1 hour per month x 12 months	$12
Rent	$1 per month x 12 months	$12
Insurance	$6 per year	$6
	Total/Percent	$30 (30%)
70% DIRECT	Breakdown	Cost
Facilitator for Evidence-Based Program	$1.35 per hour x 1 hour per week x 52 weeks	$70
	Total/Percent	$ 70 (70%)
	Total Award/Percent	$100

Example 2

30% INDIRECT	**Breakdown**	**Cost**
Grants Coordinator	Part-time, $1 per hour x 1 hour per month x 12 months	$12
Rent	$2 per month x 12 months	$24
Parenting Class	$2 per month x 6 months	$12
	Total Indirect/Percent	$48 (24%)
70% DIRECT	**Breakdown**	**Cost**
Facilitator for Evidence-Based Program	$2 per hour x 1 hour per week x 52 weeks	$104
Education Advocacy/ Math/Literacy Tutoring	$1 per hour x 1 hour per week x 52 weeks	$52
	Total Direct/Percent	$156 (76%)
	Total Award/Percent	$204

Direct Costs are defined as expenses accrued through direct services of the primary evidence-based programming, education services, and/or expenses related to needs assessments. The following is a brief list of common direct costs:

- Salary and benefits of individuals who provide direct service to youth (therapists, facilitators, etc.);
- Snacks or meals associated with programming;
- Travel to participants' homes;
- Vehicle maintenance and gas;
- Journals or program books for youth.

The following is a brief list of costs that will require preapproval to be considered as direct costs:

- Needs assessments;
- Trainings;
- Conferences;
- Travel (outside of direct service travel);
- Online platform;
- Equipment;
- Educational support services;
- Volunteers' compensation and/or service-related expenses;
- Copier (use of the copier for program materials);
- Cell phones for direct service employees requiring travel; or,
- Meeting expenses for outreach and awareness activities.

Indirect Costs are defined as expenses accrued that are not directly from the primary evidence-based programming; this includes any direct service interventions that are not listed on page 11 of this RFP. The following is a brief list of common indirect costs:

- Salary and benefits of supervisory and/or administrative staff who provide indirect services to program youth (e.g. grants manager, finance director, trainer, etc.);
- Bookkeeping costs;
- Rent and/or mortgage on administrative offices;
- Utilities on administrative offices;
- Office supplies for staff (e.g. pens, paper, ink, etc.);
- Insurance;
- Employee travel to grantee trainings;
- Printing, copier, postage;
- Meeting expenses;
- Background investigations; or,
- Wrap around services (tutoring, Botvin Lifeskills, parenting classes, etc.).

Allowable and Unallowable Costs

A list of allowable and unallowable costs is provided in the Budget Detail Worksheet.

- Items such as motivational tools, graduation gifts, and enrichment activities may be eligible for reimbursement. Please note, these expenses should be reflected in both the Budget Detail Worksheet and the budget narrative. These costs will be considered as part of the 70% allowed for direct costs, and these items should be listed in the "Supplies" category.

- These items must be available to all program participants. Applicants must submit a policy outlining the parameters related to issuing enrichments to program participants to be eligible for reimbursement. See Appendix B for the same policy. Please note, expenses submitted for the issuance of gift cards, gift certificates, gas cards, etc. will not be approved as allowable expenses as part of the grant.
- The maximum funding allowed for enrichments is not to exceed $25 per individual youth served. This $25 maximum is the allowance per youth, regardless of the number of programs in which the youth is enrolled or the number of times the youth participates in programming.

  E.g. Total program: $100,000
  Projected youth served: 30
  Motivational tools/enrichments budget: 30 X $25 = $750

  *All expenses must be detailed and approved in the grant budget prior to being listed in the SER and requested for reimbursement. Expenses are approved at the discretion of the CJCC.

  Please note, any motivational tools, graduation gifts, and/or rewards donated or purchased using outside funds are not subject to the 70/30 requirement.

- If you are implementing an evidence-based program that requires a meal for participants and their families, the cost should be reasonable and meal purchases should not exceed state travel policy. In your application budget, please break down the expectation for these costs.
- For those programs that do not require a meal as part of the evidence-based program, *light* snacks are still allowable, but the cost must be reasonable and the basis for arriving at that cost must be included in your budget. Please note, this expense should be reflected in your Budget and will be considered as part of the allowable, direct costs.
- Applicants must request preapproval for all expenses related to graduation ceremonies. All expenses must be detailed and approved in the grant budget. Expenses are approved at the discretion of the CJCC.
- The use of "flex funds" will require preapproval. All requests should include a detailed explanation as part of the Budget Narrative. Please note, all requests will be approved at the discretion of CJCC. If approved, the following will apply:
  - There must be judicial oversight. The presiding juvenile court judge must request the use of flex funds in each individual instance;
  - A note must be included in the youth's file notating the judicial approval of the flex fund spending specific to the youth's case; and,
  - A copy of the notation must be submitted to the CJCC along with your reimbursement request. The notation cannot be a "blanket" note but should instead be specific to each individual case.
- **Grant funds will not be allowed to be used for: out of state training, any part of a pay supplement (bonus, one-time payments, etc.,) for state or county paid employees, weapons, construction projects, financial and or programmatic audit costs, construction costs, and organized fundraising activities.**

1. *Program*
    a. State the selected evidence-based program.

In its commitment to ensure the most appropriate evidence-based interventions, Hall County seeks to offer Functional Family Therapy (FFT) and Multisystemic Therapy (MST) to eligible youth and families this fiscal year. The Hall County Juvenile Court will partner with Evidence-Based Associates to provide these programs as top-tier, evidence-based diversionary services for medium to high-risk youth who are at risk of commitment to the custody of DJJ.

FFT and MST interventions were chosen as they match the needs of the current at-risk population and have been effective in reducing delinquency in the state. Improved family functioning, flexible meeting times, and in-home sessions with both the evidence-based models have resulted in very high engagement rates. Given the clear evidence that certain programs, when implemented with strict fidelity, reduce recidivism and improve youth development and family functioning, it is a clear mandate of the Court's mission to continue to effectively provide these alternatives to detention and commitment practices.

2. *Statement of Need/Summary*
    a. Provide a clear and concise statement of need, including the following:
        i. At-risk population = **47,319**
        ii. New instances of secure detention (RYDC) = **162**
        iii. Cases resulting in commitment to DJJ = **23**
        iv. New instances of confinement in secure juvenile correctional facilities (YDC) = **2**
        v. Adjudicated Offenses = **223**
        vi. PDRA Scores = **128**

    b. Brief description of the activities requiring CJCC funds.

The Hall County Juvenile Court is requesting funds to serve 30 youth and families in the Functional Family Therapy (FFT) program and 25 youth in the Multisystemic Therapy (MST) program during the FY2027 grant year. FFT consists of five major components: engagement, motivation, relational assessment, behavior change and generalization. Each of these components has its own goals, focus and intervention strategies, and techniques that target problem behaviors such as delinquency, substance abuse and violence. It is a short-term treatment strategy that is built on a foundation of respect for individuals, families and cultures that includes effective treatment strategies that pave the way for motivating individuals and families to become more adaptive and successful in their functioning. Over thirty years of rigorous research nationally, including several randomized clinical trials that have been published in peer-reviewed journals, document the success of the FFT program with a wide array of youth and families.

FFT focuses on treating youth aged 11-18 with very serious problems such as conduct disorder, violent acting-out, and substance abuse. The FFT clinical model identifies specific treatment phases that organize the intervention in a coherent manner so that clinicians maintain focus in

the context of family and individual disruption. FFT belief is that the motivation of a family is to a great extent the responsibility of the therapist, not just the family. The intervention is home-based. The frequency of contact between the therapist and the family depends on the stage of treatment, with more frequent contacts in the beginning of the intervention. Techniques and strategies often include evidence-based cognitive-behavioral strategies for addressing family functioning and referral problems. Phase activities are focused on modeling and prompting positive behavior, providing directives and information, developing creative programs to change behavior, all while remaining sensitive to family member abilities and interpersonal needs.

The FFT clinician serves between 8-12 youth and families at one time. Interventions range from 15-20 1-hour, intensive therapy sessions for mild cases to up to 30 sessions for more difficult families. Treatment duration is approximately 1-3 sessions per week for 3-4 months and scheduled when convenient for families. During the pandemic, telehealth has been utilized and, although the average duration of sessions decreased, frequency of sessions increased.

In addition, the juvenile court is requesting funds to serve 25 youth and families in the Multisystemic Therapy (MST) program. The well-established MST model has been evaluated in multiple sites serving diverse populations. MST will provide a more intensive service over a longer course of treatment serving the highest risk youth of Hall County.

MST helps troubled youth and their families to overcome delinquency, substance abuse and violence by increasing family engagement, reducing negative peer association, increasing prosocial activities, and leveraging the support of the community. A crucial aspect of MST is its emphasis on promoting behavior change in the youth's natural environment. Identified problems throughout the family are explicitly targeted for change, and the strengths of each system are used to facilitate such change. It is a treatment strategy that is built on a foundation of respect for individuals, families and cultures that includes effective treatment strategies that pave the way for motivating individuals and families to become more adaptive and successful in their functioning.

At the family level, MST interventions aim to remove barriers to effective parenting (e.g., parental substance abuse, parental psychopathology, low social support, high stress, and marital conflict), to enhance parenting competencies, and to promote affection and communication among family members. Interventions might include introducing systematic monitoring, reward, and discipline systems; prompting parents to communicate effectively with each other about adolescent problems; problem solving day-to-day conflicts; and developing social support networks. At the peer level, interventions frequently are designed to decrease affiliation with delinquent and drug-using peers and to increase affiliation with prosocial peers. Interventions in the school domain may focus on establishing positive lines of communication between parents and teachers, parental monitoring of the adolescent's school performance, and restructuring after-school hours to support academic efforts. Individual level interventions generally involve using cognitive behavior therapy to modify the individual's social perspective-taking skills, belief system, or motivational system, and encouraging the adolescent to deal assertively with negative peer pressure.

3. *Target Population*
    a. Provide a detailed description of the clearly defined target population to be served in the grant period, include the following:
        i. Explain how and why the target population was selected, including any risk factors.

The target population as described above in part 2.a includes an at-risk population of 47,319 youth aged 14-18 years old. In accordance with the intent of the Juvenile Justice Incentive Grant Program, the Hall County Juvenile Court is choosing to prioritize the target population of youth determined to be medium to high-risk offenders as assessed using the Pre-Disposition Risk Assessment (PDRA). The demographics and referral behaviors of the youth served in the Functional Family Therapy and Multisystemic Therapy programs are likely to reflect similar demographics as youth in the County juvenile justice system. The majority of referrals to Hall County Juvenile Court are male and predominantly Caucasian; however, when looking at minority groups combined, which includes Black and Hispanic groups, that number slightly exceeds Caucasian referrals for PDRAs. Reducing reliance on residential placement for these priority populations is consistent with the Court's mission to safeguard both long-term public safety and youth development outcomes and provides a research-based low-cost, high benefit intervention for improving outcomes for Hall County youth.

        ii. County or counties to be served (please only apply for counties you are able to serve).

Youth and families will be served in Hall County.

        iii. State number of youth served and/or cohorts. This should be by program if an applicant plans to implement more than one program.

Hall County will partner with Evidence Based Associates and Grace Harbour, Inc to provide FFT to 30 youth and families and MST to 25 youth and families during this grant period.

        iv. List assessment instruments to be used for selected target population and how they will be used to screen youth. Applicants should include a detailed description of how the DJJ's DAI and PDRA will be utilized to ensure consistency and uniformity in decision-making. Please include any needs assessments conducted for participants.

In accordance with the intent of this CJCC funding opportunity, only those youth assessed as medium to high risk on the Pre-Disposition Risk Assessment (PDRA) tool, and their families will be eligible for referral to Multisystemic Therapy and Functional Family Therapy programs. Both interventions will serve male and female youth and families referred to the Hall County Juvenile Court scoring 2 or higher on the Pre-Disposition Assessment Instrument.

4. *Methods and Procedures*
    a. Fully describe the intake and referral process for a youth receiving services. This should go through all decision points (from charge to disposition and when a youth is referred into services).

Hall County will administer the Predisposition Risk Assessment Instrument (PDRA) on all youth referred to the Court for a delinquent/criminal offense. Only those youth scoring medium or higher on this validated risk assessment instrument will be considered for referral and enrollment in Functional Family Therapy or Multisystemic Therapy. Youth with more severe behaviors or need for more intensive services will be considered for MST first.

For eligible youth and families, a standardized referral form is completed for the identified program and submitted to the provider, Grace Harbour, for review and acceptance. If there are no concerns about case appropriateness, the MST or FFT therapist contacts the probation officer to inform him/her of the assignment and to discuss the needs and goals of probation. The first attempt to contact the family is made within 24 hours of receiving the referral, and the goal is to schedule the first session to occur within 72 hours. Grace Harbour conducts an initial risk assessment within the first 2 visits to the home to determine the need for an immediate safety plan.

If there is a concern with case appropriateness at the time the referral is received, the MST or FFT therapist and/or Supervisor will meet with the family to gather more information and complete the intake paperwork. If there is still a question or concern, a case staffing will occur within 24 hours with the assigned therapist, supervisor, program manager and model expert to determine next steps. The probation officer will be notified of the concern, and the team will work together to come to a resolution. Any decision regarding case appropriateness must be made within 7 days of opening a case. In the event the referral is deemed inappropriate, it will be returned to the probation office with full explanation.

    b. List the criteria to determine which individuals will be offered program services.

All youth receiving services from this grant must have a delinquent adjudication, score medium to high on the PDRA, and be appropriate for the selected evidence-based program. Hall County Juvenile Court is prioritizing the target population of youth who are determined to be eligible for commitment to DJJ custody due to a felony commitment or STP admission. Secondarily, the target group also includes all new youth who receive secure confinement as well as those placed in secure detention. Detained youth may receive these program services once they are released and returned home to a caregiver.

FFT focuses on treating families with youth aged 11-18 ranging from at-risk preadolescents to youth with very serious problems such as conduct disorder, violent acting-out, and substance abuse. Few youths are ineligible for FFT services other than primarily youth with severe mental or physical handicaps**.**

MST is appropriate for male and female youth aged 12-17 who demonstrate serious antisocial or problem behavior, including substance abuse, violence, and other criminal behaviors, and who are at risk of an out of home placement due to court involvement. The involvement of a parent/guardian is required for successful completion.

c. Describe, if any, any educational support identified for youth. This would include how the support service works within the program, how it addresses an identified gap, and how it positively affects youth outcomes. Please state if these services will be funded via the Juvenile Justice Incentive Grant.

The Britt Williams Tutoring Services, LLC, is co-owned and operated by Ms. Christy Williams. This program is located within the St. Paul UMC Church located at 404 Washinton St, which has over 3,500 sq. ft. of the building designated for tutoring services that can accommodate up to 25 youth and 6 tutors. Tutoring occurs twice a week on Mondays and Wednesdays for two-hour tutoring sessions. If a further need for additional tutoring arises, youth are required to attend additional days for tutoring but only on an as needed basis with the approval of the probation officer and the youth's parent. The Juvenile Probation Officers also meet weekly with the youth and parents to discuss the youth's tutoring and academic progress. Juvenile Court Britt Williams Tutoring, Hall County Public School officials, and the Gainesville Public School System continue to track all the academic performance data that results from the tutoring efforts.

In addition, Hall County Juvenile Court is requesting funds to refer youth ages 12-16 that receive MST and FFT services for education tutorial and enrichment services. By providing tutorial services to youth, we will focus and provide tutoring to meet the needs of all learning styles. The Tutorial Services Program will deliver services to youth that are Juvenile Justice Incentive Grant Program 2025 RFP - Hall County Submission 10 that are diverted from the Juvenile Justice System as a means of prevention. The Hall County Juvenile Court system staff have a good working relationship with the public-school board and staff and will communicate through meetings and emails about the program and its goals. Youth will be identified and referred by the juvenile court system personnel and public-school staff for the program. Each child will receive

academic support, follow up with teachers and a weekly progress report will be forwarded to the probation staff.

This program will provide a much-needed service with the support of trained facilitators and tutors. This program will address the specific needs of Hall County youth with the major goal of reducing the risk of their being involved in the juvenile justice system in the future. The program will have incentives and goals for the students to achieve to secure their commitment to attending and completing the program.

d. Describe, if any, mental health support identified for youth. This would include how the support service works within the program, how it addresses an identified gap, and how it positively affects youth outcomes. Please state if these services will be funded via the Juvenile Justice Incentive Grant.

e. Describe, if available, any other additional services youth served in the Juvenile Justice Incentive Grant receive if not already listed.

f. Please list any transportation services or assistance needed. If requesting funds to allocate for transportation services, grantees must include the vehicle cost (i.e. estimated rental cost) along with estimated cost of vehicle maintenance and projected cost for fuel as part of their budget.

g. State which entities (e.g., service providers, contractors, county staff), if identified, will provide program services.

Hall County will contract with Evidence Based Associates (EBA) for the role of Managing Entity, and EBA will sub-contract with Grace Harbour, Inc. to deliver FFT and MST services.

Please see **Attachment B** for the MOU.

h. Confirm if policies that ensure appropriate relationships between youth and adults, including any mandated reporting requirements are in place. If awarded, grantees will be expected to show said policy during the fiscal review.

EBA's Maintaining Appropriate Professional Relationships Policy provides guidance and expectations to EBA employees and contracted service provider agency employees regarding

appropriate and professional relationships between adults and clients. The primary responsibility of all persons involved with service delivery is to respect the dignity and promote the welfare of clients.

i. Describe the primary roles and responsibilities for each grant-funded position and explain the plan for orientation and training of grant-funded staff. Attached a job description for each grant-funded position under the "Budget Forms - Personnel" page.

5. *Goals, Objectives, and Evaluation*
    a. List the required program goals as outlined in the RFP. List any additional program goals in a clearly defined and measurable manner.

FFT and MST will be provided with the following goals:

1. Reduce felony commitments to DJJ and STP admissions in Hall County.
2. Increase the use of evidence-based practices in Georgia's juvenile justice system by initiating community-based juvenile justice programs.
3. Reduce the recidivism rate of youth involved with Georgia's juvenile justice system.
4. Reduce the annual secure detention rate of Hall County.
5. Reduce the annual secure confinement rate of Hall County.
6. Demonstrate a cost-savings to Georgia citizens through provision of research-informed services to youth in the juvenile justice system.

Additionally, FFT program goals include increasing family engagement, reducing negative peer association, increasing prosocial activities, and leveraging the support of the community. MST interventions aim to remove barriers to effective parenting (e.g., parental substance abuse, parental psychopathology, low social support, high stress, and marital conflict), to enhance parenting competencies, and to promote affection and communication among family members.

b. List the required program objectives as outlined in the RFP. List any additional program objectives in a clearly defined and measurable manner.

Required Performance Objectives for youth receiving FFT and MST include the following:

1. The DAI and PDRA will be used on all youth considered for grant funding with all scores reported in JTS or the Juvenile Data Exchange (JDEX).
2. All participants will score medium to high on the PDRA.
3. At least 75% of participants will complete program requirements.
4. At least 55% of youth completing services will not re-offend as calculated using this recidivism definition below: A new charge (within three years of the initial post-adjudication community placement) which results in a juvenile court delinquency adjudication OR adult criminal court conviction.

5. Each project will report cost-savings per youth by calculating average cost to provide targeted intervention subtracted from average cost to detain youth.

    c. Explain fully how all stated goals and objectives will be reached and evaluated.

Hall County Juvenile Court will continue to collaborate with Evidence Based Associates in ensuring the stated goals and objectives of the Juvenile Justice Incentive Grant Program are met and exceeded. EBA will utilize two of its proprietary management systems: EBAnalytics™ and EBAccountability™. The EBAccountability™ system complements the analytics system by providing the Court with a structured, field proven project management system, including evaluation tools, template, and procedures for actually using collected data to develop improvement plans to address poor performance and stakeholder concerns. EBA regularly provides information from this system to:

- Conduct a comprehensive evaluation of treatment and case outcomes on an agency, team and therapist level; and
- Develop written improvement plans for all agencies to address areas of concern

    d. Explain how you currently collect data on youth served.

EBAnalytics™ is a system of web-based dashboards, data and information management systems and performance applications that support collection, analysis and sharing of case model adherence, clinical and public safety measures. By having this system in place, EBA, Grace Harbour, Inc and the County Juvenile Court will be able to:

- Identify program strengths and weaknesses to make data-driven decisions on how to improve policies, practices and systems that promote improved treatment outcomes,
- Monitor referral, utilization, treatment time, model fidelity and case outcomes in real time and troubleshoot and remediate any identified weaknesses, and
- Enable EBA to be held accountable to the County Juvenile Court to maintain full transparency through regular sharing of data and outcomes with all key stakeholders.

6. *Sustainability*
    a. List the community partners and their description and contribution, if any, to the proposed program.

The Hall County Juvenile Court has a multitude of community partners that support this program and other programs that are implemented to reduce youth recidivism in Hall County. The following community partners have provided support on various levels: Department of Juvenile Justice, Avita Community Partners, Hall County Public Defender's Office, Hall County District Attorney's Office, Hall County Family Connection, Hall County School System, Centerpoint Counseling, Impact Counseling, Gainesville City School System, Center for Hope and Healing, Grace Harbour, Inc., and Evidence Based Associates (EBA).

For the past two decades, EBA has been actively helping states and other public systems on these transformational activities – namely, to identify, adopt, and implement high-quality (i.e.,

Well-Supported) EBPs for children, youth, young adults, and families at highest risk of serious system consequences such as child removal or incarceration (i.e., in the juvenile or criminal justice systems). Utilizing its scientifically grounded implementation support tools and resources, EBA guides states and large systems through stages of exploration, preparation, implementation, and sustainability that address barriers to achieving optimal program quality, clinical and programmatic fidelity, and positive outcomes. By focusing exclusively on implementation support (i.e., not engaging simultaneously in the delivery of clinical services), EBA is able to focus on the key systemic factors that drive successful and high-fidelity EBP implementation.

EBA and Grace Harbour are currently serving youth and families in Hall County and throughout Georgia. Together, along with Chris 180, these agencies are prepared to start services immediately upon contract award.

b. Describe the specific activities that will take place during this upcoming grant period to ensure sustainability, including any barriers for the program and how the organization intends to address said issues.

Hall County Juvenile Court staff work with countywide community providers to ensure program sustainability. Efforts to sustain the initiative will be largely driven by the collaboration between the Hall County Juvenile Court and local community providers that are capable partners in providing adjunct services to MST and FFT, including mental health, substance abuse, life skills, educational, vocational, and mentoring needs of the youth and family members. Hall County and the Juvenile Court will continue to ensure MST and FFT provide an overall net benefit to the citizens of Hall County by illustrating an overall reduction in the costs of confinement through reduced criminal activity and at a greatly reduced cost to taxpayers.

Additionally, the Court has undertaken a vigorous community awareness effort engaging key stakeholders. As a result, there has been an enhanced understanding among local support systems of the value of evidence-based programming for youth and families coming to the attention of the Hall County Juvenile Court and of the value of sustaining efforts that produce positive outcomes.

Monthly staffing with the evidence-based program provider, use of the Detention Assessment Instrument, Pre-Dispositional Risk Assessment, submission of a Monthly Data report to The Carl Vinson Institute of Government, and Recidivism Reports have all supported the provision of evidence-based services in Hall County.

Lastly, as part of their service as Managing Entity, EBA includes an MST Hiring Manual and dedicated Human Resources staff to support the provider agency with solicitation, screening, interviewing, and selection of MST therapists whenever there is a need (e.g. in response to turnover or program growth). This additional support is critical for ensuring ongoing sustainability of these services and limits any gaps in service or the need for waitlists due to understaffing.

A project timeline is presented as **Attachment A** which highlights specific activities throughout the grant period that supports program success and sustainability, to include ongoing case review and supervision, booster training, fidelity monitoring, and support from EBA and model experts.

c. List the current juvenile related funding sources (state, federal, and/or private) and amount of funding for your organization.

d. Identify potential state, federal, and/or private funding streams for program support.

The Hall County Juvenile Court continues to research all funding opportunities. Support from the Criminal Justice Coordinating Council will be utilized if and when such funds become available. For FY2027, Hall County is requesting a total of $532,845.05, an increase from the amount awarded by CJCC for FY2026. Federal grant opportunities will be diligently monitored by court direction.

There are multiple other potential funding streams that will continue to be explored by Hall County staff. Notably, many of the youth and families to be served in this program are also likely to be 'cross-over youth' involved with other public systems such as child welfare (Department of Families and Children) as well as the Juvenile Court.

7. *Previous Accomplishments*
    a. Provide a detailed description of any previously successful interventions or grant funding received for similar programs. Applicants who received an Incentive Grant in previous years should include their accomplishments from this program. Applicants must include a detailed summary of activities:
        i. FY26 projected youth served compared to the final number/percent of youth served to date.

As of Feb 2026, total youth served in the FFT program is 21, with an expected prorated utilization of 31 youth, or 126% of target. For MST through Feb 2026, total youth served is 16, with an expected prorated utilization of 24 youth, or 120% of target.

ii. Supporting data to demonstrate whether or not the project objectives and goals were met.

Since the inception of the grant in FY2016 through last fiscal year (FY2024), the successful discharge rate for families being served via the funding provided by the incentive grant has averaged 87% for Hall County families receiving FFT and MST services, which is higher than the

state average of 78%. The current (FY 2025-2026) rates of successful discharge for Hall County families stand at 100% for both FFT and MST, both exceeding the target set by the grant.

Please refer to the scorecard attached in **Exhibit A** for additional outcomes seen among Hall County youth and families. Note that the utilization, successful discharge percentage, short-term recidivism rate, and number of commitments all exceeded targets for the time period shown.

b. If problems were encountered in previous grants or objectives were not fully achieved, please provide a full description detailing both the issues and corrective action(s) taken.

Grace Harbour again struggled with staff turnover this year. The MST supervisor and therapists resigned this grant year. Grace Harbour is also having challenges hiring a bilingual therapist.

Correction Plan:

Grace Harbour and EBA will continue to widely advertise the MST positions available in Hall County via website, social media platforms, career fairs, and community outreach efforts. Grace Harbour will offer a greater salary differential than previous years for a bilingual therapist. In addition, Grace Harbour has approval to use translators who will be available for sessions.

Lastly, EBA has procured Chris 180 as a secondary provider of MST to supplement the team of therapists available to provide this service to youth in Hall County.

CJCC Budget Detail Worksheet

Agency Name:	Hall County
Project Name:	FY27 FFT & MST Services for JJIP

Purpose: This Budget Detail Worksheet is used to verify all Subgrant Expenditure Requests (SERs) and to determine whether costs are allowable, reasonable and justified. Please fill it out completely with the Subgrant Adjustment Request (SAR) #1 in your award packet and for each subsequent SAR that requires a budget change. All required information must be present in the budget narrative, regardless of format.

NOTE - If you need extra lines in the spreadsheet under one of the categories: 1) Highlight an entire row or block of lines within the same category 2) Keeping your mouse over the highlighted row or block, right click and select the copy option by left clicking 3) Next, right click with your mouse again on the highlighted row or block and chose the option "insert copied cells" by left clicking If you selected only a block and not the entire row, a new tile will open up and select the option "Shift cells down" and click OK. Use of this technique will ensure that you don't change the formulas inserted in the spreadsheet.

A (1). Personnel-- List each position by title and name of employee, if available. In order to calculate the budget enter the annual salary and the percentage of time to be devoted to the program. Compensation of employees engaged in program activities must be consistent with that for similar work within the applicant agency.

Title	First and Last name	Salary Rate	% Time to Project	Select Pay Period Frequency	Cost
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00

Title	First and Last name	Hourly wage	Hours per week on project	Weeks worked annually	Select Pay Period Frequency	Cost
						$0.00
						$0.00
						$0.00
						$0.00
						$0.00
						$0.00
						$0.00
				PERSONNEL TOTAL		$0

A (2). Fringe-- Amounts should be based on actual costs or a formula for personnel listed above, utilizing the percentage of time devoted to the program. Fringe benefits on overtime hours are limited to FICA, Worker's Compensation and State Unemployment Compensation. Costs included within this category are: FICA (employer's portion of Social Security and Medicare taxes), employer's portion of retirement, employer's portion of insurance (health, life, dental, etc.), employer's portion of Worker's Compensation and State Unemployment Compensation.

Title	First and Last name	Total annual salary or wages	Select fringe type	Enter rate of each fringe benefit as a pecentage of	% Time to Project	Cost
						$0.00
						$0.00
						$0.00
						$0.00
						$0.00
						$0.00
						$0.00
						$0.00
					FRINGE TOTAL	$0.00

PERSONNEL GRAND TOTAL	$0.00

B. Travel-- Funds must be budgeted in compliance with State of Georgia Statewide Travel Regulations. Itemize travel expenses of program personnel by category (e.g. mileage, meals, lodging, incidentals, and airfare) and purpose (e.g. training, field interviews, and advisory group meetings) and identify the location, if known. For training programs, list travel and meals for participants separately. Show the budget calculation (e.g. six people attending three-day training at $X airfare, $X lodging, $X meals/ incidentals). **If selecting "airfare" enter 1 in the nights/days field and use the round-trip costs.** Please note that the maximum reimbursement rate is $0.565 per mile, but if your agency's reimbursement rate is lower you must use that rate instead.

Trainings and Conferences ***All trainings and conferences must be pre-approved by submitting an agenda to your Grant Specialist.*

Purpose of Travel	Staff member	Item	Cost	# Individuals	# Nights/Days	# Trips	Cost
							$0.00
							$0.00
							$0.00
							$0.00
							$0.00
							$0.00
							$0.00
							$0.00
							$0.00
							$0.00

							$0.00
							$0.00

Mileage

Purpose of Travel	Staff member	Location or Coverage Area	Cost per mile	Miles per grant year	Total Cost
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
			TRAVEL TOTAL		**$0.00**

C. Equipment-- List non-expendable items to be purchased. Applicants should analyze the benefit of purchased versus leased equipment, especially high cost and electronic or digital items. Explain how the equipment is necessary for the success of the program. Show the budget calculation. Attach a narrative describing the procurement method to be used. Please note that all items must be at least $5,000 per unit to be considered equipment. Otherwise please list items in "Supplies."

Equipment Item	Cost per Unit	# Items	Vendor	Cost
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
			EQUIPMENT TOTAL	**$0.00**

D. Supplies-- List items by type (e.g. office supplies, postage, copier usage, training supplies, publications, audio/video (batteries, film, CD/DVD's, etc.), office furniture, computer software, educational/therapeutic supplies, uniforms, weapons (law enforcement and prosecution units only). Show budget calculation. For example, where an item is office supplies, enter $100 for cost per unit; "month" for define unit; 12 for # units, and Office Palooza for Vendor. Leave "define unit" blank if not applicable.

Item	Cost per unit	# Units	Vendor	Cost
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
				$0.00
			SUPPLY TOTAL	**$0.00**

E. Printing-- List items by type (e.g. letterhead/envelopes, business cards, training materials). Show budget calculation. For example, where an item is business cards, enter $15 for cost per unit; "box" for define unit; 2 for # units, and Print Mania for Vendor. Leave "define unit" blank if it is not applicable.

Item	Cost per unit	# Units	Vendor	Cost
				$0.00
				$0.00
				$0.00
				$0.00
			PRINTING TOTAL	**$0.00**

F. (1) Other Costs-- List items by type (e.g. real property lease, repairs/maintenance, utilities, copier rental/lease, postage meter, insurance & bonding, dues & subscriptions, advertising, registration fees, film processing, notary services, public relations, communication services - indicate if DOAS is provider). Show budget calculation. For example, provide the office space square footage and the lease rate or provide the monthly lease amount and the number of months leased. For unit enter time period as applicable (i.e., "month" for utility costs) or leave blank for items such as registration that require a one-time fee.

Item	Cost per unit	# of Units	% Charged to Grant	Vendor	Cost
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				F. (1) Subtotal	**$0.00**

F. (2) Consultant Fee: Enter the name, if known, and service to be provided. Show the budget calculation; for example, the hourly or daily rate (8 hours) multiplied by the estimated number of units (eg., 1 hour of therapy).

Name of Consultant	Service Provided	Cost per unit	Define Unit of Service	# Units	Cost
Evidence-Based Associates	FFT Implementation Support	$6,388.11	Youth	30.00	$191,643.30
Evidence-Based Associates	MST Implmentation Support	$13,648.07	Youth	25.00	$341,201.75
Britt Williams Tutoring	Tutoring services	$55.00	Youth	454.54	$24,999.95
					$0.00
					$0.00
					$0.00
					$0.00
			F. (2)Subtotal		**$557,845.00**

F. (3) Contracts: Provide a description of the product or service to be procured by contract and a cost estimate. Applicants are strongly encouraged to use a competitive procurement process in awarding contracts. A separate justification must be provided for sole source contracts in excess of $100,000.

Name of Consultant	Service Provided	Cost per unit	Define Unit of Service	# Units	Cost
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
			F. (2)Subtotal		**$0.00**

F. OTHER TOTAL	**$557,845**

Budget Summary--When you have completed this budget worksheet, the totals for each category will transfer to the spaces below. The total costs and total project costs will be computed via Excel formula. Indicate the amount of grant funds requested and the amount of non-grant funds that will support the project.

Budget Category	Amount
A. Personnel and Fringe	$0
B. Travel	$0
C. Equipment	$0
D. Supplies	$0
E. Printing	$0
F. Other	$557,845
TOTAL PROJECT COSTS	$557,845

Budget Narrative:

Total request for FY 2026-2027: $532,845.05.

Hall County will continue its contractual relationship with Evidence Based Associates to serve as managing entity for providing Multisystemic Therapy (MST) to 25 youth and families at a case rate of $13,648.07/youth and family, at a total cost of $341,201.75.

Hall County will continue its contractual relationship with Evidence Based Associates to serve as managing entity for providing Functional Family Therapy (FFT) to 30 youth and families at a case rate of $6,388.11/youth and family, at a total cost of $191,643.30.

This request for subcontracted services in FY2027 includes no increase from last fiscal year despite rising costs associated with fringe benefits, mileage, and training costs.

70/30 Budget Breakdown

EBA intends to sub-contract with Grace Harbour, Inc. and Chris 180 as direct service providers of MST and will sub-contract with Grace Harbour, Inc. as service provider of FFT in Hall County.

Below is the case rate breakdown for Multisystemic Therapy:

EBA MST Case Rate Breakdown		
	Case Rate	%
County	$13,648.07	
Subcontracted Provider	$9,826.61	72%
MST Training	$682.40	5%
MST Quality Assurance	$818.88	6%
Project Management	$818.88	6%
Travel	$818.88	6%
Project Admin	$682.42	5%
Total	**$13,648.07**	**100%**

Service Provider MST - Hall County		
	Case Rate	%
Case Rate	$9,826.61	
Direct Services	$7,075.16	72%
Admin & Related Expenses	$687.86	7%
Therapist Travel (Mileage Reimburse)	$2.063.59	21%
Total	**$9,826.61**	**100%**

Below is the case rate breakdown for FFT:

EBA FFT Case Rate Breakdown		
	Case Rate	%
County	**$6,388.11**	
Subcontracted Provider Agency (Grace Harbour)	$4,599.44	72%
FFT Training and Licensing	$447.17	7%
FFT Quality Assurance	$447.17	7%
Project Management	$447.17	7%
Travel	$191.64	3%
Project Administrative	$255.52	4%
Total	**$6,388.11**	**100%**

Grace Harbour FFT- Hall County		
	Case Rate	%
Case Rate	$4,599.44	
Direct Clinical Services	$3 311.60	72%
Admin & Related Expenses	$367.95	8%
Therapist Travel (Mileage Reimburse)	$919.89	20%
Total	$4,599.44	**100%**

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 264/2026

SUBJECT: **5831 Hilltop Drive | Amend Conditions of Zoning |** on a 3.86± acre tract located on the west side of Hilltop Drive approximately 334 feet north of its intersection with Atlanta Highway | Zoned I-1; Tax Parcel 08133 003006 **| Proposed use: Uses permitted in I-1 |** Commission District 1 **| Doug McDaniel, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: KA

Recommendation:
Applicant requests withdrawal of their application.

Purpose of Request:
5831 Hilltop Drive | Amend Conditions of Zoning | on a 3.86± acre tract located on the west side of Hilltop Drive approximately 334 feet north of its intersection with Atlanta Highway | Zoned I-1; Tax Parcel 08133 003006 | **Proposed use: Uses permitted in I-1 |** Commission District 1 | **Doug McDaniel, 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
Withdrawal Form
Application
Narrative
Staff Memo
Site Plan
Plat
Maps
Site Photos
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

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 G. 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, Planning & Zoning Director

Date: May 6, 2026

Subject: **5831 Hilltop Drive | Special Use |** to amend conditions of zoning) **|** on a 3.86± acre tract located on the west side of Hilltop Drive approximately 334 feet north of its intersection with Atlanta Highway | Zoned I-1; Tax Parcel 08133 003006 **| Proposed use: Uses permitted in I-1 |** Commission District 1 **| Doug McDaniel, applicant**

Dear Commissioners,

The applicant has requested to withdraw this application.

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: P.O. BOX 1435, GAINESVILLE, GA 30503
T 770.531.6809 | F 770.531.6902

HALL COUNTY

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Doug McDaniel
5831 Hilltop Drive
Flowery Branch GA 30542
Phone [redacted]
Email Address doug@cookiestore.com

Property Owner (Name & Mailing Address)

Douglas Porter McDaniel
5831 Hilltop Drive
Flowery Branch GA 30542
Phone [redacted]
Email Address doug@cookiestore.com

Proposed Use Amend The Conditions

Contact Person (Name & Mailing Address)

Doug McDaniel
5831 Hilltop Drive
Flowery Branch GA 30542
Phone [redacted]
Email Address doug@cookiestore.com

Status of Applicant
-] Owner
-] Option to Purchase
-] Area Resident
-] Other

Requested Action
Type of Request: ☐ SU ☐ CUP
Fee:$ _____
Receipt #: _____
Check #: _____

Zoning: _____
Acreage +/- 3.86 Acres

Tax Parcel Number 08133-000006
Location Address 5831 Hilltop Drive Flowery Branch GA 30542

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

Print Doug McDaniel Date: 3/26/2026
Sign [signature] Date: 3/26/2026

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. DOUGLAS P. MCDANIEL
Sign [signature] Date: 5-5-26

Staff Use Only

Application Date: _____ Taken by: _____

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

County Commission District: _____

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

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

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Doug McDaniel
5831 Hilltop Drive
Flowery Branch, GA 30542

Phone [redacted]

Email Address doug@corbelstone.com

Property Owner (Name & Mailing Address)

Doug/Iris Porter McDaniel
5831 Hilltop Drive
Flowery Branch, GA 30542

Phone [redacted]

Email Address doug@corbelstone.com

Proposed Use Amend The Conditions

Contact Person (Name & Mailing Address)

Doug McDaniel
5831 Hilltop Drive
Flowery Branch, GA 30542

Phone [redacted]

Email Address doug@corbelstone.com

Status of Applicant

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action

Type of Request: ☐ SU ☐ CUP

Fee:$_____

Receipt #: _____

Zoning: _____ Check #: _____

Tax Parcel Number 08133-003006 Acreage +/- 3.86 Acres

Location Address 5831 Hilltop Drive Flowery Branch, GA. 30542

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

Print Doug McDaniel Date: 3/26/2026

Sign _____ Date: 3/26/2026

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

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

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

County Commission District: _____

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

HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3-16-2026

Applicant's/Owner's Name (Printed): Doug McDaniel

Updated Narrative Dated April 17, 2026
Project Description:
5831 Hilltop Drive, Flowery Branch, GA 30542

This property is currently licensed as Corbelstone, Inc., a concrete cast stone business. The owner acquired the property from George and Daphne Faulkner on April 1, 2004 (Deed Book/Page: 4941305-6; Plat Book/Page: 110/155). The tax parcel is: 08133 003006.

At the Hall County Board of Commissioners meeting held on June 24, 1999, applicants Daryl and Rose Oldenkamp requested rezoning of the property from R-1 to I-1. The request was approved by a 4–1 vote, subject to the following conditions:

1. The applicant shall improve Hilltop Drive and establish a buffer along adjacent residential properties.
2. Improvements to Hilltop Drive shall be determined by the County Traffic Engineer.
3. Buffers along residential properties shall be determined by the planning department staff.

Regarding Condition #1, natural tree and woodland growth over the past twenty-seven years has effectively satisfied the buffering requirement.

In regards to Condition #2, the applicant, Doug McDaniel, respectfully requests an amendment for clarification, as the current language is vague and would benefit from greater specificity. The existing Hilltop Drive roadbed is narrow in width ranging from 12’ to 15’ with tight neighboring property boundaries. Due to these property constraints, the applicant cannot meet the county’s 20’ standards and requests an amendment to the conditions for this non-county-maintained road to remain as is. Throughout the years of ownership, the applicant has applied asphalt to the road, which is traversable and meets fire and safety requirements. Hall County Fire Department inspects the property annually and provides a favorable report. In addition to the applicant’s industrial property, two existing residential properties access Hilltop Drive daily without any challenges. For the record, the applicant’s health is in decline and forced him to close his business effective March 28, 2025.

The property is located approximately 300 feet north of its intersection with U.S. 23/Atlanta Highway, on the west side of Hilltop Drive, a non-county-maintained road. The site is secluded, served by all utilities (Georgia Power, Gainesville Water, Scana Gas, and AT&T for internet service), and operates on a septic system. One single-family residence also accesses Hilltop Drive near U.S. 23/Atlanta Highway.

The ±3.86-acre property includes the following improvements:

- ±1,450 SF office building
- ±6,000 SF warehouse building
- ±2,100 SF warehouse building
- ±760 SF maintenance/mechanical building

The current zoning is I-1.

The prospective purchaser, JM Marble and Granite (Alejandro and Melissa Gomez), intends to continue similar stonework business operations. The only proposed property improvement is the installation of a water filtration and reclamation system to support their operations.

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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

Hall County Government
PLANNING AND ZONING

MEMORANDUM

Date: April 10, 2026

To: Doug McDaniel, Property Owner
David Williams, Deaton Ridge Properties LLC

From: Katie Ahmed, Planning & Zoning Director

CC: John Gentry, Assistant County Administrator
Jorge Gomez, Director of Public Works & Utilities

RE: 5831 Hilltop Drive – Interpretation of Conditions

The purpose of this Memorandum is to clarify the conditions of approval associated with the June 24, 1999, rezoning of 5831 Hilltop Drive, which expanded the Light Industrial zoning designation from 1 acre, approved in 1971, to approximately 3.86 acres to allow a wholesale printing business.

Business License records indicate that a concrete manufacturing/cast stone operation has been active on the site since 2002.

The property changed ownership after the rezoning, and the original conditions were never fulfilled. With the site now listed for sale, clarification is needed to ensure that any new business seeking to occupy the property understands the applicable standards and outstanding requirements tied to the rezoning.

Applicable Conditions:

Condition 1: The applicant shall improve Hilltop Drive and establish a buffer along the residential properties.

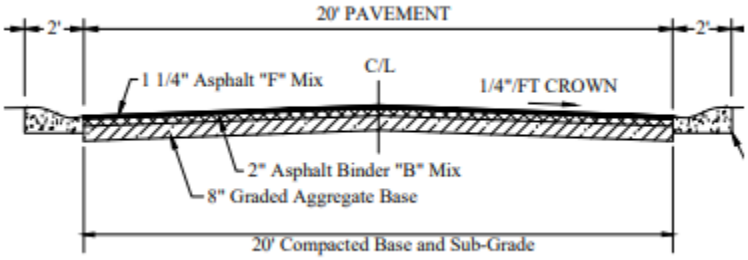
- See interpretations in Conditions 2 and 3 below.

Condition 2: The improvements to Hilltop Drive shall be determined by the County Traffic Engineer.

- Determination of the required improvements shall be made by the Director of Public Works and Utilities.
- Hilltop Drive is a non-County maintained right-of-way with a width of 30 feet. This width has remained unchanged since the establishment of the Light Industrial zoning in 1971 and the subsequent expansion in 1999. As a result, improvements are limited to the existing 30-foot right-of-way width.
- Although this right-of-way width does not meet current standards, requiring full compliance would be impractical and likely unenforceable due to the significant impacts widening would have on adjacent

properties and the property owner's/applicant's lack of condemnation authority.

- Within the 30-foot right-of-way, the following improvement standard is considered acceptable:
  - 20 feet of pavement, constructed per the typical section below
  - L Back or rolled curb may be used
  - Shoulders must be graded to tie into existing grades within or at the right-of-way line.
  - Coordination with Georgia Department of Transportation at Hilltop Drive's intersection with Atlanta Highway (SR 13).

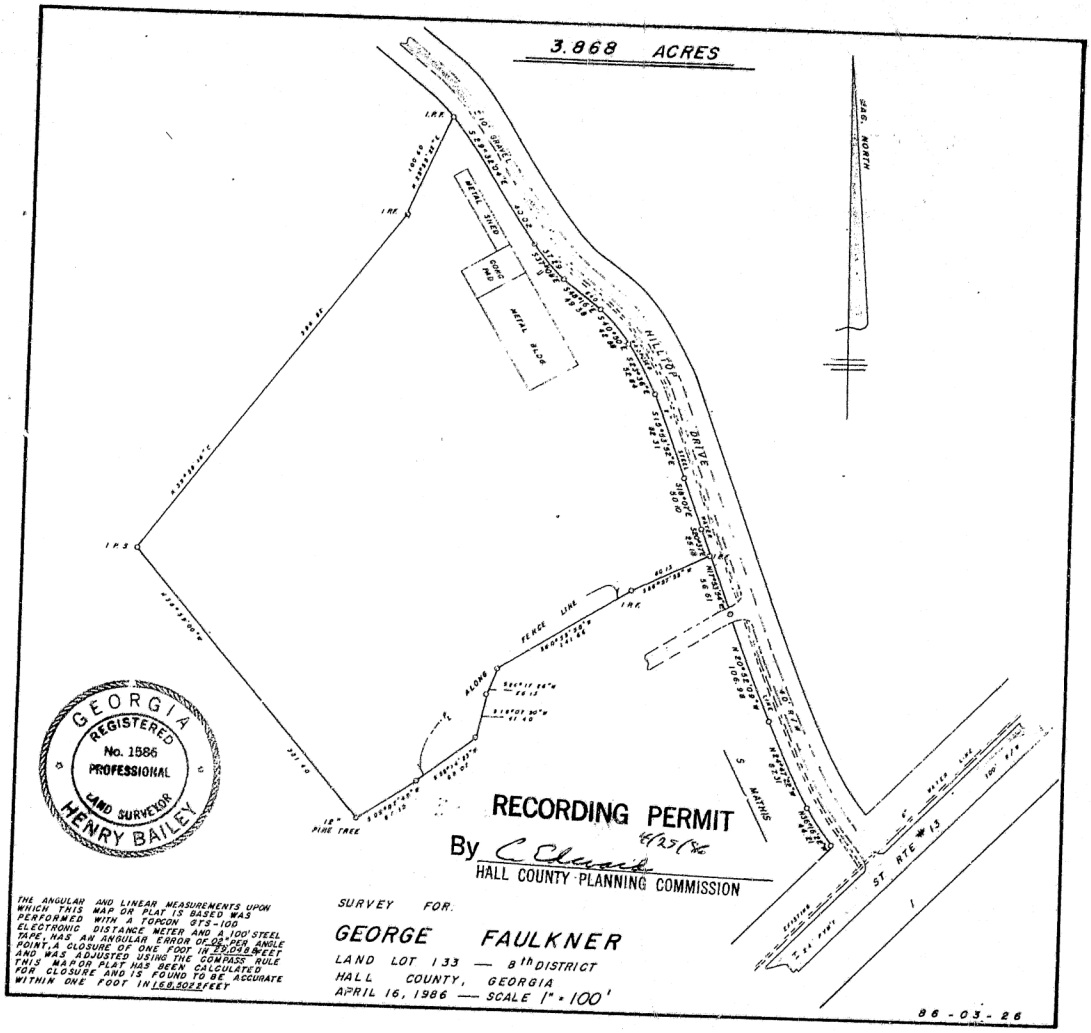


Condition 3: The buffers along the residential property shall be determined by the planning department staff.

- Where Industrial Uses with outdoor activity abut a residential district or use, a minimum 50-foot undisturbed vegetated buffer is required (UDC Sections 8.2.3 and 8.2.4).
- This buffer is required along the north, west, and south property lines where the site abuts residentially zoned parcels.
- In any location where the buffer is deficient, the full 50-foot width shall be restored and supplemented with plantings in accordance with County standards.

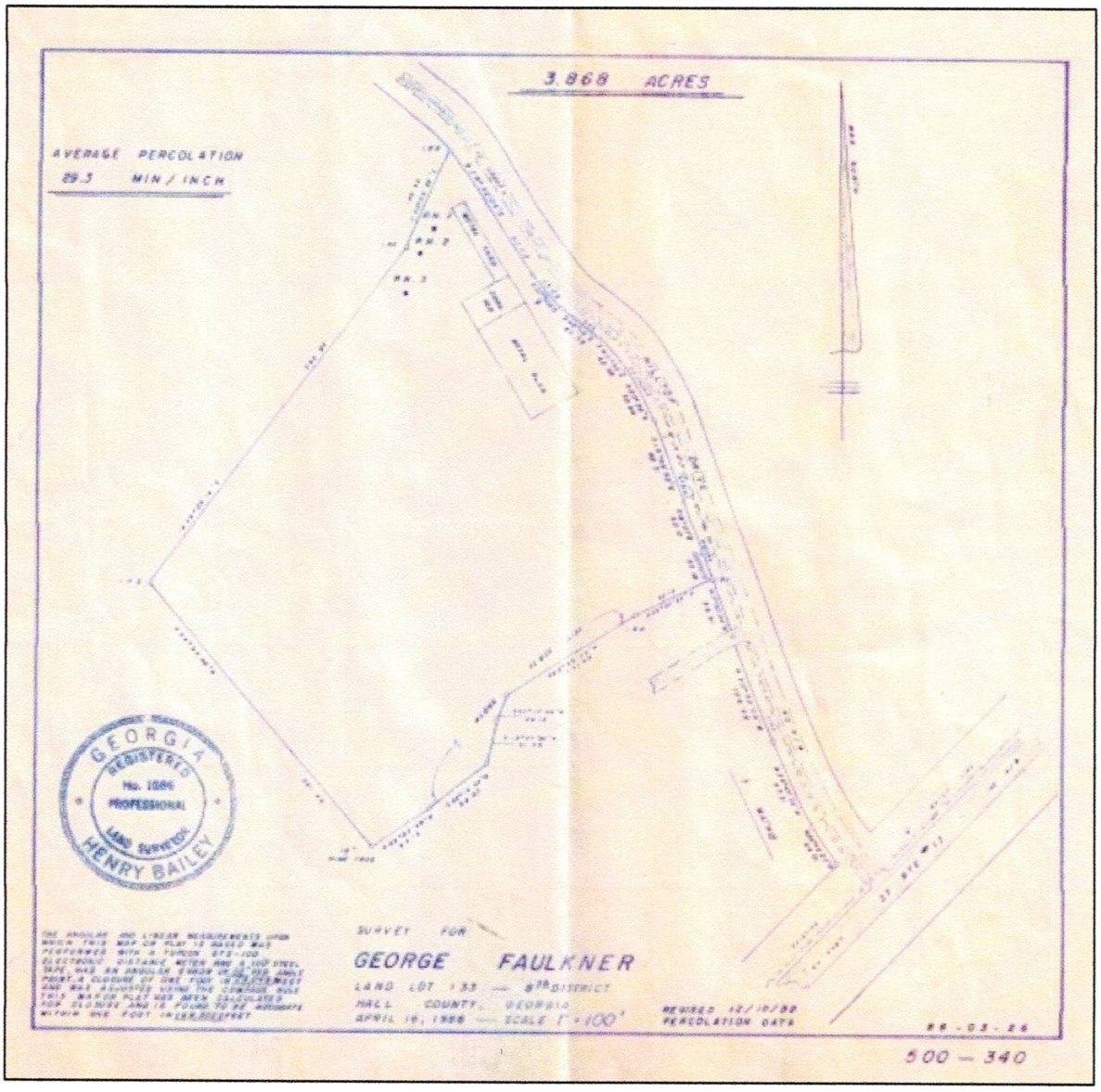
No site improvements or new business license may be approved until these conditions are either fully satisfied or formally amended through an application approved by the Board of Commissioners. Compliance will require engineered road improvement plans submitted as part of a Land Disturbance Permit to the Hall County Public Works Department to include professionally prepared landscape plans.

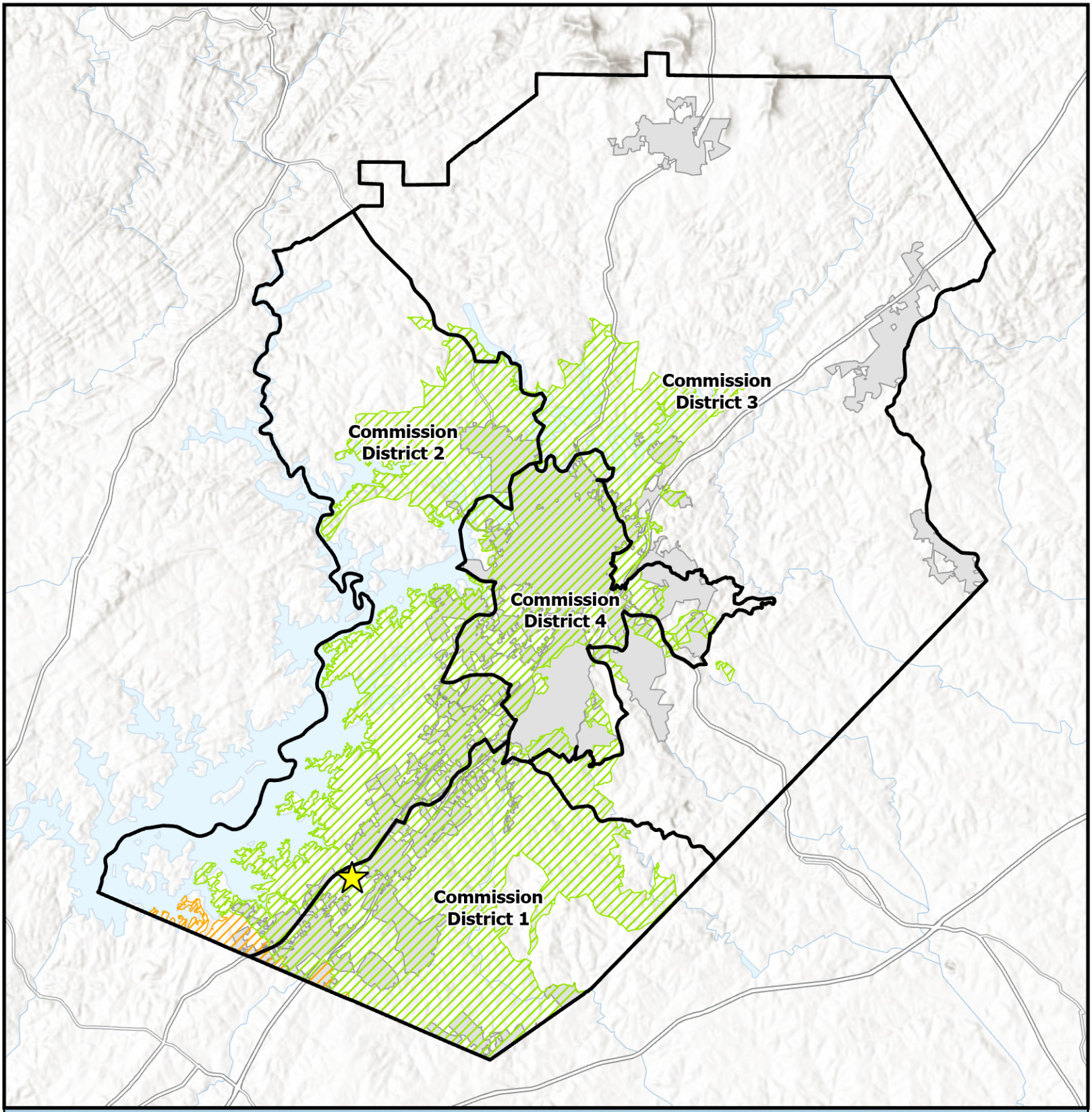




500 — 340

Recorded April 29, 1986 Dwight S. Wood, Clerk


3.868 ACRES
AVERAGE PERCOLATION
29.3 MIN / INCH
GEORGIA
REGISTERED
No. 1886
PROFESSIONAL
LAND SURVEYOR
HENRY BAILEY
SURVEY FOR
GEORGE FAULKNER
LAND LOT 133 — 8TH DISTRICT
HALL COUNTY, GEORGIA
APRIL 19, 1988 — SCALE 1" = 100'
REVISED 12/10/88
PERCOLATION DATA
88-03-26
500 — 340



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Doug McDaniel
Tax Parcel #: 08133 003006
Location: 5831 Hilltop Drive
Commission District: 1

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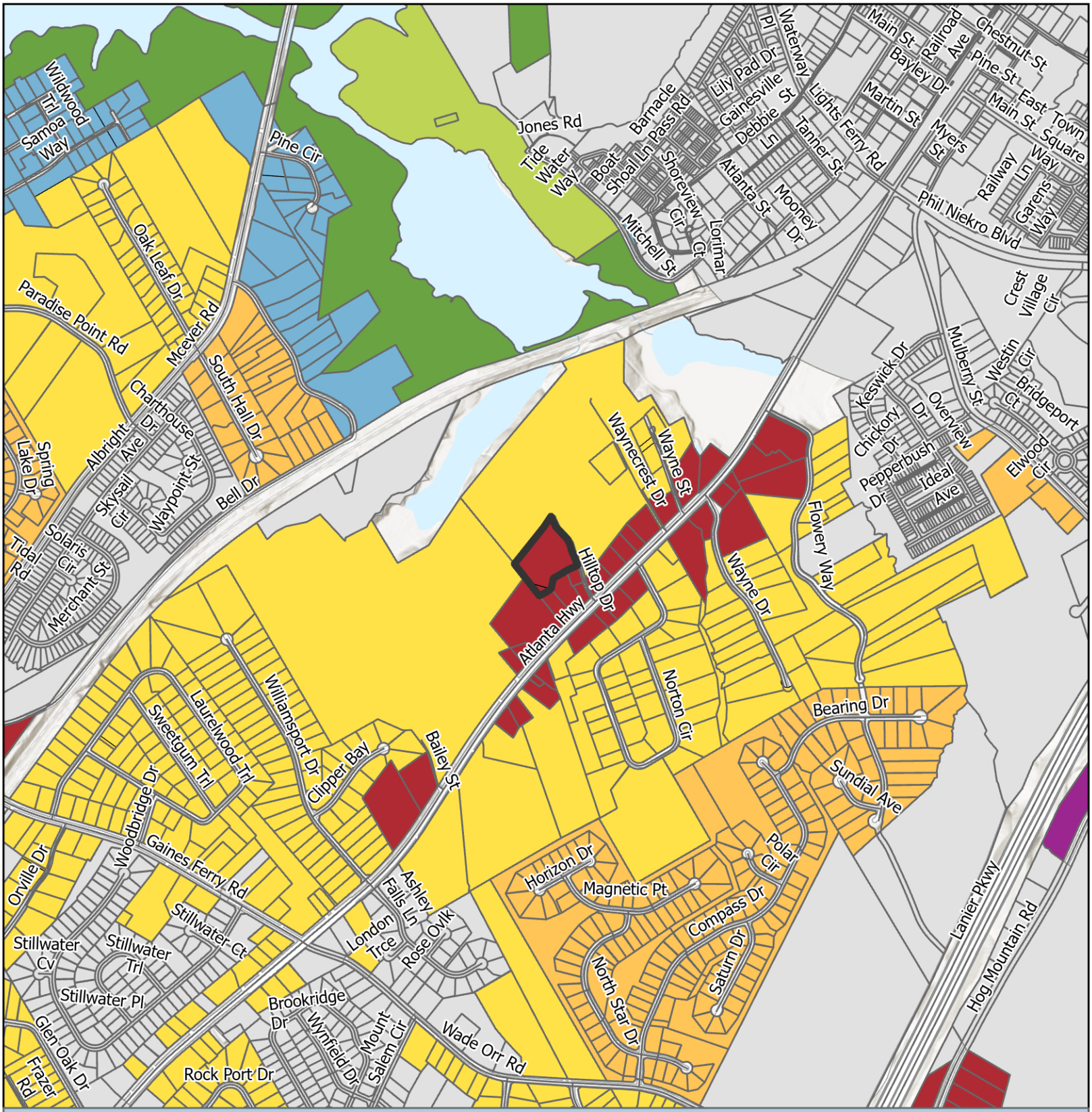
Date Prepared: 4/27/2026



Future Land Use Map

- Subject Area
- City Limits

FLU

- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Industrial
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Doug McDaniel
Tax Parcel #: 08133 003006
Location: 5831 Hilltop Drive
Commission District: 1

HALL COUNTY
GEORGIA
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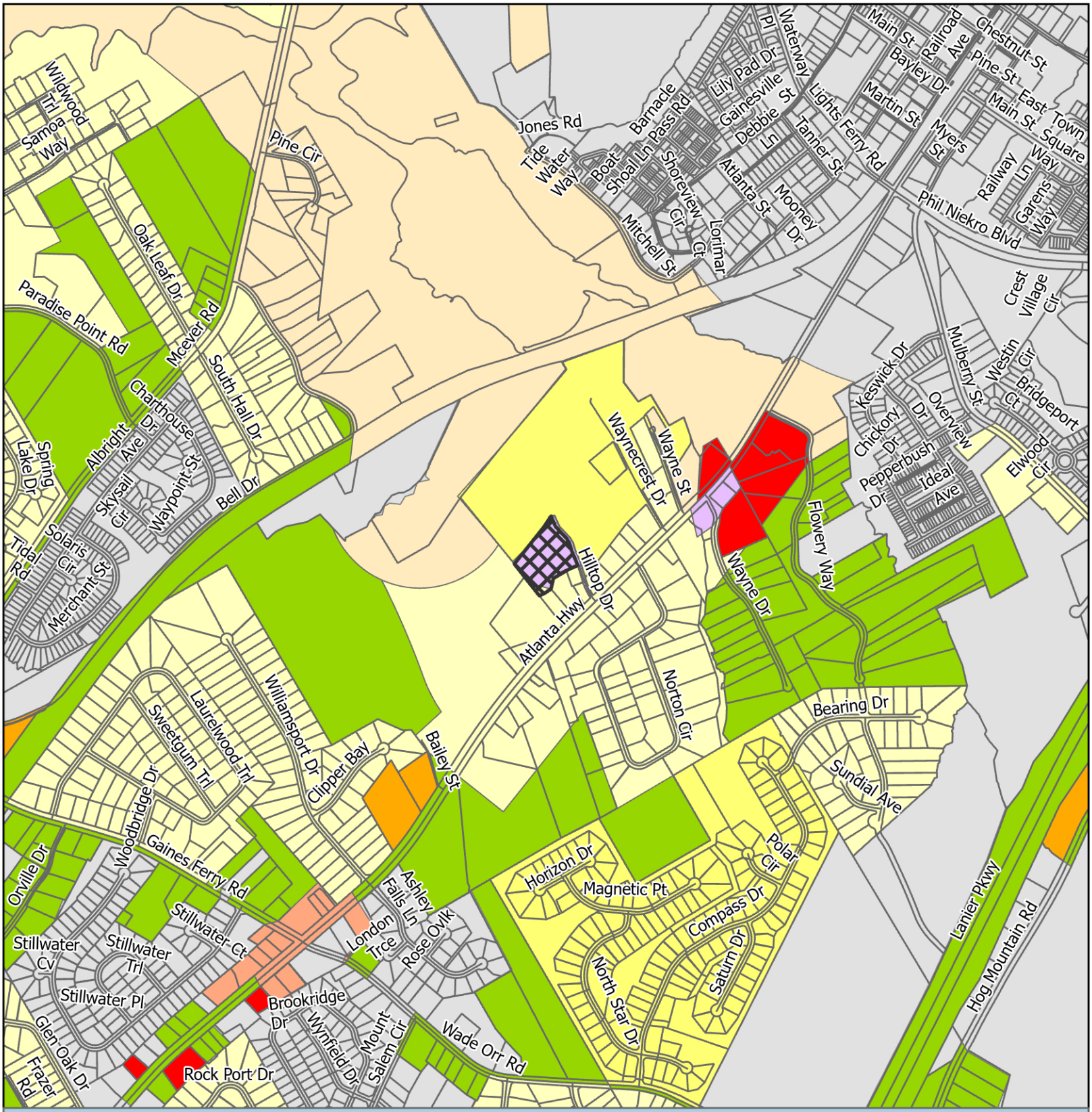
Date Prepared: 4/24/2026



Zoning Map

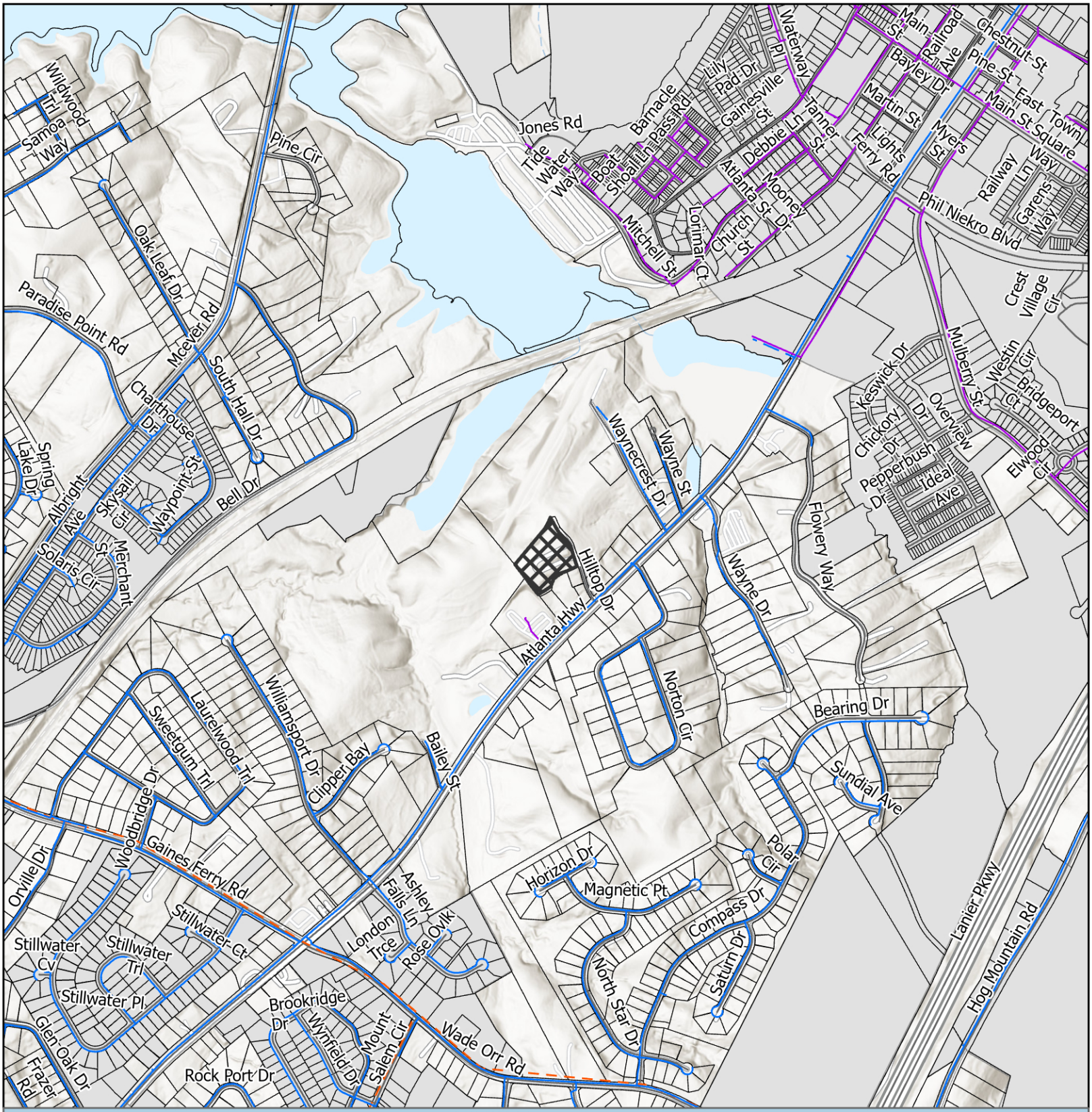
Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- MHP
- PCD
- PRD
- R-1
- S-S
- V-C

Applicant: Doug McDaniel
Tax Parcel #: 08133 003006
Location: 5831 Hilltop Drive
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Utilities Map

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

Applicant: Doug McDaniel
Tax Parcel #: 08133 003006
Location: 5831 Hilltop Drive
Commission District 1

HALL COUNTY
GEORGIA
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Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area

Applicant: Doug McDaniel
Tax Parcel #: 08133 003006
Location: 5831 Hilltop Drive
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026




Downtown Flowery Branch

000305

JOHN ROGER PALMOUR
ATTORNEY AT LAW
583 RIVERVIEW TRAIL EAST
DAHLONEGA, GA 30533

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 4941
PAGE (S) 305 + 306 THIS 16
DAY OF April 20 04 AT 3:28 PM
DWIGHT S. WOOD, CLERK BY PD

013846

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF LUMPKIN.

THIS INDENTURE, made this _____ day of April in the Year of Our Lord Two Thousand Four (2004), between GEORGE H. FAULKNER and DAPHNE C. FAULKNER, of the State of Georgia and County of Lumpkin; of the first part, and DOUGLAS PORTER McDANIEL, of the State of Georgia and County of Hall; of the second part,

WITNESSETH: That said parties of the first part, 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, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lot 133 in the 8th Land District of Hall County, Georgia, consisting of 3.868 acres, more or less, and being more fully described and delineated according to a plat of survey prepared April 16, 1986, by Henry Bailey, Georgia Registered Surveyor, which is recorded in Plat Book 110, Page 155, Hall County Records, and which is incorporated by reference herein. This is the same property which was conveyed to George H. Faulkner and Daphne C. Faulkner under a Warranty Deed dated April 25, 1986, which is recorded in Deed Book 976, Page 173, Hall County Records.

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid $ 223.80
Date 4-16-04
DWIGHT S. WOOD
Clerk Superior Court
By _____

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

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

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument and hereunto set their hands and seals, the day and year below written.

Signed, sealed and delivered
this 13th day of April, 2004,
in the presence of:

Mary Hensley Palmour
Unofficial Witness

Notary Public
Commission Expires: 1/4/2005

(SEAL)
GEORGE H. FAULKNER

(SEAL)
DAPHNE C. FAULKNER

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
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POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

---

Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

Outlook

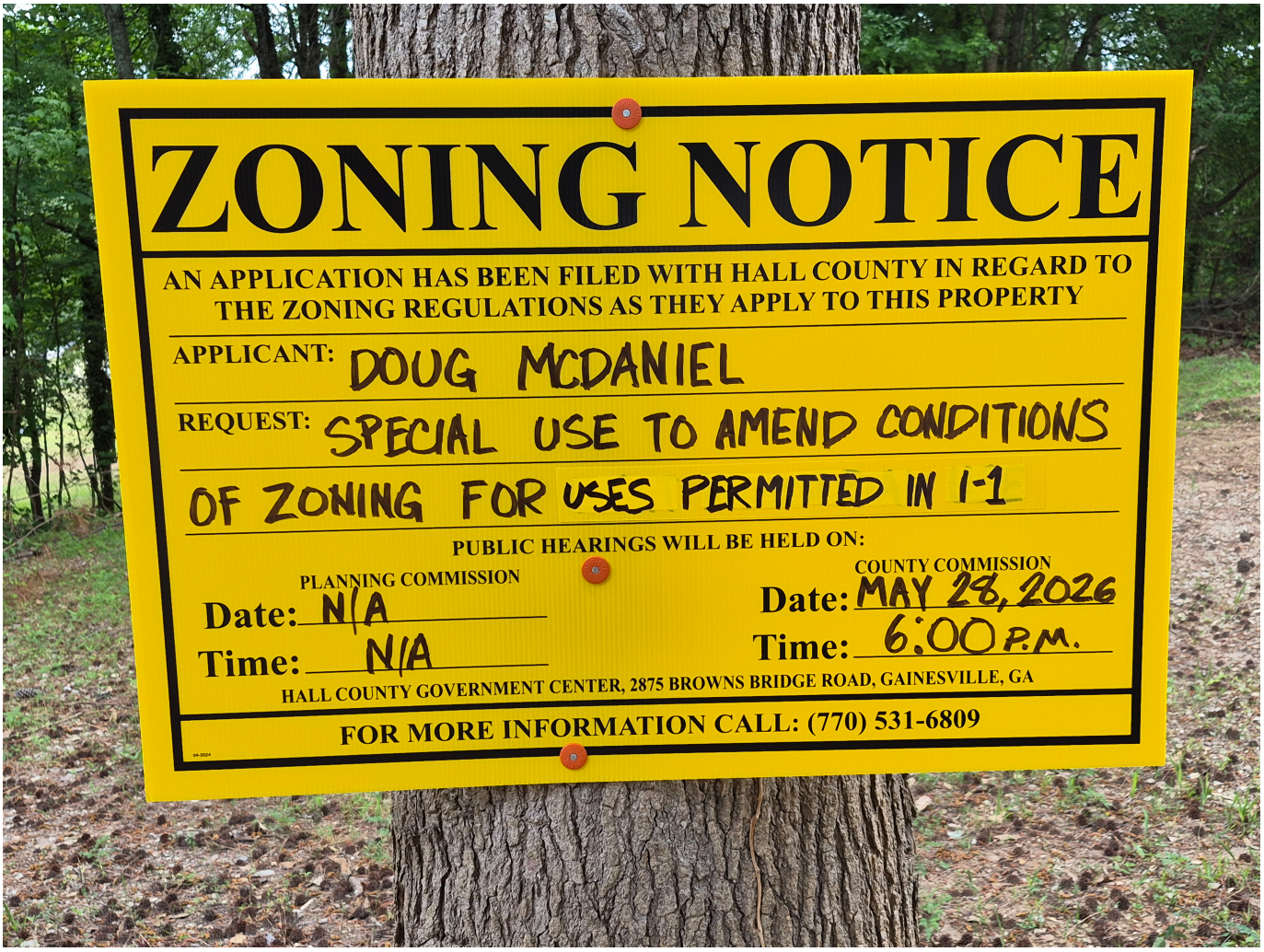
5831 Hilltop drive

From David Jones (Marshals) <dwjones@hallcounty.org>
Date Wed 5/6/2026 5:01 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (12 MB)
271.jpg; 270.jpg;

Sign has been posted

Sent via the Samsung Galaxy S25 FE, an AT&T 5G smartphone
Get Outlook for Android


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DOUG MCDANIEL
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 28, 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: DOUG MCDANIEL
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR USES PERMITTED IN I-1
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Time: N/A
COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 266/2026

SUBJECT: **2632 Sardis Road | Rezone |** from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 **| Proposed Use: Uses permitted in H-B |** Commission District 2 **| DCCM, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends approval, with conditions, as the proposed zoning is consistent with the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan and narrative dated March 27, 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, as well as any other agencies or reviewing departments.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

2632 Sardis Road | Rezone | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-B |** Commission District 2 | **DCCM, 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:

Request to Table
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Renderings
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
Public Comment - from Damian Abaddon
Public Comment - from Timothy Ader

Outlook

2632 East Sardis Road

From Bradley K. Dunckel <bdunckel@dccm.com>
Date Thu 5/21/2026 3:57 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Beth Garmon <bgarmon@dccm.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Katie,
We would like to request that this application be tabled until the June 25th BOC meeting. This will allow us additional time to address some of the comments regarding the application. If there are any new comments, please forward them as appropriate.
Thanks,
Bradley

Bradley Dunckel, PE
Director of Development Strategies

DCCM

A 425 Oak Street, Northwest, Gainesville, Georgia 30501
P 678.450.5175 **C** 770.363.1997
DCCM.com |

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HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	DCCM
Request	(A) **Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) (B) **Special Use** |for a storage lot
Proposed Use	Uses permitted in H-B and Boat & RV storage
Size	25.90± acres
Zoning	**Current:** Residential 1 (R-1) and Suburban Shopping (S-S) **Proposed:** Highway Business (H-B)
Location	**2632 Sardis Road |** Tax Parcel 10071 000136
Commission District	Two
Commission Date	May 28, 2026
Staff Recommendation	(A) **Approval, with conditions,** as the proposed zoning is consistent with the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan. (B) **Approval**, **with conditions**, as the proposed use aligns with the intent of the zoning district and "Regional Activity Nodes and Corridors" future land use designation
Record Number	(A) HZON26-0010 (B) HZCU26-0016

(A) & (B) 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 and narrative dated March 27, 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, as well as any other agencies or reviewing departments.

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

Summary Analysis

The applicant is requesting to rezone a 25.90± acre tract from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) to allow a commercial development. The proposed development consists of five commercial parcels with up to 60,000 square feet of commercial space and a storage facility providing up to 500 outdoor storage spaces for boat and RV storage. A concurrent Special Use approval is requested to allow a storage lot within the Highway Business (H-B) zoning district.

Currently, the site is undeveloped. The surrounding properties are zoned and developed as outlined below:

North:	Residential 1 (R-1): Single-family residences
East:	Agricultural Residential 1 (AR-1): Single-family residences
	Suburban Shopping (S-S): Single-family residence
South:	Agricultural Residential 1 (AR-1): Single-family residence
	Residential 1 (R-1): Undeveloped
	Suburban Shopping (S-S): Undeveloped
West:	Agricultural Residential 1 (AR-1): Single-family residence
	Residential 1 (R-1): Single-family residence



Per the submitted site plan and narrative, the applicant proposes a development of commercial uses consisting of:

- Four parcels for a combined total of 60,000 square feet of commercial space with one access from East Sardis Road and one from Sardis Road. No end users have been identified.
- One parcel with up to 500 spaces for open, covered or enclosed boat and RV storage accessed from Dawsonville Highway (SR 53) by way of an easement or a fee-simple right-of-way through private property (tax parcel 10071 000088), which would be a private driveway.

The proposed access serving the boat and RV storage portion of the development is not owned by the applicant and has not been secured as of the date of this report. Both the Georgia Department of Transportation (GDOT) and Hall County Public Works & Utilities have identified concerns regarding the proposed access configuration as identified in their official comments.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated September 17, 2025, and sanitary sewer services will be provided by on-site septic.



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 Regional Activity Nodes and Corridors within the Murrayville/Sardis character area. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. This range of development types may not always be at the same intensity across the county: new development needs to be scaled in the context of the area's infrastructure capacity. New development should also emphasize high-quality building and site design, including dedicated open/civic space, walkability, and a sense of place.

(A) & (B) <u>Zoning Analysis</u> – Rezone and Special Use

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **While the surrounding area is primarily developed**

with single-family residential uses, the existence of commercially zoned property to the south and the Comprehensive Plan's identification of this corridor for future commercial activity support the suitability of the proposed use

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. The proposed development can be appropriately buffered from surrounding residential properties, supporting the continued usability of adjacent and nearby properties.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Regional Activity Nodes and Corridors future land use designation in the Comprehensive Plan. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is undeveloped.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is Highway Business (H-B) which is a compatible zoning district within the Regional Activity Nodes and Corridors future land use designation in the Murrayville/Sardis character area. The change would not create an isolated district unrelated to the surrounding area as commercial zoning and uses abut the property to the south.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support commercial 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 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 a memorandum dated April 29, 2026, the Hall County Environmental Health Department stated "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.

In a supplemental email dated April 29, 2026, Madison N. Dorminey, Assistant District Traffic Engineer, stated:

"The proposed access does not meet GDOT driveway spacing requirements. Sight Distance appears to be limited and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR 53."

Hall County Public Works and Utilities
In a memorandum dated April 28, 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.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream

Traffic:
A Trip Generation Memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.

Utilities:

Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's office stated "The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable fire code modifications."

Hall County Business License Division
In a memorandum dated April 21, 2026, Brandi Smith, Business License Director stated "Any future businesses will need to obtain a business license with the Hall County Business License department."

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

HALL COUNTY
GEORGIA
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ZONING APPLICATION

Applicant (Name & Mailing Address)

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

Property Owner (Name & Mailing Address)

William R. Powell
3734 Timber Walk Drive
Phon [redacted]
Email Address [redacted]

Proposed Use Highway Business Uses

Contact Person (Name & Mailing Address)

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

Status of Applicant

- ϒ Owner
- ϒ Option to Purchase
- ϒ Area Resident
- ☒ ϒ Other

Requested Action

Existing Zoning: R-1
Rezone to: H-B
Fee:$ 750.00
Receipt #:
Check #:

Tax Parcel Number 10071 000136
Acreage 25.9 +/-
Location Address 2632 Sardis Road, Gainesville, GA 30506

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

Print: Bradley Dunckel Date: 3/27/26
Sign: Bradley Dunckel Date: 3/27/26

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

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

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

County Commission District: _____

PLANNING AND ZONING DEPARTMENT 2875
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f: 770-531-3902

HALL COUNTY
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) William R. Powell

Address 3734 Timber Walk Drive

Gainesville, GA 30506

Phone Number [redacted]

Name of applicant(s) DCCM

Address 425 Oak St.

Gainesville, GA 30501

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)
William R. Powell

Personally appeared before me
William R. Powell

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

Scott G. Grant
Notary Public

03-25-2026
Date

Scott G Grant
NOTARY PUBLIC
JACKSON COUNTY, GEORGIA
My Commission Expires 02/27/2029

PLANNING AND ZONING DEPARTMENT 2875
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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: Bradley Dunckel ,DCCM **Date:** 3/27/26

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

PLANNING AND ZONING DEPARTMENT 2875
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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: William R Powell **Date:** 3/27/26

Applicant's/Owner's Name (Printed): William R. Powell

Project Narrative for East Sardis Road Tract

3/27/26

LOCATION – 2632 East Sardis Road, Gainesville, GA 30506
ACREAGE – 25.9 acres +/-
PARCELS – 10071 000136
EXISTING ZONING – R-1
REQUESTED ZONING – H-B
APPLICANT – DCCM

Summary

The accompanying application seeks a zoning district change from Residential 1 (R-1) to Highway Business (H-B) for 25.8 acres of unimproved property located at 2632 East Sardis Road in northwest Hall County, approximately 500' southeast of the Sardis Connector. The intent is to develop up to 60,000 SF of commercial space and up to 500 storage spaces for Boat/RV storage. The proposed uses are consistent with the Hall County Comprehensive Plan, with an additional Special Use requirement for "Outdoor Storage". The property is located within the "Murrayville/Sardis" character area with a future land use designation of "Regional Activity Nodes & Corridors." Highway Business (H-B) is listed as an appropriate zoning district under this future land use. Completion of the development is anticipated by 2030.

Site Description

The parcel has approximately 90 LF of frontage along East Sardis Road and is roughly rectangular in shape, approximately 1,300 LF deep. The property is undeveloped with two jurisdictional streams. Domestic water (8" line) is provided by the City of Gainesville and is located in the Sardis Connector right of way. On-Site Sewerage Management systems are planned for all sewer requirements. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the intended purposes.

Adjacencies

The property is surrounded by residential zonings: R-1 and Agricultural Residential 1 (AR-1) to the east, north and west. To the south is primarily Suburban Shopping (S-S).

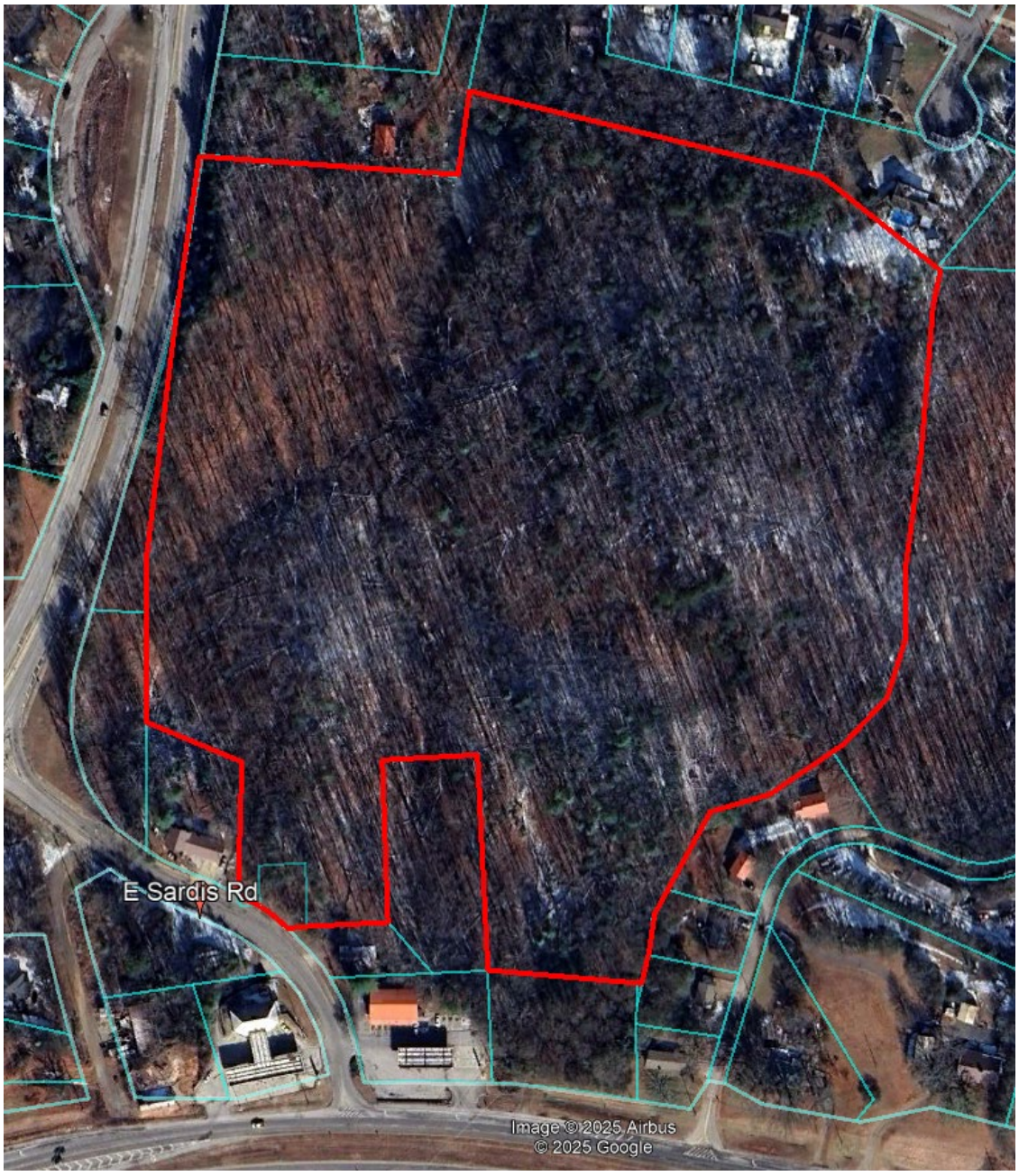
Access

Access to the property for the commercial outparcels is from East Sardis Road, which is located approximately 500' east of the Sardis Connector. A secondary right in/right out only proposed access would be located along the Sardis Connector frontage. Access to property for the boat/RV storage is planned from Dawsonville Highway through either an easement or fee-simple right-of-way from Parcel #10071 000088, as shown on the zoning plan. Both full access points shown will require GDOT approval with Hall County approval for the Sardis Connector access.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – Parcel #10070 000088 zoned S-S adjacent to the subject property
- Nearest distance to developed commercial property – Parcel #10071 000088B zoned S-S adjacent to the subject property
- Nearest distance to a single-family home – a single-family home at 2614 East Sardis Road is located within 30’ from the southwestern boundary.
- Nearest distance to a subdivision – Highland Park S/D is located immediately north of the property.

Aerial View



Traffic Impact Study

A Traffic Impact Study has not been provided and is presumably below the County's threshold requirements. Trip Generation from the Boat/RV storage is expected to produce an ADT of 205 trips, based on a buildout of 500 storage spaces. For the Commercial/Office uses, an ADT of 585 total estimated trips, based on a buildout of 60,000 SF of space.

Development Strategy

The proposed development of the Boat/RV storage may be developed in two or three phases, based on demand. Boat & RV storage will draw users from a regional base due to the 14 boat ramps located within a 5-mile radius and the site's convenient access to SR 53. The commercial uses may be pad graded for single or multiple end users, with actual building construction occurring based on demand. Certain uses, as outlined below, have been excluded from this request.

Specific Uses

- Boat and RV storage may be covered, uncovered or enclosed with a maximum of 500 - 11' x 30' storage spaces (sizes may vary depending on market demand). All internal paving may consist of graded aggregate base (GAB), asphalt, concrete or a combination of these. Exterior building materials may include metal siding and roofs.
- Commercial uses may include small retail, professional offices, or any use permitted under the H-B zoning district.

Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the property for identification and directional purposes. All permanent internal signage must be outside of any Right of Way or Utility Easement and within a Landscape and Signage easement recorded on the Final Plat.

Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along East Sardis Road.

Special Use Permit

The application includes a request for a Special Use Permit to allow for "Major Outdoor Storage" within the H-B district.

Buffers

As required for uses designated as "Commercial with outdoor activity", the Developer shall impose a 50' exterior buffer to screen the Boat/RV storage from adjacent residential districts, and a 10' landscape buffer where "Commercial with no outdoor activity" is adjacent to residential districts. No buffer will be provided between different commercial uses. These areas may be disturbed and re-planted to County standards. This buffer may be reduced where a structural buffer is provided.

Open Space

Although no open space is required, external buffer areas, stream buffers and other areas of the property not slated for development will provide substantial areas of natural open spaces.

Community Septic

As there is no public sewer in this immediate area, the development will utilize on-site sewerage management systems (septic) to provide treatment. A combination of individual and community systems may be utilized.

Conceptual Master Plan

The development of the community shall be controlled by the Concept Plan attached. The plan is considered conceptual in nature, and as such may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, storage areas, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County require the Applicant to raise Federal and State constitutional objections during the H-B master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the H-B zoning request would lack objective justification and would result only from

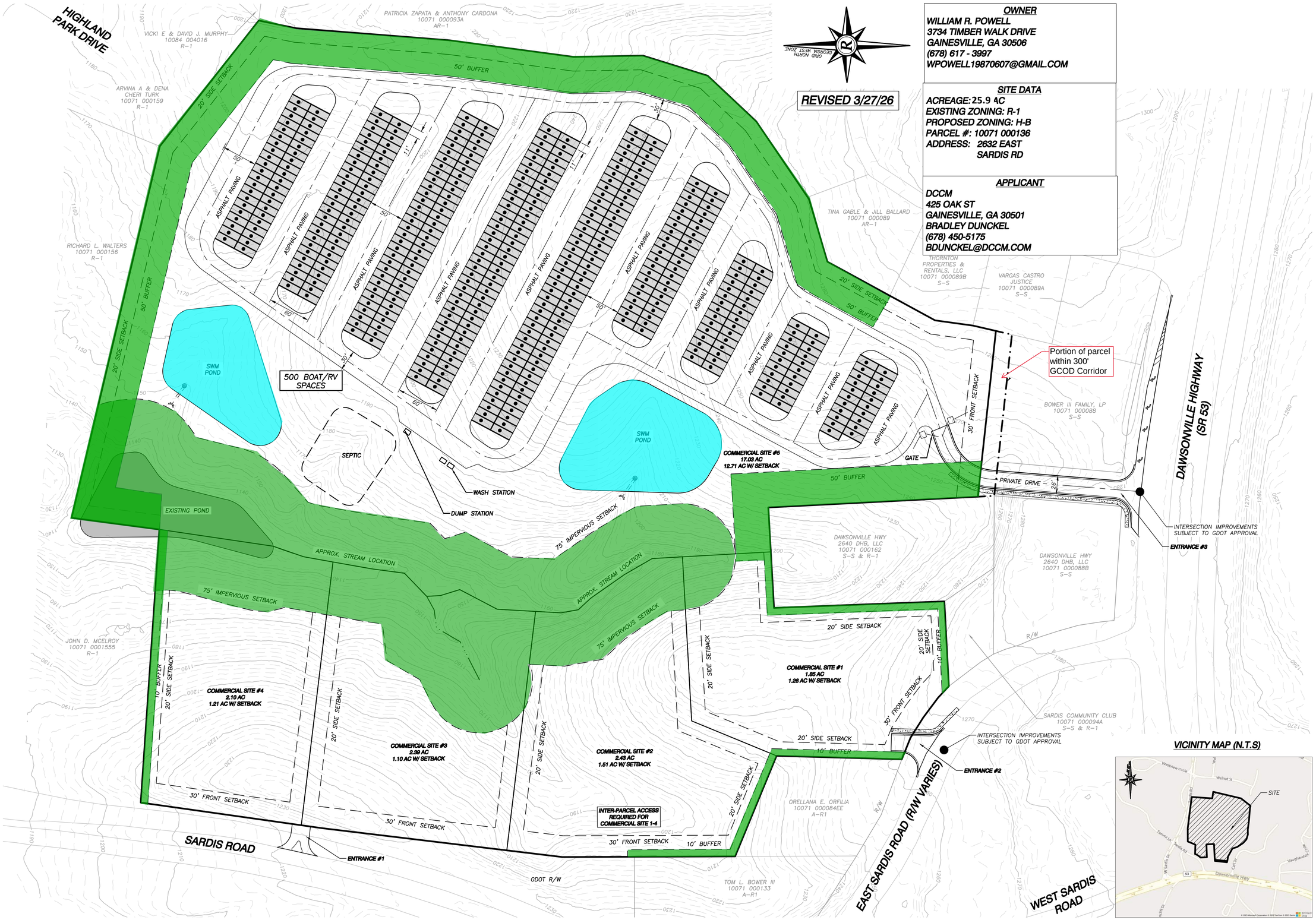
neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

I. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this H-B master plan application be granted as requested by the Applicant. If there are any questions about this request, you may contact:

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



REVISED 3/27/26

OWNER
WILLIAM R. POWELL
3734 TIMBER WALK DRIVE
GAINESVILLE, GA 30506
(678) 617 - 3997
WPOWELL19870607@GMAIL.COM

SITE DATA
ACREAGE: 25.9 AC
EXISTING ZONING: R-1
PROPOSED ZONING: H-B
PARCEL #: 10071 000136
ADDRESS: 2632 EAST SARDIS RD

APPLICANT
DCCM
425 OAK ST
GAINESVILLE, GA 30501
BRADLEY DUNCKEL
(678) 450-5175
BDUNCKEL@DCCM.COM

VICINITY MAP (N.T.S)

Rochester | DCCM

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | rochester.dccm.com

CONCEPT MAP FOR:
EAST SARDIS ROAD TRACT

LOCATED IN:
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

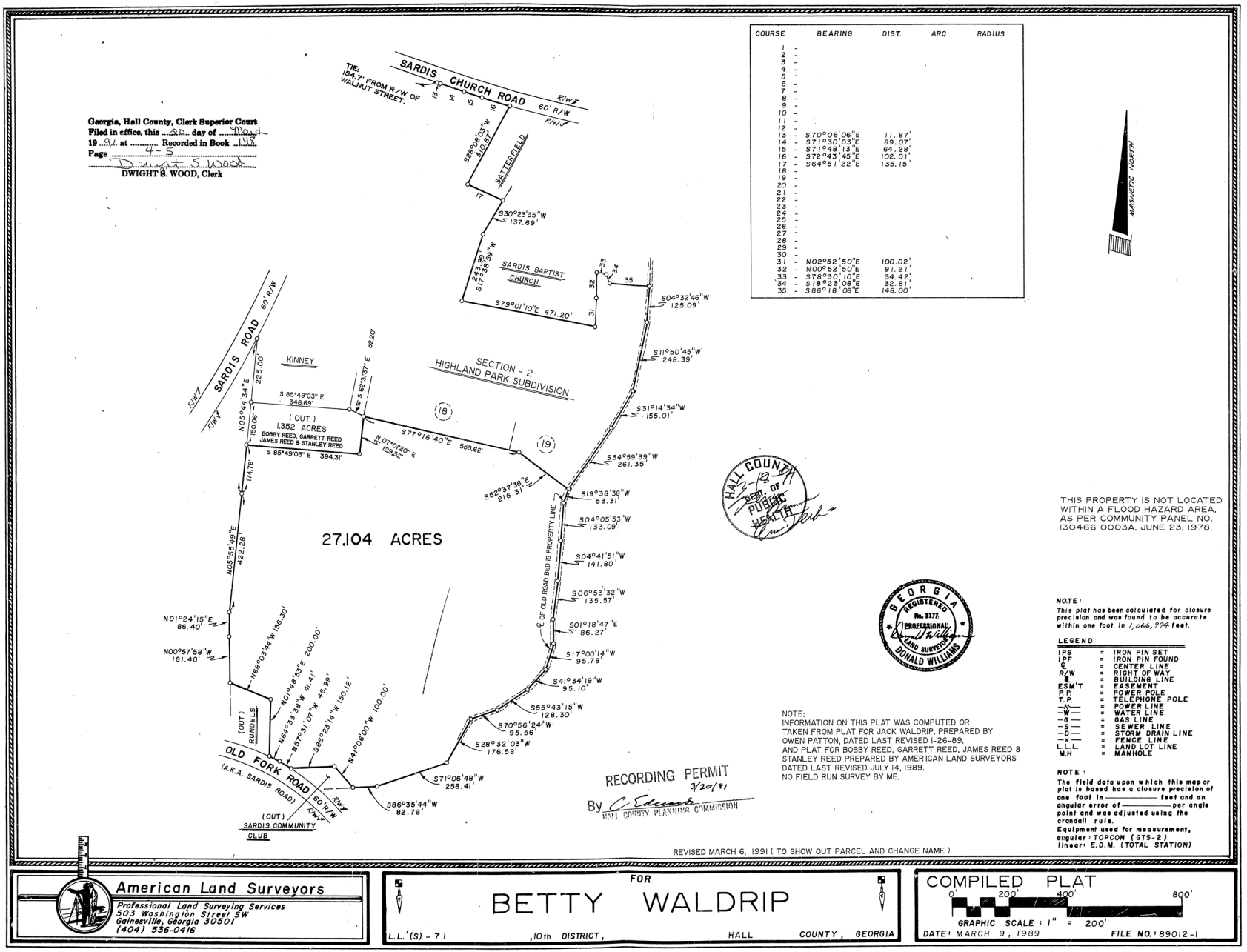
REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER DCCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
30' 0' 60' 120'

SHEET 1 OF 1

DATE: 3/27/26
SCALE: 1" = 60'
JOB NO. G225107.PRP
DWG NO. *.SLOP.dwg
DRAWN BY: TCT



COURSE	BEARING	DIST.	ARC	RADIUS
1 -				
2 -				
3 -				
4 -				
5 -				
6 -				
7 -				
8 -				
9 -				
10 -				
11 -				
12 -				
13 -	S70°06'06"E	11.87'		
14 -	S71°30'03"E	89.07'		
15 -	S71°48'13"E	64.28'		
16 -	S72°43'45"E	102.01'		
17 -	S64°51'22"E	135.15'		
18 -				
19 -				
20 -				
21 -				
22 -				
23 -				
24 -				
25 -				
26 -				
27 -				
28 -				
29 -				
30 -				
31 -	N02°52'50"E	100.02'		
32 -	N00°52'50"E	91.21'		
33 -	S78°30'10"E	34.42'		
34 -	S18°23'08"E	32.81'		
35 -	S86°18'08"E	148.00'		

Georgia, Hall County, Clerk Superior Court
Filed in office, this 22 day of May
19 91 at ..... Recorded in Book 195
Page 45
Dwight S. Wood
DWIGHT S. WOOD, Clerk

HALL COUNTY 3-12-91 DEPT. OF PUBLIC HEALTH

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, AS PER COMMUNITY PANEL NO. 130466 0003A, JUNE 23, 1978.

GEORGIA REGISTERED No. 2177 PROFESSIONAL LAND SURVEYOR DONALD WILLIAMS

NOTE:
INFORMATION ON THIS PLAT WAS COMPUTED OR TAKEN FROM PLAT FOR JACK WALDRIP. PREPARED BY OWEN PATTON, DATED LAST REVISED 1-26-89. AND PLAT FOR BOBBY REED, GARRETT REED, JAMES REED & STANLEY REED PREPARED BY AMERICAN LAND SURVEYORS DATED LAST REVISED JULY 14, 1989. NO FIELD RUN SURVEY BY ME.

RECORDING PERMIT 5/20/91
By C. Edwards
HALL COUNTY PLANNING COMMISSION

NOTE:
This plat has been calculated for closure precision and was found to be accurate within one foot in 1,066,994 feet.

LEGEND

IPS	=	IRON PIN SET
IPF	=	IRON PIN FOUND
℄	=	CENTER LINE
R/W	=	RIGHT OF WAY
B/L	=	BUILDING LINE
ESM'T	=	EASEMENT
P.P.	=	POWER POLE
T.P.	=	TELEPHONE POLE
-W-	=	WATER LINE
-G-	=	GAS LINE
-S-	=	SEWER LINE
-D-	=	STORM DRAIN LINE
-X-	=	FENCE LINE
L.L.L.	=	LAND LOT LINE
M.H	=	MANHOLE

NOTE:
The field data upon which this map or plat is based has a closure precision of one foot in _____ feet and an angular error of _____ per angle point and was adjusted using the crandall rule.
Equipment used for measurement, angular: TOPCON (GTS-2) linear: E.D.M. (TOTAL STATION)

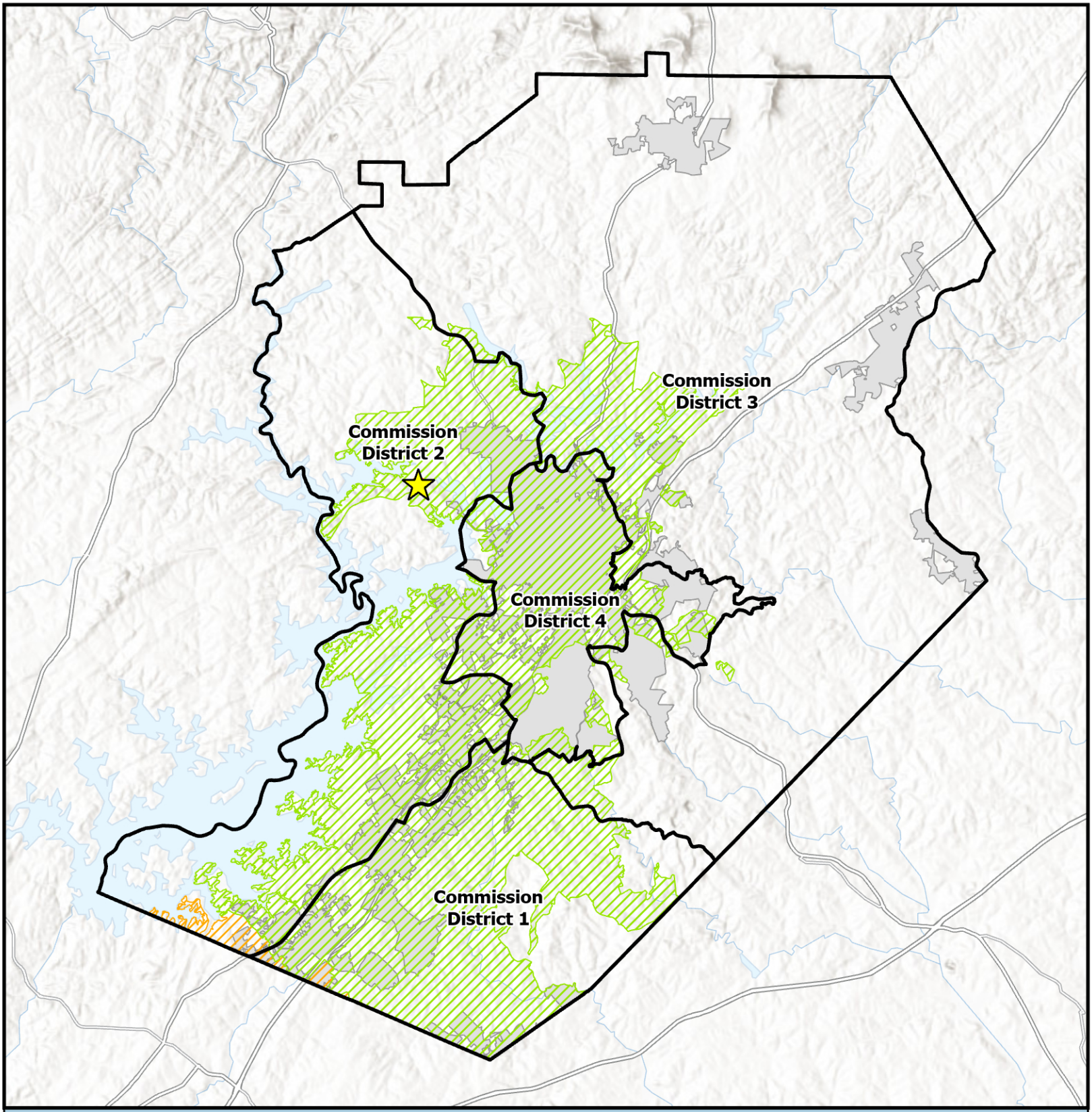
REVISED MARCH 6, 1991 (TO SHOW OUT PARCEL AND CHANGE NAME).

American Land Surveyors
Professional Land Surveying Services
503 Washington Street SW
Gainesville, Georgia 30501
(404) 536-0416

FOR
BETTY WALDRIP
L.L.'(S) - 71 ,10th DISTRICT, HALL COUNTY, GEORGIA

COMPILED PLAT
0' 200' 400' 800'
GRAPHIC SCALE : 1" = 200'
DATE: MARCH 9, 1989 FILE NO.: 89012-1

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O01148&key2=4&county=69&countyname=HALL&userid=891638&appid=28



Overview Map

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

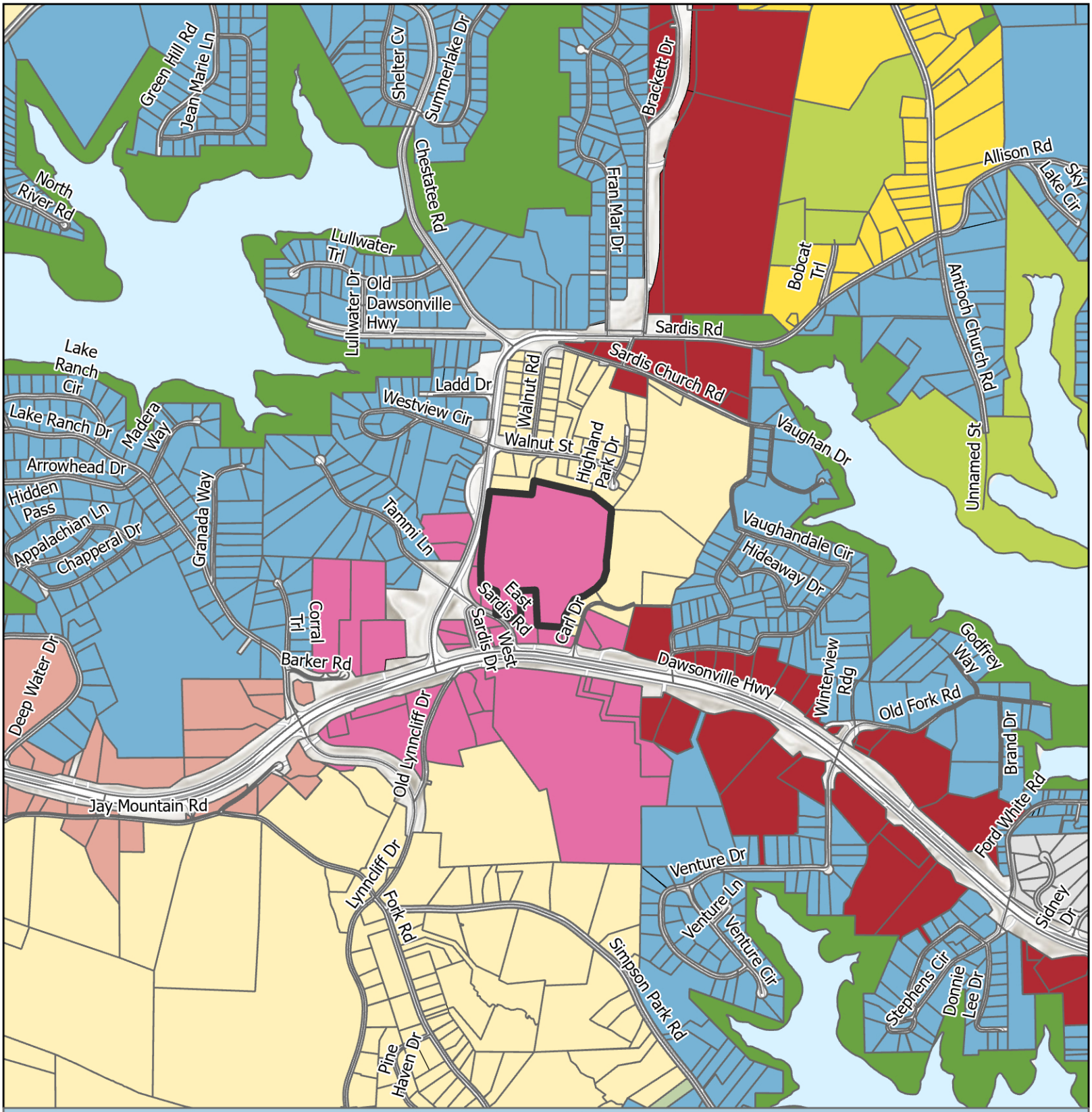
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Regional Activity Center
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District: 2

HALL COUNTY
GEORGIA
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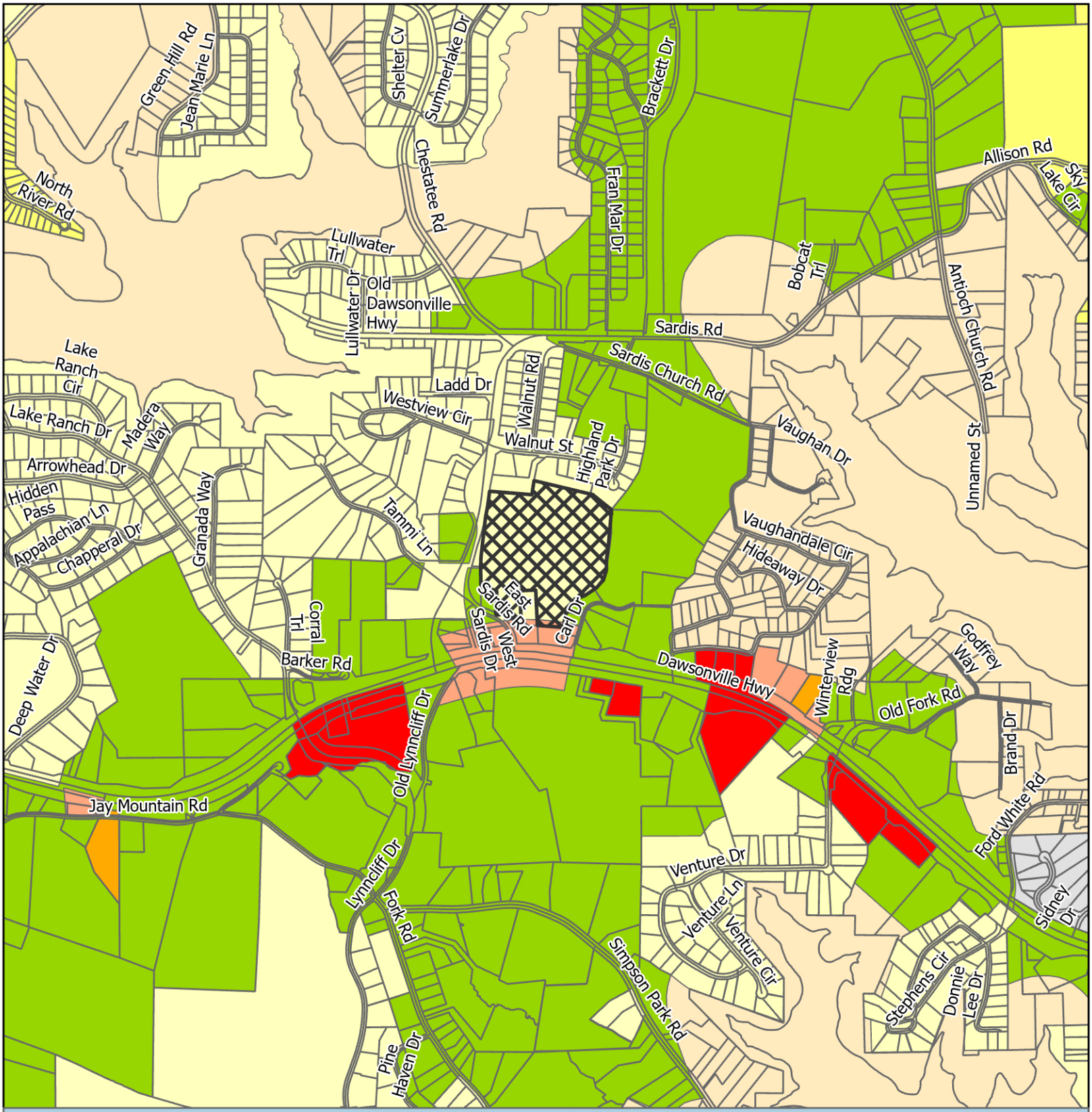
Date Prepared: 4/24/2026



Zoning Map

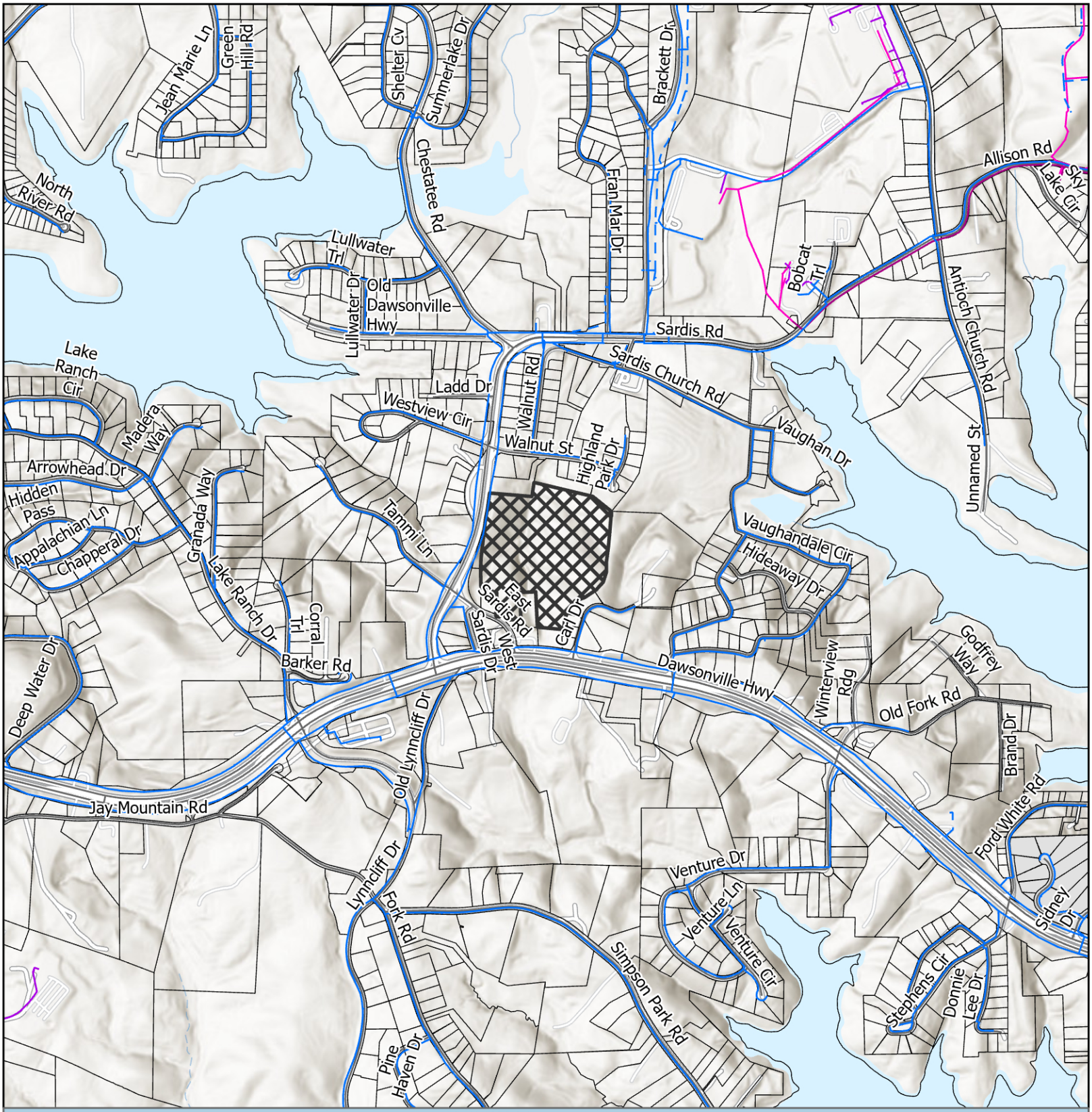
Subject Area
City Limits

Zoning
AR-1
H-B
PCD
PRD
R-1
S-S
V-C

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Utilities Map

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

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026


Sargenian













000413

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 02-11-10
Charles Baker
Superior Court Clerk
By JN
PT61 069- 2010-000893

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 11 day of February
20 10 at 9:42 Am. Recorded in Deed
Book 6664 Page(s) 413-415
Charles Baker, Clerk By JN

002576

After recording, please return to: ✓
Chamberlain, Hrdlicka, White, Williams & Martin
One Ninety-one Peachtree Tower, 34th Floor
191 Peachtree Street, N.E.
Atlanta, Georgia 30303-1747
Attn: ~~J. Scot Kirkpatrick, Esq.~~ Joseph Forte
Telephone: 404.659.1410

STATE OF GEORGIA
COUNTY OF FULTON

GENERAL WARRANTY DEED

THIS INDENTURE, made this 27th day of October, 2009, between **RAYMOND D. SCHOENBAUM**, as party of the first part, hereinafter called Grantor, and **RAYMOND D. SCHOENBAUM, AS TRUSTEE OF THE 2009 RAYMOND D. SCHOENBAUM LIVING TRUST**, as party of the second part, hereinafter called Grantee. The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns and, further, the singular shall include the plural where the context requires or permits.

WITNESSETH:

That Grantor, for and in consideration of $10.00 cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

> ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 of the 10th Land District, Hall County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the **Property**").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise pertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE GRANTOR will warrant and defend the right and title to the above-described property unto the Grantee against the claims of all persons whomsoever, subject, however, to the Permitted Exceptions.

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

Signed, sealed and delivered in the presence of:

Joe S. Ellis
Unofficial Witness

Tricia Crupi
Notary Public
My commission expires: 10/27/09

(Notary Seal)

Tricia Crupi NOTARY PUBLIC COMM. EXP. 10/27/09 Cobb Cty. GA

_____ (Seal)
Raymond D. Schoenbaum

---------- [SPACE ABOVE THIS LINE FOR RECORDING DATA] ----------

After recording, please return to:
Republic Commercial Title Company, LLC
6111 Peachtree Dunwoody Road, Building D
Atlanta, Georgia 30328

eFiled and eRecorded
DATE: 02/13/2026
TIME: 5:21 PM
DEED BOOK: 9802
PAGE: 430 - 433
FILING FEES: $25.00
TRANSFER TAX: $420.00
PT61: 069-2026-001012
RECORDED BY: TH
CLERK: Mark Pettitt
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

THIS INDENTURE, made this 13 day of February, 2026, between RAYMOND D. SCHOENBAUM, AS TRUSTEE OF THE 2009 RAYMOND D. SCHOENBAUM LIVING TRUST ("Grantor"), and WILLIAM R. POWELL ("Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, to wit:

> ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 OF THE 10TH LAND DISTRICT OF HALL COUNTY, and being more particularly described in Exhibit "A" attached hereto and incorporated by this reference herein; TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto (the "Property").

TO HAVE AND TO HOLD the Property, 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; SUBJECT, HOWEVER, to those items expressly referenced at Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Title Exceptions").

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor only.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Commission Expiration Date: 5/23/28

[NOTARIAL SEAL]

GRANTOR:

RAYMOND D. SCHOENBAUM, AS TRUSTEE OF THE 2009 RAYMOND D. SCHOENBAUM LIVING TRUST

By: _____(SEAL)
Name: Raymond D. Schoenbaum
Title: Trustee

EXHIBIT "A" — LEGAL DESCRIPTION

All that tract and parcel of land lying and being in Land I.ot 71 of the 10th Land District. Hall County. Georgia. as shown and delineated as 27.104 acres on plat of said property prepared for Betty Waidrip by Donald Williams. Registered Land Surveyor, American Land Surveyors dated May 9, 1989. and revised March 6. 1991. and recorded at Plat Book 148. Pages 4-5, Hall County Plat Records.

Said property is a portion of the tract of real property conveyed by Carolyn Cook Kinney to ,lack Waldrip in a Warranty Deed dated March 10, 1989 and recorded at Deed Book 1323, Pages 106108, Hall County Deed Records.

LESS AND EXCEPT:

All that tract or parcel of land. situate, lying and being in Land Lot 71 of the 10th Land District of Hall County, Georgia, containing 1.00 acre as shown on survey for Kangaroo. Inc. prepared by Farley-Collins 6 Associates. Registered Surveyors. dated December 13. 1995. and being more particularly described according to said Farley-Collins Survey as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING. COMMENCE at a point where the Northerly right-of-way of State Highway No. 53 intersects the Easterly right-of-way of Sardis Road - Cutoff: thence South 88 degrees 40 minutes 00 seconds East 190.64 feet to an iron pin corner: thence North 1 degrees 23 minutes 00 seconds west 169.43 feet to an iron pin corner. which iron pin corner is the TRUE POINT 01: BEGINNING: thence from said TRUE POINT OF BEGINNING South 88 degrees 34 minutes 00 seconds West 82.76 feet to a point: thence North 38 degrees 57 minutes 26 seconds West 100.00 feet to a point: thence North ! degrees 23 minutes 00 seconds West 240.63 feet to an iron pin corner: thence North 88 degrees 37 minutes 00 seconds East 143.74 feet to an iron pin corner: thence South I degrees 23 minutes 00 seconds East 319.61 feet to the TRUE POINT OF BEGINNING.

Said property being the same tract of real properly conveyed by Raymond Schoenbautn to Mansfield Oil Company of Gainesville. Inc. in a Warranty Deed dated January 26. 1996 and recorded at Deed Book 2542. Pages 304-305. Hall County Georgia Records.

ALSO LESS AND EXCEPT any portion of the property set forth above contained within that certain Right of Way Deed from Raymond Schoenbaum to the Department of Transportation, dated April 4, 2003, filed April 4, 2003 and recorded in Deed Book 4521, Page 522, records of the Superior Court of Hall County, Georgia.

C

EXHIBIT "B"

1. All taxes for the year 2025 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the date herein.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements or claims of easements, not shown by the Public Records

4. Taxes or special assessments which are not shown as existing liens by the Public Records.

5. Right of Way Easement from B.H. Kinney to Jackson Electric Membership Corporation, a corporation, dated August 13, 1964, filed August 18, 1964 and recorded in Deed Book 288, Page 516, records of the Superior Court of Hall County, Georgia.

6. Easements as contained within that certain Right of Way Deed from B. H. Kinney to Hall County, **a** political subdivision of the State of Georgia, dated April 28, 1965, filed May 20, 1965 and recorded in Deed Book 305, Page 533, aforesaid records.

7. Easements as contained within that certain Right of Way Deed from B. H. Kinney to Hall County, a political subdivision of the State of Georgia, dated June 26, 1967, filed XX August XXXX and recorded in Deed Book 352, Page 367, aforesaid records.

8. Ingress and Egress Easement from Carolyn Cook Kinney to Jack Waldrip, dated March 10, 1989, filed March 13, 1989 and recorded in Deed Book 1323, Page 101, aforesaid records.

9. Easements as contained within that certain Warranty Deed from Carolyn Cook Kinney to Jack Waldrip, dated March 10, 1989, filed March 13, 1989 and recorded in Deed Book 1323, Page 106, aforesaid records.

10. Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed from Raymond Schoenbaum to the Department of Transportation, dated April 4, 2003, filed April 4, 2003 and recorded in Deed Book 4521, Page 522, aforesaid records.

11. Perpetual Easement — Water Main from Raymond Schoenbaum to City of Gainesville, Georgia, dated November 10, 2005, filed November 18, 2005 and recorded in Deed Book 5512, Page 491, aforesaid records.

12. All matters affecting subject property as shown on the following plats, all aforesaid records:

    (A) Plat Book 21, Page 105;
    (B) Plat Book 33, Page 173
    (C) Plat Book 38, Page 26;
    (D) Plat Book 135, Page 6;
    (E) Plat Book 135, Page 7;
    (F) Plat Book 148, Page 4; and
    (G) Plat Book 148, Page 5.

LEGAL DESCRIPTION for ZONING PURPOSES ONLY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, 10TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD; THENCE ALONG THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°32'51" WEST, 46.99 FEET TO A POINT; THENCE NORTH 62°35'22" WEST, 41.41 FEET TO A POINT; THENCE LEAVING THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 03°47'09" EAST, 200.00 FEET TO A POINT; THENCE NORTH 66°05'28" WEST, 156.30 FEET TO A POINT; THENCE NORTH 01°00'18" EAST, 161.40 FEET TO A POINT; THENCE NORTH 03°22'31" EAST, 86.40 FEET TO A POINT; THENCE NORTH 07°54'05" EAST, 422.28 FEET TO THE EAST RIGHT OF WAY OF SARDIS ROAD; THENCE ALONG THE EAST RIGHT OF WAY OF SARDIS ROAD NORTH 07°42'50" EAST, 174.78 FEET TO A POINT; THENCE LEAVING THE EAST RIGHT OF WAY OF SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°50'47" EAST, 394.31 FEET TO A POINT; THENCE NORTH 08°59'36" EAST, 129.52 FEET TO A POINT; THENCE SOUTH 75°18'24" EAST, 555.62 FEET TO A POINT; THENCE SOUTH 50°39'20" EAST, 216.31 FEET TO A POINT; THENCE SOUTH 21°36'54" WEST, 53.31 FEET TO A POINT; THENCE SOUTH 06°04'09" WEST, 133.09 FEET TO A POINT; THENCE SOUTH 06°40'07" WEST, 141.80 FEET TO A POINT; THENCE SOUTH 08°51'48" WEST, 135.57 FEET TO A POINT; THENCE SOUTH 00°39'29" WEST, 86.27 FEET TO A POINT; THENCE SOUTH 18°58'30" WEST, 95.78 FEET TO A POINT; THENCE SOUTH 43°32'35" WEST, 95.10 FEET TO A POINT; THENCE SOUTH 57°41'31" WEST, 128.30 FEET TO A POINT; THENCE SOUTH 72°54'40" WEST, 95.56 FEET TO A POINT; THENCE SOUTH 30°30'19" WEST, 176.58 FEET TO A POINT; THENCE SOUTH 73°05'04" WEST, 258.41 FEET TO A POINT; THENCE NORTH 01°33'17" WEST, 320.06 FEET TO A POINT; THENCE SOUTH 88°26'42" WEST, 143.74 FEET TO A POINT; THENCE SOUTH 01°33'18" EAST, 240.63 FEET TO A POINT; THENCE SOUTH 88°21'30" WEST, 150.12 FEET TO THE **POINT OF BEGNINNING.**

SAID TRACT CONTAINS 25.9 ACRES, MORE OR LESS.

CITY OF
GAINESVILLE

WATER RESOURCES

September 17, 2025

Rochester | DCCM
Attn: Bradley Dunckel, PE
425 Oak Street, NW
Gainesville, GA 30501

Re: Water Availability
Proposed Mixed-Use Development
2632 Sardis Road
PIN: 10071 000136

Dear Mr. Dunckel,

The purpose of this letter is to confirm the availability of water service to the above-referenced property.

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Sardis Road along the frontage of the subject property

Currently, the City has adequate domestic water capacity to serve your proposed mixed-use development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager
Chris Thornhill, Project Manager

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 4/29/2026 11:27 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Dorminey, Madison N <mdorminey@dot.ga.gov>
Sent: Wednesday, April 29, 2026 11:14 AM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>
Subject: RE: 5-28-26 Hall County Rezoning GDOT Comments

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.

Kaitlyn,

In addition to the comment regarding coordination with GDOT D1 for driveway consideration, please make sure the initial comment (below) is also included:

The proposed access does not me GDOT driveway spacing requirements. Sight distance appears to be limited and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR 53.

Thanks,

Madison Dorminey, P.E.
Assistant District Traffic Engineer

GDOT Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Wednesday, April 29, 2026 11:06 AM
To: Dorminey, Madison N <mdorminey@dot.ga.gov>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>
Subject: Fw: 5-28-26 Hall County Rezoning GDOT Comments

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
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POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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 30, 2026 AND NO LATER THAN May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Bradley Dunckel (Please Print Name)**, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 4/30/26 (Date) **for** DCCM (Name application filed as).

Signature _____

(The original document is required)



Live effect Remaster

Thursday, April 30, 2026 · 5:31 PM

20260430_173110.jpg



Live effect

Remaster

Thursday, April 30, 2026 · 5:41 PM

Anael Dominguez (Administration)

From: Damian Abaddon [redacted]
Sent: Saturday, May 16, 2026 4:37 AM
To: Open Records - Administration; Jennifer Rivera (Administration)
Subject: 2332 Sardis Rd

Some people who received this message don't often get email from [redacted] Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

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To be included in public comment 2332 Sardis Rd.

The fox's are in the hen house! Billy Powell must be called out and held accountable for his use of elected position for his personal gain, corruption, and cronyism. This has been going on for a while, but has now been made blatantly obvious by the 2332 Sardis Road rezone application. This rezone should be denied, along with any other project he has a hand in. His appointment of developer/partner/rezoning applicant Bradley Dunkle should be nullified. We now have the Processing Plant within the hen house!!

Damian Abaddon

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, May 22, 2026 8:21 AM
To: Timothy Ader
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: 2632 Sardis Rd.

Your public comment was received and will be added to the record regarding this zoning application.

Thank you.

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

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From: Timothy Ader [redacted]
Sent: Friday, May 22, 2026 7:49 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: 2632 Sardis Rd.

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners and those it may concern:

As in my letter before for this property, I oppose this rezone. Keep Sardis Road Residential. Let this new connector through our residential area be just that; a residential area that has a road through it that is easily travelled. I fear that allowing 4 commercial lots on Sardis would be the downfall of the area. I understand that this is a mystical concept for a 4 lane road to not be lined with businesses. Allowing this project would just be starting the race to develop this "new road" , decreasing its efficiency as a connector, forcing urbanization, and pushing its residents away.

After further review, I oppose the new site plan even more than before. It not only does not belong in our area.

There are major ethical concerns of the nature of this project's beginning and path to rezone and construction.

Four Commercial lots connected to and directly across the street from homes with no known uses or timeframe of use. Inter-parcel access noted as being required- poor access, limited land area and large amount of impervious setbacks.

Claims that only 20ft of the property are within the GCOD Corridor to build by different standards.

Cross traffic and U turns in the portion of the road are difficult. Currently not enough road surface for a long bed pickup or truck and trailer to make a comfortable u turn. This will not be improved with the completion of the Sardis Connector.

Project was previously recommended for denial by staff- not all concerns have been addressed.. Staff also commented that this project WAS NOT CONSISTENT with the intent of the Regional Activity Nodes

Site plan does not show the extent of grading needed.

Mass graded proposal of storage units is right next to and will be insight of residential and ag areas that have been well established for decades.

Buffers are not large enough to block view or sound.

Long to indefinite time of completion.

Zoning is supposed to protect the interests of the people – the Hall County Resident; not to benefit businesses, developers, politicians.... Residents buy homes in residential zoned areas expecting to live their lives and raise families in residential areas. Meetings often site the phrase - for future land use... as residents in residential and ag areas, we have predicted (by owning and living here) that the future land use be as already designated. The UDC should protect this.

Thanks for taking the time to listen to the concerns of a resident,

Tim Ader

Please include in public comments

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 267/2026

SUBJECT: **2632 Sardis Road | Special Use |** for a storage lot | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 **| Proposed Use: Boat & RV storage |** Commission District 2 **| DCCM, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends approval, with conditions, as the proposed use aligns with the intent of the zoning district and "Regional Activity Nodes and Corridors" future land use designation.

1. The property shall be developed in accordance with the site plan and narrative dated March 27, 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, as well as any other agencies or reviewing departments.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

2632 Sardis Road | Special Use | for a storage lot | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Boat & RV storage** | Commission District 2 | **DCCM, 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
Renderings
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
Request to Table
Public Comment - from Damian Abaddon
Public Comment - from Timothy Ader

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	DCCM
Request	(A) **Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) (B) **Special Use** |for a storage lot
Proposed Use	Uses permitted in H-B and Boat & RV storage
Size	25.90± acres
Zoning	**Current:** Residential 1 (R-1) and Suburban Shopping (S-S) **Proposed:** Highway Business (H-B)
Location	**2632 Sardis Road |** Tax Parcel 10071 000136
Commission District	Two
Commission Date	May 28, 2026
Staff Recommendation	(A) **Approval, with conditions,** as the proposed zoning is consistent with the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan. (B) **Approval**, **with conditions**, as the proposed use aligns with the intent of the zoning district and "Regional Activity Nodes and Corridors" future land use designation
Record Number	(A) HZON26-0010 (B) HZCU26-0016

(A) & (B) 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 and narrative dated March 27, 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, as well as any other agencies or reviewing departments.

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

Summary Analysis

The applicant is requesting to rezone a 25.90± acre tract from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) to allow a commercial development. The proposed development consists of five commercial parcels with up to 60,000 square feet of commercial space and a storage facility providing up to 500 outdoor storage spaces for boat and RV storage. A concurrent Special Use approval is requested to allow a storage lot within the Highway Business (H-B) zoning district.

Currently, the site is undeveloped. The surrounding properties are zoned and developed as outlined below:

North:	Residential 1 (R-1): Single-family residences
East:	Agricultural Residential 1 (AR-1): Single-family residences
	Suburban Shopping (S-S): Single-family residence
South:	Agricultural Residential 1 (AR-1): Single-family residence
	Residential 1 (R-1): Undeveloped
	Suburban Shopping (S-S): Undeveloped
West:	Agricultural Residential 1 (AR-1): Single-family residence
	Residential 1 (R-1): Single-family residence



Per the submitted site plan and narrative, the applicant proposes a development of commercial uses consisting of:

- Four parcels for a combined total of 60,000 square feet of commercial space with one access from East Sardis Road and one from Sardis Road. No end users have been identified.
- One parcel with up to 500 spaces for open, covered or enclosed boat and RV storage accessed from Dawsonville Highway (SR 53) by way of an easement or a fee-simple right-of-way through private property (tax parcel 10071 000088), which would be a private driveway.

The proposed access serving the boat and RV storage portion of the development is not owned by the applicant and has not been secured as of the date of this report. Both the Georgia Department of Transportation (GDOT) and Hall County Public Works & Utilities have identified concerns regarding the proposed access configuration as identified in their official comments.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated September 17, 2025, and sanitary sewer services will be provided by on-site septic.



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 Regional Activity Nodes and Corridors within the Murrayville/Sardis character area. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. This range of development types may not always be at the same intensity across the county: new development needs to be scaled in the context of the area's infrastructure capacity. New development should also emphasize high-quality building and site design, including dedicated open/civic space, walkability, and a sense of place.

(A) & (B) <u>Zoning Analysis</u> – Rezone and Special Use

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **While the surrounding area is primarily developed**

with single-family residential uses, the existence of commercially zoned property to the south and the Comprehensive Plan's identification of this corridor for future commercial activity support the suitability of the proposed use

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. The proposed development can be appropriately buffered from surrounding residential properties, supporting the continued usability of adjacent and nearby properties.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Regional Activity Nodes and Corridors future land use designation in the Comprehensive Plan. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is undeveloped.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is Highway Business (H-B) which is a compatible zoning district within the Regional Activity Nodes and Corridors future land use designation in the Murrayville/Sardis character area. The change would not create an isolated district unrelated to the surrounding area as commercial zoning and uses abut the property to the south.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support commercial 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 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 a memorandum dated April 29, 2026, the Hall County Environmental Health Department stated "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.

In a supplemental email dated April 29, 2026, Madison N. Dorminey, Assistant District Traffic Engineer, stated:

"The proposed access does not meet GDOT driveway spacing requirements. Sight Distance appears to be limited and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR 53."

Hall County Public Works and Utilities
In a memorandum dated April 28, 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.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream

Traffic:
A Trip Generation Memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.

Utilities:

Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's office stated "The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable fire code modifications."

Hall County Business License Division
In a memorandum dated April 21, 2026, Brandi Smith, Business License Director stated "Any future businesses will need to obtain a business license with the Hall County Business License department."

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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SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

DCCM
425 Oak St.
Gainesville, GA 30501
Phone [redacted]
Email Address

Property Owner (Name & Mailing Address)

William R. Powell
3734 Timber Walk Drive
Phone [redacted]
Email Address [redacted]

Proposed Use Highway Business Uses

Contact Person (Name & Mailing Address)

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

Status of Applicant

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☑ Other

Requested Action

Type of Request: ☐ SU ☐ CUP
Fee:$ 0.00
Receipt #:
Check #:

Zoning: H-B
Acreage 25.9 +/-

Tax Parcel Number 10071 000136
Location Address 2632 Sardis Road, Gainesville, GA 30506

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

Print Bradley Dunckel, DCCM Date: 3/27/26
Sign *Bradley Dunckel* Date: 3/27/26

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

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:
Tentative Planning Commission Date: Tentative County Commission Date:
County Commission District:

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

HALL COUNTY
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) William R. Powell

Address 3734 Timber Walk Drive

Gainesville, GA 30506

Phone Number [redacted]

Name of applicant(s) DCCM

Address 425 Oak St.

Gainesville, GA 30501

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)
William R. Powell

Personally appeared before me
William R. Powell

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

Scott G. Grant
Notary Public

03-25-2026
Date

Scott G Grant
NOTARY PUBLIC
JACKSON COUNTY, GEORGIA
My Commission Expires 02/27/2029

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: Bradley Dunckel ,DCCM **Date:** 3/27/26

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

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
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(3) The name and official position of the local government official to whom the campaign contribution was made; and

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

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: William R Powell **Date:** 3/27/26

Applicant's/Owner's Name (Printed): William R. Powell

Project Narrative for East Sardis Road Tract

3/27/26

LOCATION – 2632 East Sardis Road, Gainesville, GA 30506
ACREAGE – 25.9 acres +/-
PARCELS – 10071 000136
EXISTING ZONING – R-1
REQUESTED ZONING – H-B
APPLICANT – DCCM

Summary

The accompanying application seeks a zoning district change from Residential 1 (R-1) to Highway Business (H-B) for 25.8 acres of unimproved property located at 2632 East Sardis Road in northwest Hall County, approximately 500' southeast of the Sardis Connector. The intent is to develop up to 60,000 SF of commercial space and up to 500 storage spaces for Boat/RV storage. The proposed uses are consistent with the Hall County Comprehensive Plan, with an additional Special Use requirement for "Outdoor Storage". The property is located within the "Murrayville/Sardis" character area with a future land use designation of "Regional Activity Nodes & Corridors." Highway Business (H-B) is listed as an appropriate zoning district under this future land use. Completion of the development is anticipated by 2030.

Site Description

The parcel has approximately 90 LF of frontage along East Sardis Road and is roughly rectangular in shape, approximately 1,300 LF deep. The property is undeveloped with two jurisdictional streams. Domestic water (8" line) is provided by the City of Gainesville and is located in the Sardis Connector right of way. On-Site Sewerage Management systems are planned for all sewer requirements. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the intended purposes.

Adjacencies

The property is surrounded by residential zonings: R-1 and Agricultural Residential 1 (AR-1) to the east, north and west. To the south is primarily Suburban Shopping (S-S).

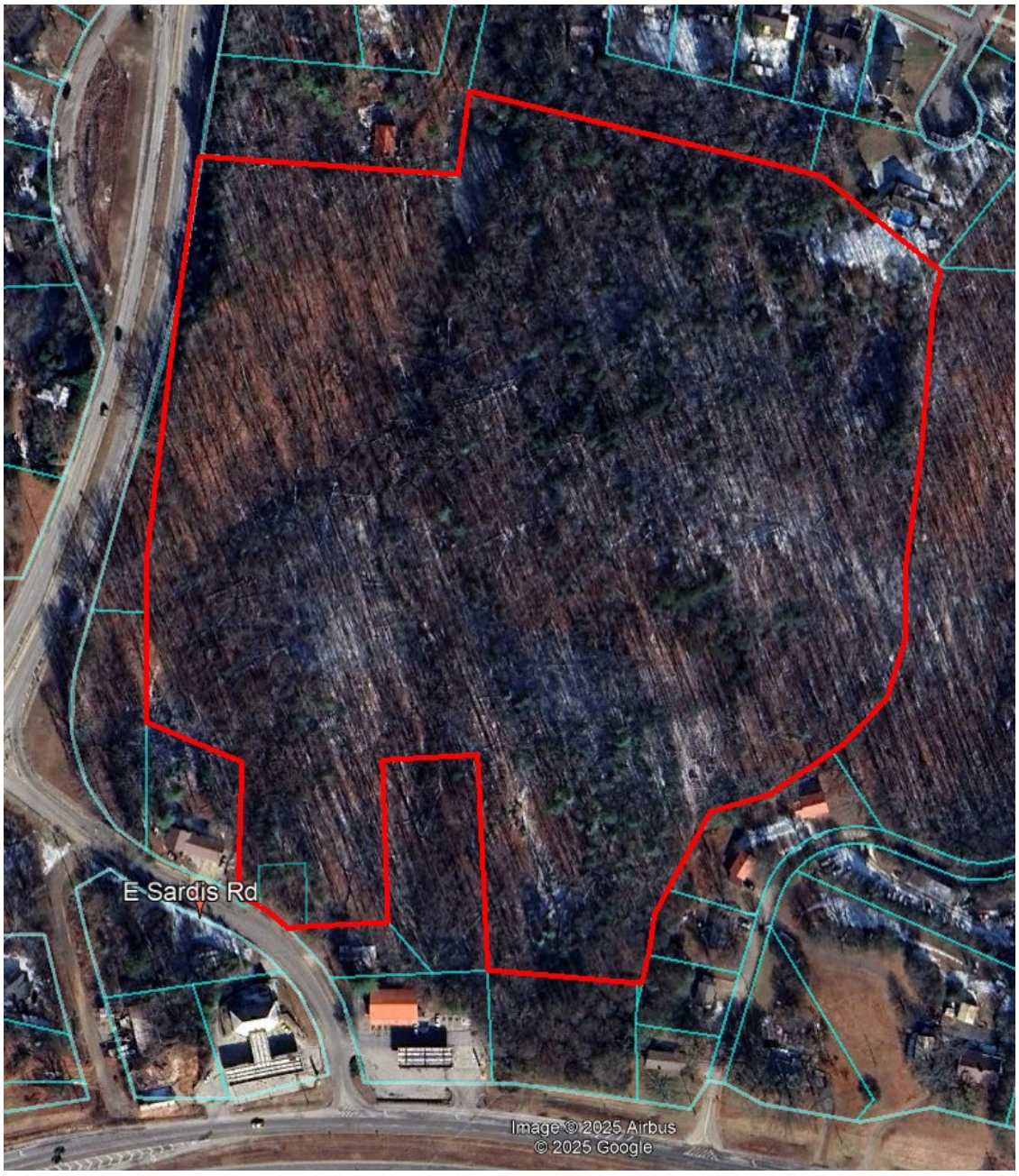
Access

Access to the property for the commercial outparcels is from East Sardis Road, which is located approximately 500' east of the Sardis Connector. A secondary right in/right out only proposed access would be located along the Sardis Connector frontage. Access to property for the boat/RV storage is planned from Dawsonville Highway through either an easement or fee-simple right-of-way from Parcel #10071 000088, as shown on the zoning plan. Both full access points shown will require GDOT approval with Hall County approval for the Sardis Connector access.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – Parcel #10070 000088 zoned S-S adjacent to the subject property
- Nearest distance to developed commercial property – Parcel #10071 000088B zoned S-S adjacent to the subject property
- Nearest distance to a single-family home – a single-family home at 2614 East Sardis Road is located within 30’ from the southwestern boundary.
- Nearest distance to a subdivision – Highland Park S/D is located immediately north of the property.

Aerial View



Traffic Impact Study

A Traffic Impact Study has not been provided and is presumably below the County's threshold requirements. Trip Generation from the Boat/RV storage is expected to produce an ADT of 205 trips, based on a buildout of 500 storage spaces. For the Commercial/Office uses, an ADT of 585 total estimated trips, based on a buildout of 60,000 SF of space.

Development Strategy

The proposed development of the Boat/RV storage may be developed in two or three phases, based on demand. Boat & RV storage will draw users from a regional base due to the 14 boat ramps located within a 5-mile radius and the site's convenient access to SR 53. The commercial uses may be pad graded for single or multiple end users, with actual building construction occurring based on demand. Certain uses, as outlined below, have been excluded from this request.

Specific Uses

- Boat and RV storage may be covered, uncovered or enclosed with a maximum of 500 - 11' x 30' storage spaces (sizes may vary depending on market demand). All internal paving may consist of graded aggregate base (GAB), asphalt, concrete or a combination of these. Exterior building materials may include metal siding and roofs.
- Commercial uses may include small retail, professional offices, or any use permitted under the H-B zoning district.

Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the property for identification and directional purposes. All permanent internal signage must be outside of any Right of Way or Utility Easement and within a Landscape and Signage easement recorded on the Final Plat.

Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along East Sardis Road.

Special Use Permit

The application includes a request for a Special Use Permit to allow for "Major Outdoor Storage" within the H-B district.

Buffers

As required for uses designated as "Commercial with outdoor activity", the Developer shall impose a 50' exterior buffer to screen the Boat/RV storage from adjacent residential districts, and a 10' landscape buffer where "Commercial with no outdoor activity" is adjacent to residential districts. No buffer will be provided between different commercial uses. These areas may be disturbed and re-planted to County standards. This buffer may be reduced where a structural buffer is provided.

Open Space

Although no open space is required, external buffer areas, stream buffers and other areas of the property not slated for development will provide substantial areas of natural open spaces.

Community Septic

As there is no public sewer in this immediate area, the development will utilize on-site sewerage management systems (septic) to provide treatment. A combination of individual and community systems may be utilized.

Conceptual Master Plan

The development of the community shall be controlled by the Concept Plan attached. The plan is considered conceptual in nature, and as such may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, storage areas, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County require the Applicant to raise Federal and State constitutional objections during the H-B master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the H-B zoning request would lack objective justification and would result only from

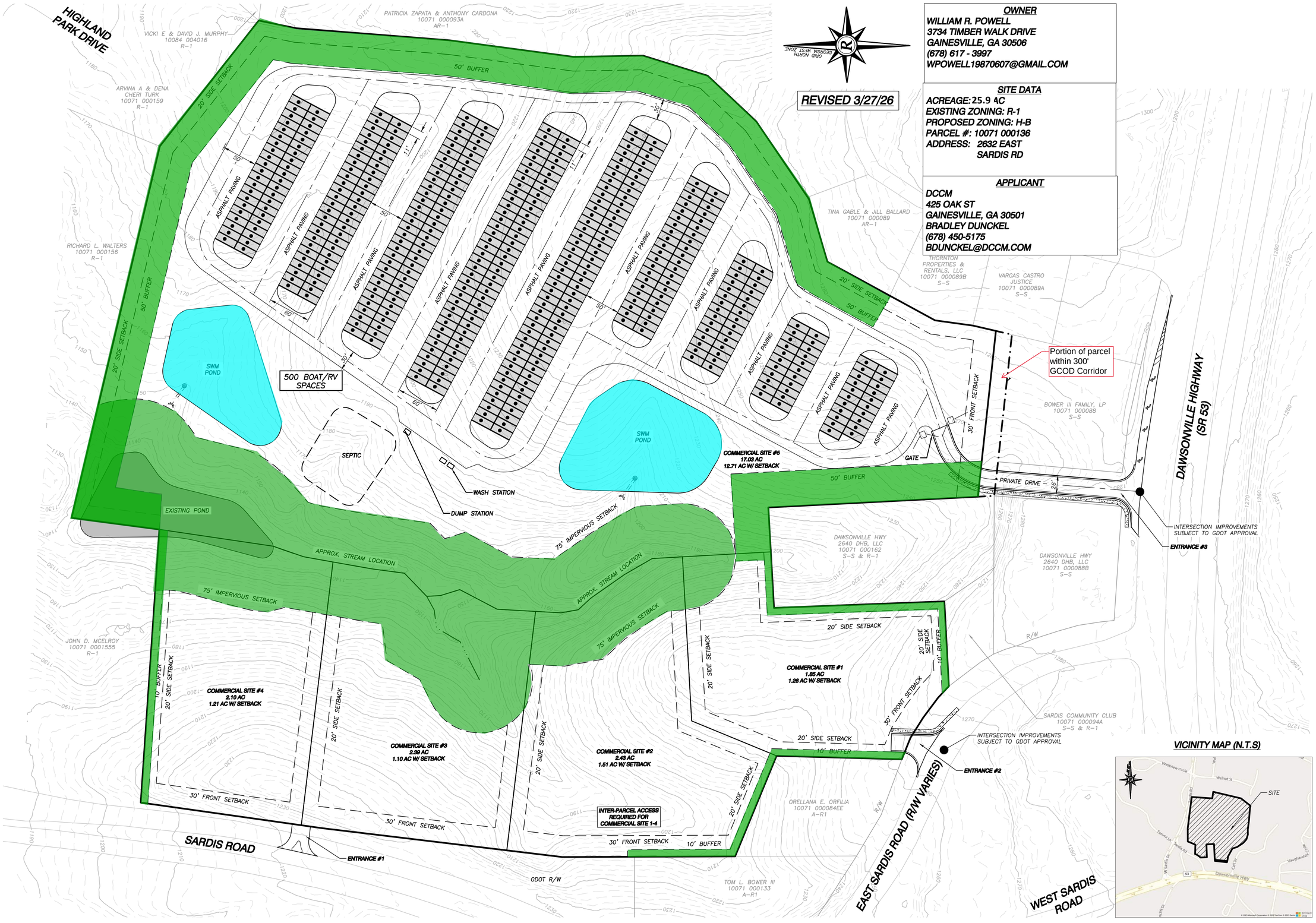
neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

I. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this H-B master plan application be granted as requested by the Applicant. If there are any questions about this request, you may contact:

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



REVISED 3/27/26

OWNER
WILLIAM R. POWELL
3734 TIMBER WALK DRIVE
GAINESVILLE, GA 30506
(678) 617 - 3997
WPOWELL19870607@GMAIL.COM

SITE DATA
ACREAGE: 25.9 AC
EXISTING ZONING: R-1
PROPOSED ZONING: H-B
PARCEL #: 10071 000136
ADDRESS: 2632 EAST SARDIS RD

APPLICANT
DCCM
425 OAK ST
GAINESVILLE, GA 30501
BRADLEY DUNCKEL
(678) 450-5175
BDUNCKEL@DCCM.COM

VICINITY MAP (N.T.S)

Rochester | DCCM

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | rochester.dccm.com

CONCEPT MAP FOR:
EAST SARDIS ROAD TRACT

LOCATED IN:
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

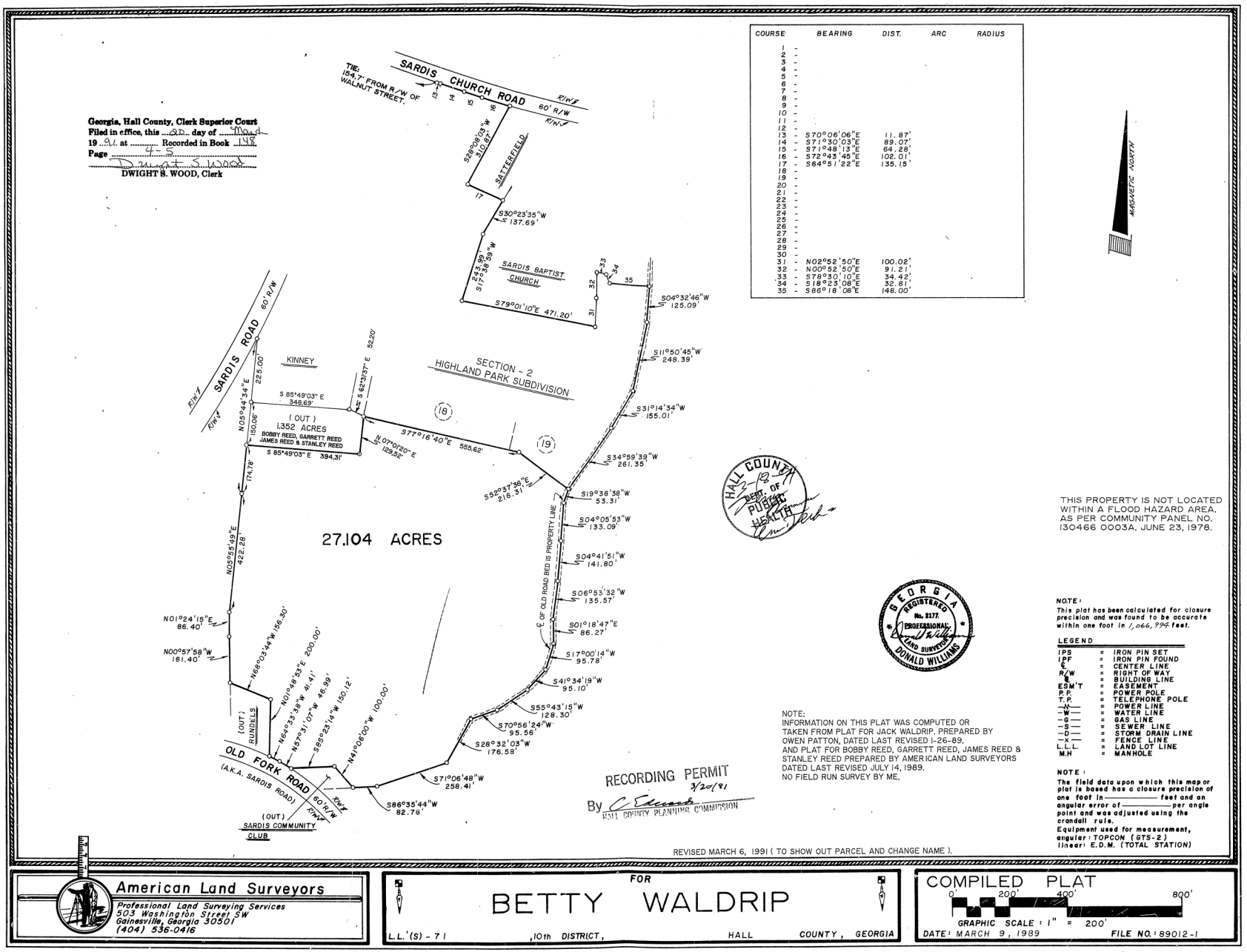
REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER DCCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
30' 0' 60' 120'

SHEET 1 OF 1

DATE: 3/27/26
SCALE: 1" = 60'
JOB NO. G225107.PRP
DWG NO. *.SLOP.dwg
DRAWN BY: TCT



COURSE	BEARING	DIST.	ARC	RADIUS
1 -				
2 -				
3 -				
4 -				
5 -				
6 -				
7 -				
8 -				
9 -				
10 -				
11 -				
12 -				
13 -	S70°06'06"E	11.87'		
14 -	S71°30'03"E	89.07'		
15 -	S71°48'13"E	64.28'		
16 -	S72°43'45"E	102.01'		
17 -	S64°51'22"E	135.15'		
18 -				
19 -				
20 -				
21 -				
22 -				
23 -				
24 -				
25 -				
26 -				
27 -				
28 -				
29 -				
30 -				
31 -	N02°52'50"E	100.02'		
32 -	N00°52'50"E	91.21'		
33 -	S78°30'10"E	34.42'		
34 -	S18°23'08"E	32.81'		
35 -	S86°18'08"E	148.00'		

Georgia, Hall County, Clerk Superior Court
Filed in office, this 22 day of May
19 91 at ..... Recorded in Book 195
Page 45
Dwight S. Wood
DWIGHT S. WOOD, Clerk

HALL COUNTY 3-12-91 DEPT. OF PUBLIC HEALTH

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, AS PER COMMUNITY PANEL NO. 130466 0003A, JUNE 23, 1978.

GEORGIA REGISTERED No. 2177 PROFESSIONAL LAND SURVEYOR DONALD WILLIAMS

NOTE:
INFORMATION ON THIS PLAT WAS COMPUTED OR TAKEN FROM PLAT FOR JACK WALDRIP. PREPARED BY OWEN PATTON, DATED LAST REVISED 1-26-89. AND PLAT FOR BOBBY REED, GARRETT REED, JAMES REED & STANLEY REED PREPARED BY AMERICAN LAND SURVEYORS DATED LAST REVISED JULY 14, 1989. NO FIELD RUN SURVEY BY ME.

RECORDING PERMIT 5/20/91
By C. Edwards
HALL COUNTY PLANNING COMMISSION

NOTE:
This plat has been calculated for closure precision and was found to be accurate within one foot in 1,066,994 feet.

LEGEND

IPS	=	IRON PIN SET
IPF	=	IRON PIN FOUND
℄	=	CENTER LINE
R/W	=	RIGHT OF WAY
B/L	=	BUILDING LINE
ESM'T	=	EASEMENT
P.P.	=	POWER POLE
T.P.	=	TELEPHONE POLE
-W-	=	WATER LINE
-G-	=	GAS LINE
-S-	=	SEWER LINE
-D-	=	STORM DRAIN LINE
-X-	=	FENCE LINE
L.L.L.	=	LAND LOT LINE
M.H	=	MANHOLE

NOTE:
The field data upon which this map or plat is based has a closure precision of one foot in _____ feet and an angular error of _____ per angle point and was adjusted using the crandall rule.
Equipment used for measurement, angular: TOPCON (GTS-2) linear: E.D.M. (TOTAL STATION)

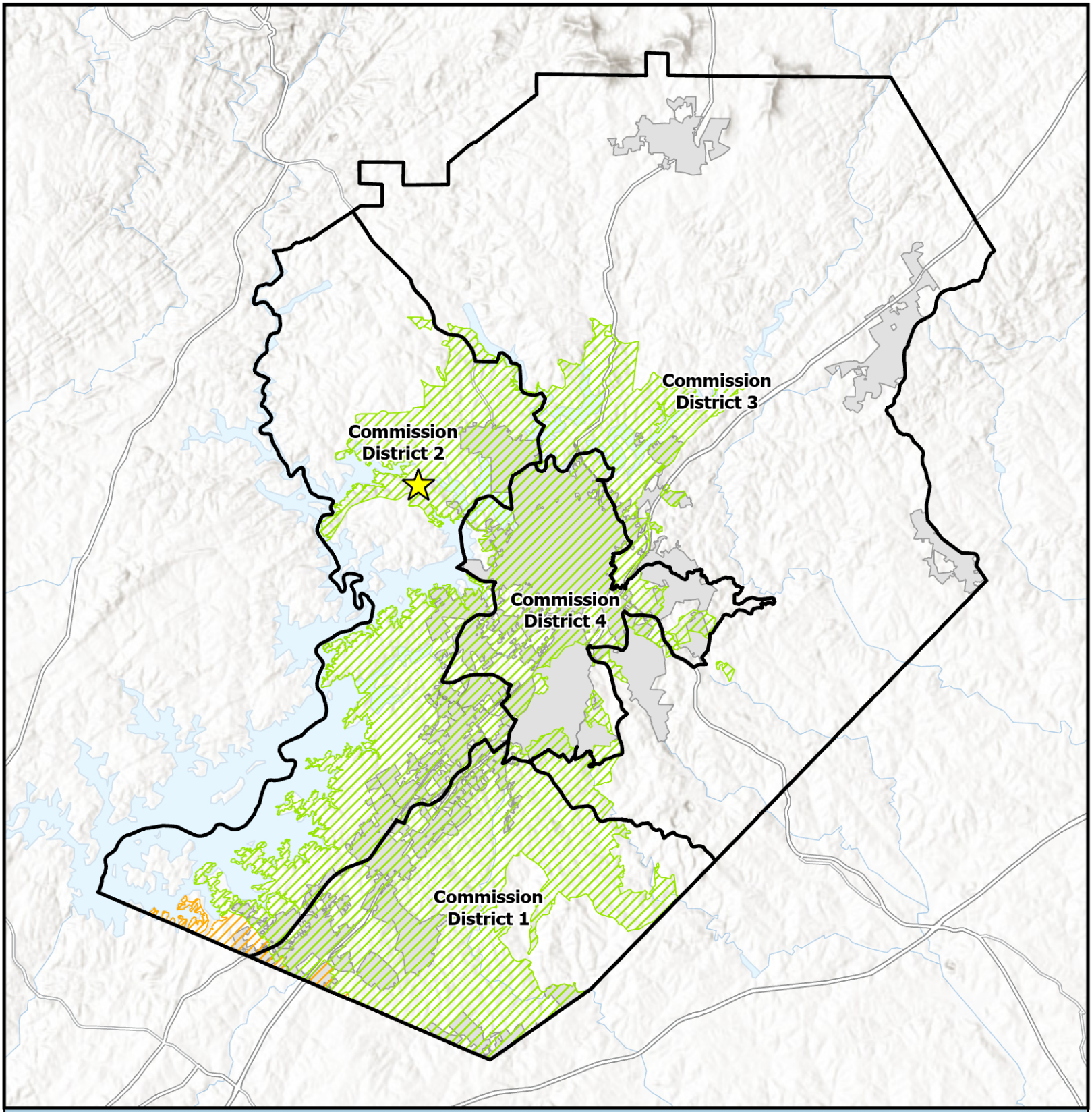
REVISED MARCH 6, 1991 (TO SHOW OUT PARCEL AND CHANGE NAME).

American Land Surveyors
Professional Land Surveying Services
503 Washington Street SW
Gainesville, Georgia 30501
(404) 536-0416

FOR
BETTY WALDRIP
L.L.'(S) - 71 ,10th DISTRICT, HALL COUNTY, GEORGIA

COMPILED PLAT
0' 200' 400' 800'
GRAPHIC SCALE : 1" = 200'
DATE: MARCH 9, 1989 FILE NO.: 89012-1

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O01148&key2=4&county=69&countyname=HALL&userid=891638&appid=28



Overview Map

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

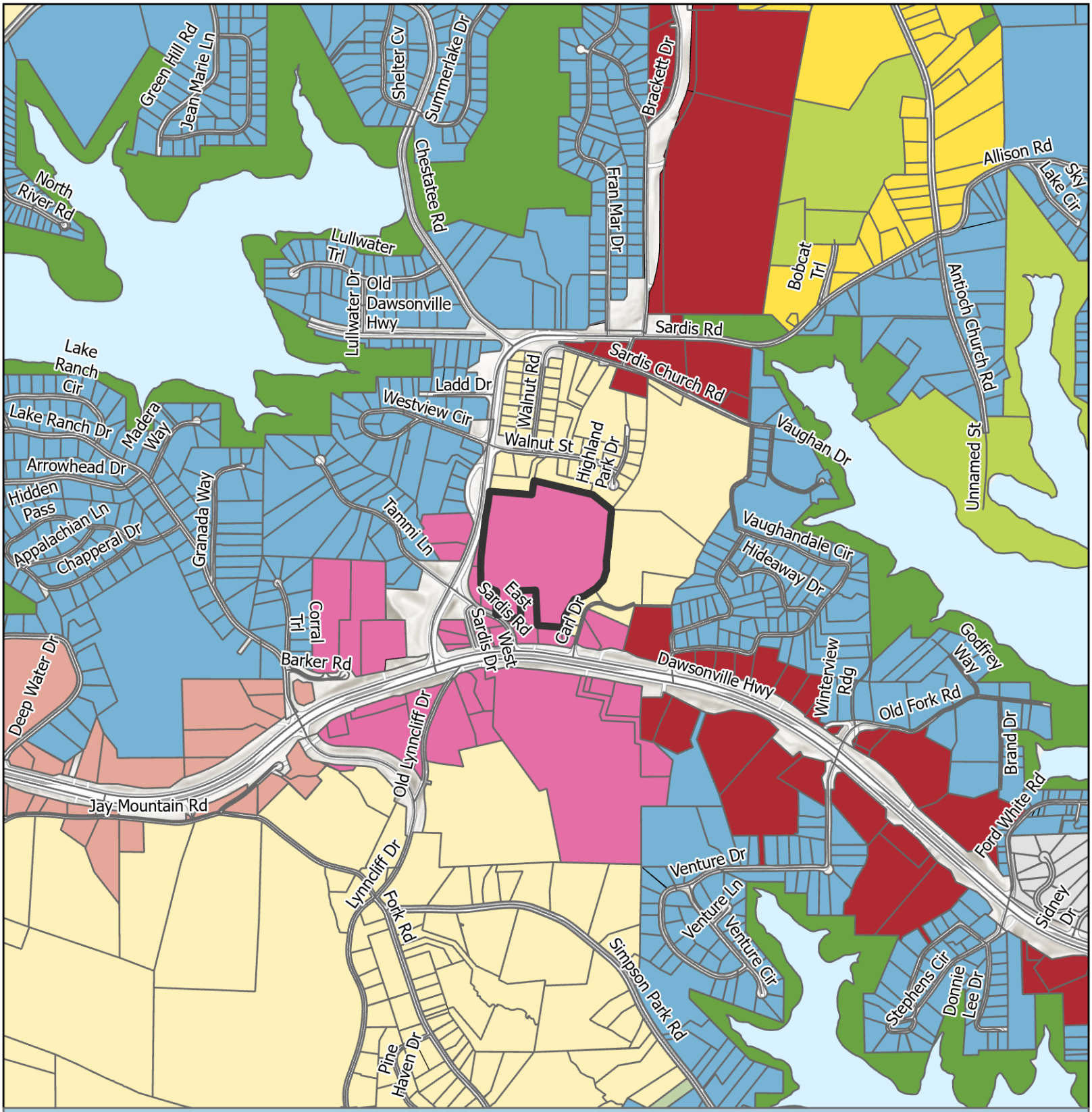
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Future Land Use Map

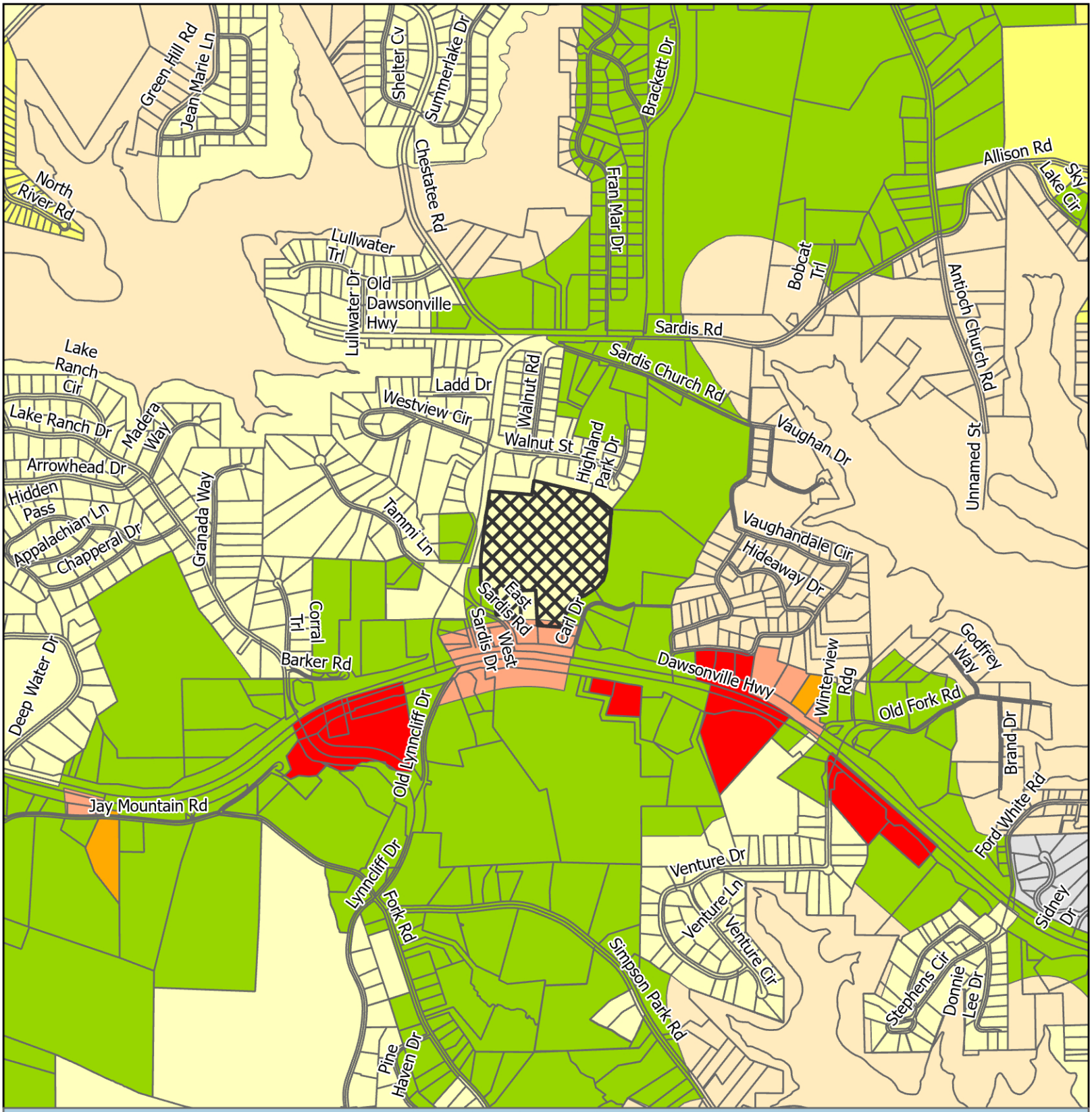
Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Regional Activity Center
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Zoning Map

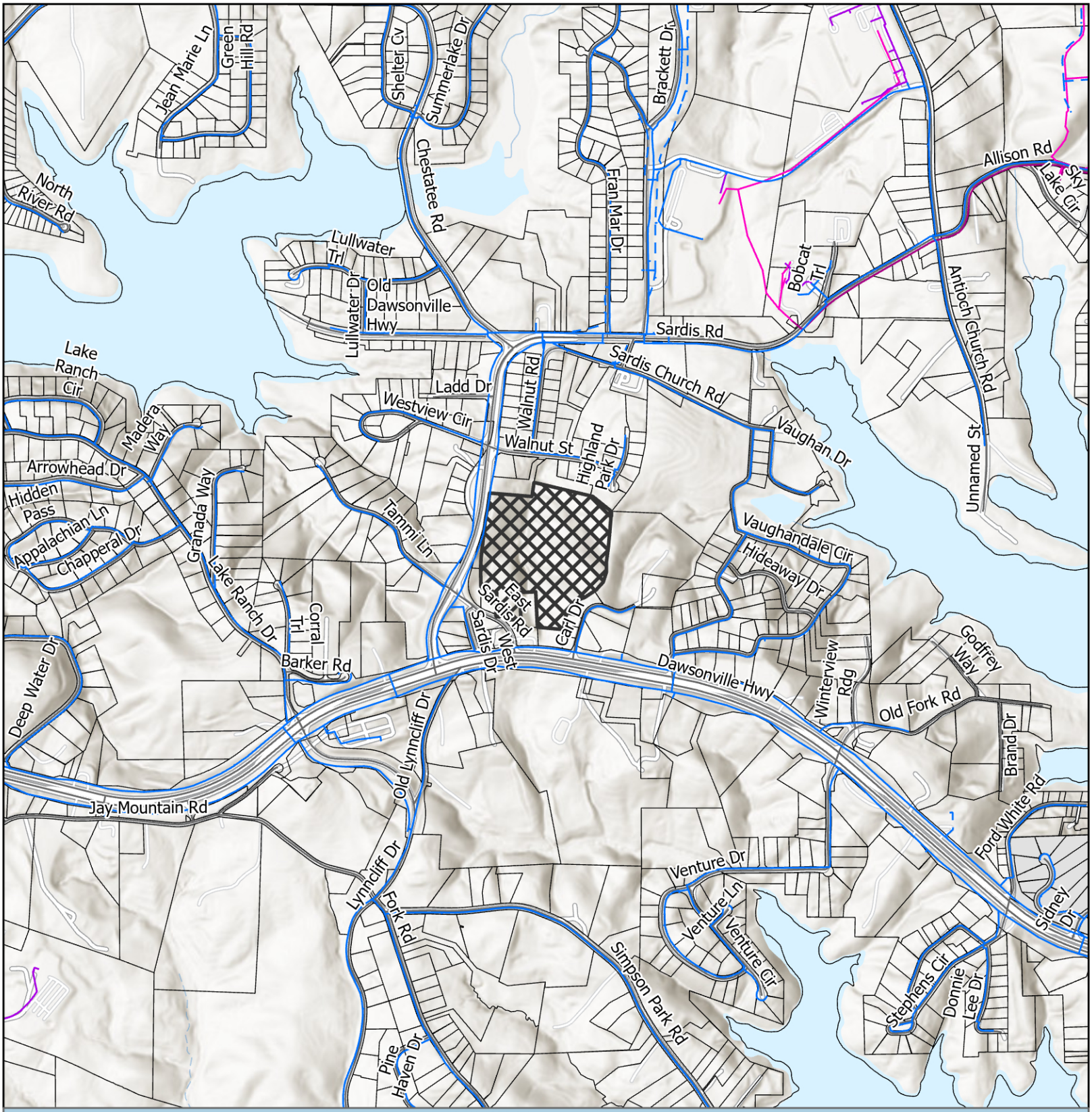
Subject Area
City Limits

Zoning
AR-1
H-B
PCD
PRD
R-1
S-S
V-C

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Utilities Map

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

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area

Applicant: DCCM
Tax Parcel #: 10071 000136
Location: 2632 Sardis Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026


Sargenian













000413

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 02-11-10
Charles Baker
Superior Court Clerk
By JN
PT61 069- 2010-000893

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 11 day of February
20 10 at 9:42 Am. Recorded in Deed
Book 6664 Page(s) 413-415
Charles Baker, Clerk By JN

002576

After recording, please return to: ✓
Chamberlain, Hrdlicka, White, Williams & Martin
One Ninety-one Peachtree Tower, 34th Floor
191 Peachtree Street, N.E.
Atlanta, Georgia 30303-1747
Attn: ~~J. Scot Kirkpatrick, Esq.~~ Joseph Forte
Telephone: 404.659.1410

STATE OF GEORGIA
COUNTY OF FULTON

GENERAL WARRANTY DEED

THIS INDENTURE, made this 27th day of October, 2009, between **RAYMOND D. SCHOENBAUM**, as party of the first part, hereinafter called Grantor, and **RAYMOND D. SCHOENBAUM, AS TRUSTEE OF THE 2009 RAYMOND D. SCHOENBAUM LIVING TRUST**, as party of the second part, hereinafter called Grantee. The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns and, further, the singular shall include the plural where the context requires or permits.

WITNESSETH:

That Grantor, for and in consideration of $10.00 cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

> ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 of the 10th Land District, Hall County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the **Property**").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise pertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE GRANTOR will warrant and defend the right and title to the above-described property unto the Grantee against the claims of all persons whomsoever, subject, however, to the Permitted Exceptions.

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

Signed, sealed and delivered in the presence of:

Joe S. Ellis
Unofficial Witness

Tricia Crupi
Notary Public
My commission expires: 10/27/09

(Notary Seal)

Tricia Crupi NOTARY PUBLIC COMM. EXP. 10/27/09 Cobb Cty. GA

_____ (Seal)
Raymond D. Schoenbaum

---------- [SPACE ABOVE THIS LINE FOR RECORDING DATA] ----------

After recording, please return to:
Republic Commercial Title Company, LLC
6111 Peachtree Dunwoody Road, Building D
Atlanta, Georgia 30328

eFiled and eRecorded
DATE: 02/13/2026
TIME: 5:21 PM
DEED BOOK: 9802
PAGE: 430 - 433
FILING FEES: $25.00
TRANSFER TAX: $420.00
PT61: 069-2026-001012
RECORDED BY: TH
CLERK: Mark Pettitt
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

THIS INDENTURE, made this 13 day of February, 2026, between RAYMOND D. SCHOENBAUM, AS TRUSTEE OF THE 2009 RAYMOND D. SCHOENBAUM LIVING TRUST ("Grantor"), and WILLIAM R. POWELL ("Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, to wit:

> ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 OF THE 10TH LAND DISTRICT OF HALL COUNTY, and being more particularly described in Exhibit "A" attached hereto and incorporated by this reference herein; TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto (the "Property").

TO HAVE AND TO HOLD the Property, 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; SUBJECT, HOWEVER, to those items expressly referenced at Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Title Exceptions").

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor only.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Commission Expiration Date: 5/23/28

[NOTARIAL SEAL]

GRANTOR:

RAYMOND D. SCHOENBAUM, AS TRUSTEE OF THE 2009 RAYMOND D. SCHOENBAUM LIVING TRUST

By: _____(SEAL)
Name: Raymond D. Schoenbaum
Title: Trustee

EXHIBIT "A" — LEGAL DESCRIPTION

All that tract and parcel of land lying and being in Land I.ot 71 of the 10th Land District. Hall County. Georgia. as shown and delineated as 27.104 acres on plat of said property prepared for Betty Waidrip by Donald Williams. Registered Land Surveyor, American Land Surveyors dated May 9, 1989. and revised March 6. 1991. and recorded at Plat Book 148. Pages 4-5, Hall County Plat Records.

Said property is a portion of the tract of real property conveyed by Carolyn Cook Kinney to ,lack Waldrip in a Warranty Deed dated March 10, 1989 and recorded at Deed Book 1323, Pages 106108, Hall County Deed Records.

LESS AND EXCEPT:

All that tract or parcel of land. situate, lying and being in Land Lot 71 of the 10th Land District of Hall County, Georgia, containing 1.00 acre as shown on survey for Kangaroo. Inc. prepared by Farley-Collins 6 Associates. Registered Surveyors. dated December 13. 1995. and being more particularly described according to said Farley-Collins Survey as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING. COMMENCE at a point where the Northerly right-of-way of State Highway No. 53 intersects the Easterly right-of-way of Sardis Road - Cutoff: thence South 88 degrees 40 minutes 00 seconds East 190.64 feet to an iron pin corner: thence North 1 degrees 23 minutes 00 seconds west 169.43 feet to an iron pin corner. which iron pin corner is the TRUE POINT 01: BEGINNING: thence from said TRUE POINT OF BEGINNING South 88 degrees 34 minutes 00 seconds West 82.76 feet to a point: thence North 38 degrees 57 minutes 26 seconds West 100.00 feet to a point: thence North ! degrees 23 minutes 00 seconds West 240.63 feet to an iron pin corner: thence North 88 degrees 37 minutes 00 seconds East 143.74 feet to an iron pin corner: thence South I degrees 23 minutes 00 seconds East 319.61 feet to the TRUE POINT OF BEGINNING.

Said property being the same tract of real properly conveyed by Raymond Schoenbautn to Mansfield Oil Company of Gainesville. Inc. in a Warranty Deed dated January 26. 1996 and recorded at Deed Book 2542. Pages 304-305. Hall County Georgia Records.

ALSO LESS AND EXCEPT any portion of the property set forth above contained within that certain Right of Way Deed from Raymond Schoenbaum to the Department of Transportation, dated April 4, 2003, filed April 4, 2003 and recorded in Deed Book 4521, Page 522, records of the Superior Court of Hall County, Georgia.

C

EXHIBIT "B"

1. All taxes for the year 2025 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the date herein.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements or claims of easements, not shown by the Public Records

4. Taxes or special assessments which are not shown as existing liens by the Public Records.

5. Right of Way Easement from B.H. Kinney to Jackson Electric Membership Corporation, a corporation, dated August 13, 1964, filed August 18, 1964 and recorded in Deed Book 288, Page 516, records of the Superior Court of Hall County, Georgia.

6. Easements as contained within that certain Right of Way Deed from B. H. Kinney to Hall County, **a** political subdivision of the State of Georgia, dated April 28, 1965, filed May 20, 1965 and recorded in Deed Book 305, Page 533, aforesaid records.

7. Easements as contained within that certain Right of Way Deed from B. H. Kinney to Hall County, a political subdivision of the State of Georgia, dated June 26, 1967, filed XX August XXXX and recorded in Deed Book 352, Page 367, aforesaid records.

8. Ingress and Egress Easement from Carolyn Cook Kinney to Jack Waldrip, dated March 10, 1989, filed March 13, 1989 and recorded in Deed Book 1323, Page 101, aforesaid records.

9. Easements as contained within that certain Warranty Deed from Carolyn Cook Kinney to Jack Waldrip, dated March 10, 1989, filed March 13, 1989 and recorded in Deed Book 1323, Page 106, aforesaid records.

10. Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed from Raymond Schoenbaum to the Department of Transportation, dated April 4, 2003, filed April 4, 2003 and recorded in Deed Book 4521, Page 522, aforesaid records.

11. Perpetual Easement — Water Main from Raymond Schoenbaum to City of Gainesville, Georgia, dated November 10, 2005, filed November 18, 2005 and recorded in Deed Book 5512, Page 491, aforesaid records.

12. All matters affecting subject property as shown on the following plats, all aforesaid records:

    (A) Plat Book 21, Page 105;
    (B) Plat Book 33, Page 173
    (C) Plat Book 38, Page 26;
    (D) Plat Book 135, Page 6;
    (E) Plat Book 135, Page 7;
    (F) Plat Book 148, Page 4; and
    (G) Plat Book 148, Page 5.

LEGAL DESCRIPTION for ZONING PURPOSES ONLY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, 10TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD; THENCE ALONG THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°32'51" WEST, 46.99 FEET TO A POINT; THENCE NORTH 62°35'22" WEST, 41.41 FEET TO A POINT; THENCE LEAVING THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 03°47'09" EAST, 200.00 FEET TO A POINT; THENCE NORTH 66°05'28" WEST, 156.30 FEET TO A POINT; THENCE NORTH 01°00'18" EAST, 161.40 FEET TO A POINT; THENCE NORTH 03°22'31" EAST, 86.40 FEET TO A POINT; THENCE NORTH 07°54'05" EAST, 422.28 FEET TO THE EAST RIGHT OF WAY OF SARDIS ROAD; THENCE ALONG THE EAST RIGHT OF WAY OF SARDIS ROAD NORTH 07°42'50" EAST, 174.78 FEET TO A POINT; THENCE LEAVING THE EAST RIGHT OF WAY OF SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°50'47" EAST, 394.31 FEET TO A POINT; THENCE NORTH 08°59'36" EAST, 129.52 FEET TO A POINT; THENCE SOUTH 75°18'24" EAST, 555.62 FEET TO A POINT; THENCE SOUTH 50°39'20" EAST, 216.31 FEET TO A POINT; THENCE SOUTH 21°36'54" WEST, 53.31 FEET TO A POINT; THENCE SOUTH 06°04'09" WEST, 133.09 FEET TO A POINT; THENCE SOUTH 06°40'07" WEST, 141.80 FEET TO A POINT; THENCE SOUTH 08°51'48" WEST, 135.57 FEET TO A POINT; THENCE SOUTH 00°39'29" WEST, 86.27 FEET TO A POINT; THENCE SOUTH 18°58'30" WEST, 95.78 FEET TO A POINT; THENCE SOUTH 43°32'35" WEST, 95.10 FEET TO A POINT; THENCE SOUTH 57°41'31" WEST, 128.30 FEET TO A POINT; THENCE SOUTH 72°54'40" WEST, 95.56 FEET TO A POINT; THENCE SOUTH 30°30'19" WEST, 176.58 FEET TO A POINT; THENCE SOUTH 73°05'04" WEST, 258.41 FEET TO A POINT; THENCE NORTH 01°33'17" WEST, 320.06 FEET TO A POINT; THENCE SOUTH 88°26'42" WEST, 143.74 FEET TO A POINT; THENCE SOUTH 01°33'18" EAST, 240.63 FEET TO A POINT; THENCE SOUTH 88°21'30" WEST, 150.12 FEET TO THE **POINT OF BEGNINNING.**

SAID TRACT CONTAINS 25.9 ACRES, MORE OR LESS.

CITY OF
GAINESVILLE

WATER RESOURCES

September 17, 2025

Rochester | DCCM
Attn: Bradley Dunckel, PE
425 Oak Street, NW
Gainesville, GA 30501

Re: Water Availability
Proposed Mixed-Use Development
2632 Sardis Road
PIN: 10071 000136

Dear Mr. Dunckel,

The purpose of this letter is to confirm the availability of water service to the above-referenced property.

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Sardis Road along the frontage of the subject property

Currently, the City has adequate domestic water capacity to serve your proposed mixed-use development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager
Chris Thornhill, Project Manager

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 4/29/2026 11:27 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Dorminey, Madison N <mdorminey@dot.ga.gov>
Sent: Wednesday, April 29, 2026 11:14 AM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>
Subject: RE: 5-28-26 Hall County Rezoning GDOT Comments

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.

Kaitlyn,

In addition to the comment regarding coordination with GDOT D1 for driveway consideration, please make sure the initial comment (below) is also included:

The proposed access does not me GDOT driveway spacing requirements. Sight distance appears to be limited and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR 53.

Thanks,

Madison Dorminey, P.E.
Assistant District Traffic Engineer

GDOT Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Wednesday, April 29, 2026 11:06 AM
To: Dorminey, Madison N <mdorminey@dot.ga.gov>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>
Subject: Fw: 5-28-26 Hall County Rezoning GDOT Comments

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

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GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

---

Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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 30, 2026 AND NO LATER THAN May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Bradley Dunckel (Please Print Name)**, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 4/30/26 (Date) **for** DCCM (Name application filed as).

Signature _____

(The original document is required)



Live effect Remaster

Thursday, April 30, 2026 · 5:31 PM

20260430_173110.jpg



Live effect

Remaster

Thursday, April 30, 2026 · 5:41 PM

Outlook

2632 East Sardis Road

From Bradley K. Dunckel <bdunckel@dccm.com>
Date Thu 5/21/2026 3:57 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Beth Garmon <bgarmon@dccm.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Katie,
We would like to request that this application be tabled until the June 25th BOC meeting. This will allow us additional time to address some of the comments regarding the application. If there are any new comments, please forward them as appropriate.
Thanks,
Bradley

Bradley Dunckel, PE
Director of Development Strategies

DCCM

A 425 Oak Street, Northwest, Gainesville, Georgia 30501
P 678.450.5175 **C** 770.363.1997
DCCM.com |

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Anael Dominguez (Administration)

From: Damian Abaddon [redacted]
Sent: Saturday, May 16, 2026 4:37 AM
To: Open Records - Administration; Jennifer Rivera (Administration)
Subject: 2332 Sardis Rd

Some people who received this message don't often get email from [redacted] Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To be included in public comment 2332 Sardis Rd.

The fox's are in the hen house! Billy Powell must be called out and held accountable for his use of elected position for his personal gain, corruption, and cronyism. This has been going on for a while, but has now been made blatantly obvious by the 2332 Sardis Road rezone application. This rezone should be denied, along with any other project he has a hand in. His appointment of developer/partner/rezoning applicant Bradley Dunkle should be nullified. We now have the Processing Plant within the hen house!!

Damian Abaddon

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, May 22, 2026 8:21 AM
To: Timothy Ader
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: 2632 Sardis Rd.

Your public comment was received and will be added to the record regarding this zoning application.

Thank you.

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

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From: Timothy Ader [redacted]
Sent: Friday, May 22, 2026 7:49 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: 2632 Sardis Rd.

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners and those it may concern:

As in my letter before for this property, I oppose this rezone. Keep Sardis Road Residential. Let this new connector through our residential area be just that; a residential area that has a road through it that is easily travelled. I fear that allowing 4 commercial lots on Sardis would be the downfall of the area. I understand that this is a mystical concept for a 4 lane road to not be lined with businesses. Allowing this project would just be starting the race to develop this "new road" , decreasing its efficiency as a connector, forcing urbanization, and pushing its residents away.

After further review, I oppose the new site plan even more than before. It not only does not belong in our area.

There are major ethical concerns of the nature of this project's beginning and path to rezone and construction.

Four Commercial lots connected to and directly across the street from homes with no known uses or timeframe of use. Inter-parcel access noted as being required- poor access, limited land area and large amount of impervious setbacks.

Claims that only 20ft of the property are within the GCOD Corridor to build by different standards.

Cross traffic and U turns in the portion of the road are difficult. Currently not enough road surface for a long bed pickup or truck and trailer to make a comfortable u turn. This will not be improved with the completion of the Sardis Connector.

Project was previously recommended for denial by staff- not all concerns have been addressed.. Staff also commented that this project WAS NOT CONSISTENT with the intent of the Regional Activity Nodes

Site plan does not show the extent of grading needed.

Mass graded proposal of storage units is right next to and will be insight of residential and ag areas that have been well established for decades.

Buffers are not large enough to block view or sound.

Long to indefinite time of completion.

Zoning is supposed to protect the interests of the people – the Hall County Resident; not to benefit businesses, developers, politicians.... Residents buy homes in residential zoned areas expecting to live their lives and raise families in residential areas. Meetings often site the phrase - for future land use... as residents in residential and ag areas, we have predicted (by owning and living here) that the future land use be as already designated. The UDC should protect this.

Thanks for taking the time to listen to the concerns of a resident,

Tim Ader

Please include in public comments

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 262/2026

SUBJECT: **0 & 0 Stringer Road | Variance to Section 3.2 |** to reduce the required road frontage | on a 65.95± acre combined tract located on the northwest side of Stringer Road approximately 0.45 miles southwest of its intersection with Double M Drive | Zoned AR-1; Tax Parcels 12061 000002A, 12061 000019 (pt) **| Proposed Use: Lot reconfiguration |** Commission District 3 **| Patricia Stump & Laurence Becker, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends denial, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

0 & 0 Stringer Road | Variance to Section 3.2 | to reduce the required road frontage | on a 65.95± acre combined tract located on the northwest side of Stringer Road approximately 0.45 miles southwest of its intersection with Double M Drive | Zoned AR-1; Tax Parcels 12061 000002A, 12061 000019 (pt) **| Proposed Use: Lot reconfiguration |** Commission District 3 **| Patricia Stump & Laurence Becker, 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
Supplemental Narrative
Statement of Hardship
Site Plans
Plats
Maps
Site Photos
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
2022 Letter to Board of Equalization
Notices to Neighbors from Applicants
Notice Sign
Public Comments
Public Comment from - Larry & Patricia Becker

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Patricia Stump & Laurence Becker

Request ..... **Variance to Section 3.2** | to reduce the required road frontage

Proposed Use ..... Lot reconfiguration

Size ..... 65.95± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **0 & 0 Stringer Road** | Tax Parcels 12061 000002A, 12061 000019(pt)

Commission District ..... Three

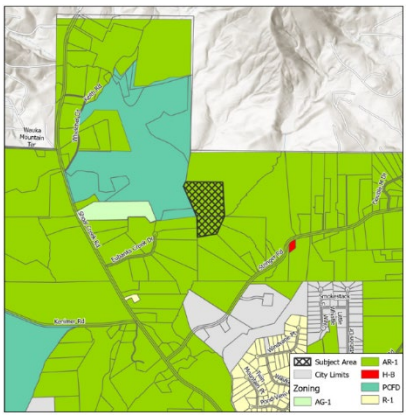
Commission Date ..... May 28, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0016

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

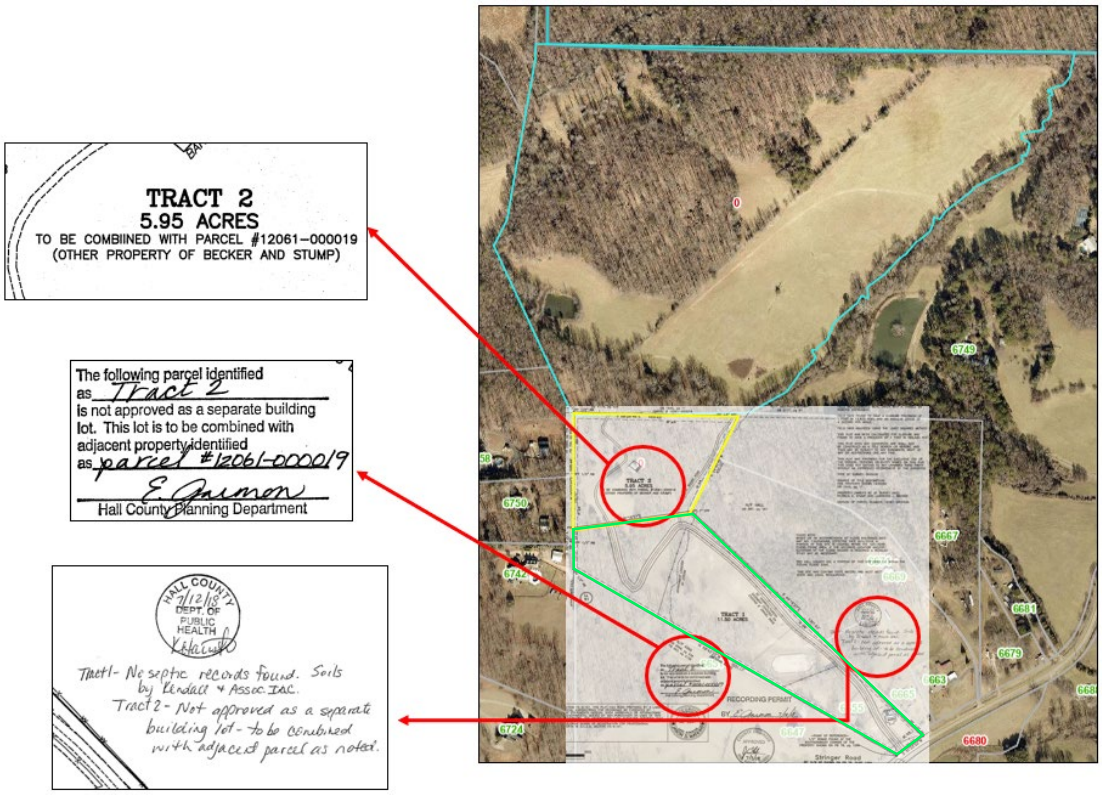


The applicant is requesting a variance to Section 3.2 to reduce the required road frontage from 50 feet to 0 feet for a lot reconfiguration, on a combined tract totaling 65.95± acres zoned Agricultural Residential 1 (AR-1). According to Tax Assessor records, the property is currently developed with a 1,156 square foot accessory structure established in 2015.

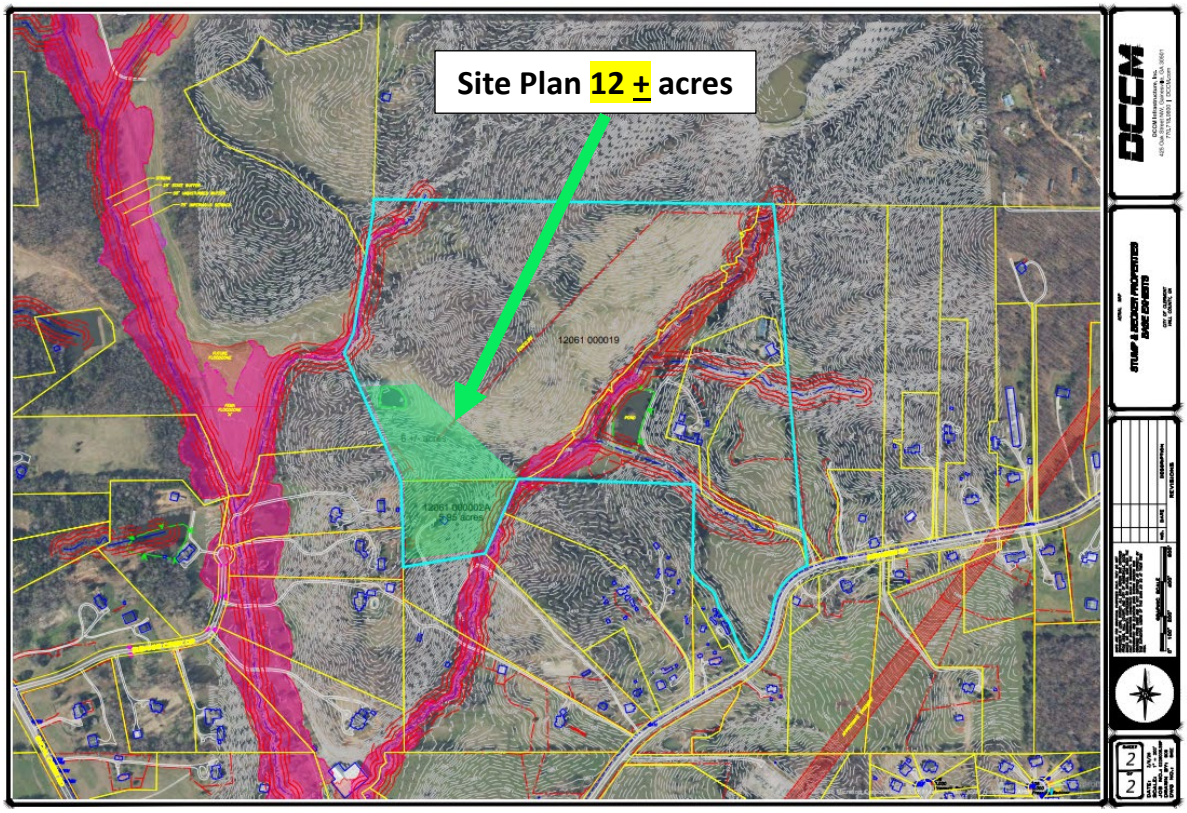
The surrounding properties are zoned and developed as outlined below:

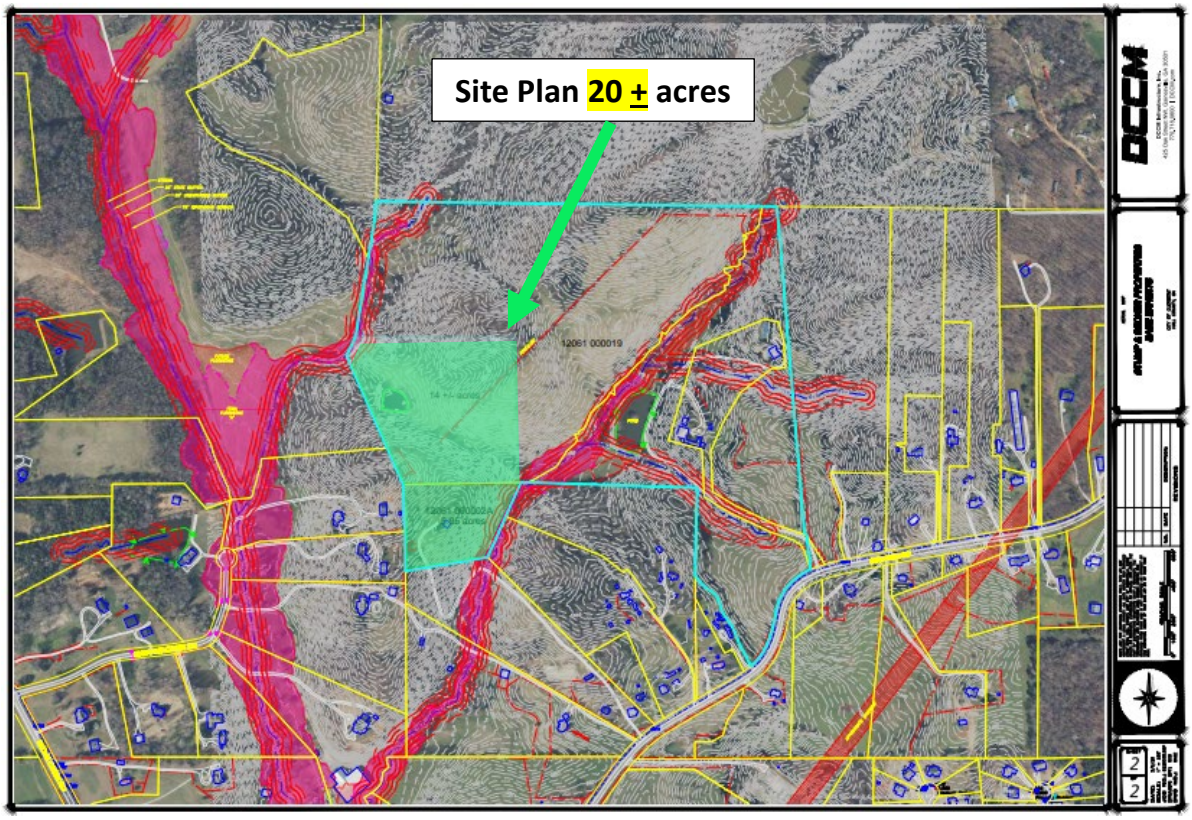
North: White County
East: Agricultural Residential 1 (AR-1): Single-family residences
South: Agricultural Residential 1 (AR-1): Single-family residences
West: Agricultural Residential 1 (AR-1): Single-family residences; Planned Commercial Farm District (PCFD): Agriculture

On July 16, 2018, a plat was recorded that depicted two tracts (shown in Green and Yellow below); however, Hall County's approval of this subdivision was contingent upon the second tract, 5.95± acres, outlined in yellow, being combined with the adjacent property, 60± acres, outlined in blue. The larger tract outlined in blue was established prior to the adoption of the Hall County Unified Development Code, as it was not approved via plat as a standalone parcel. The property owner did not complete the required combination process as outlined above, and Tract 2 was subsequently assigned a new tax parcel number, 12061 000002A. The variance request is now to offcial establish a landlocked buildable parcel.



According to the submitted narrative, the applicants propose to reconfigure both tracts with the intent of placing them under a Conservation Use Covenant and subsequently selling the smaller tract. Two alternative configurations have been provided: one depicting approximately 12 ± acres and the other depicting approximately 20 ± acres (see images below). As stated in the narrative, the final configuration will be determined upon completion of a conservation assessment and the identification of a buyer.


Site Plan 12 ± acres
12061 000019
DCCM


Site Plan 20 ± acres
12061 000019
DCCM

One (1) **variance** related to road frontage will be required if the site plan, as presented, is approved.

- Road frontage requirement of 50 feet as found in Section 3.2 for all roads designated as local.
    - A road frontage variance from 50 feet to 0 feet for a proposed landlocked tract.

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); **There are no extraordinary or exceptional conditions related to the size, shape or topography of the lot that would justify the requested variance. The subject property was never approved as an individual lot, and its current configuration is the result of the property owner's decision not to complete the required combination with an adjacent parcel. As such, the hardship is not attributable to the physical characteristics of the lot, but rather to actions taken by the property owner.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **While there is no road frontage available to the subject properties, Hall County Unified Development Code does not allow the establishment of new landlocked parcels. Specially, the Hall County UDC states "No principal building may be placed or erected on any lot which does not abut a street or road shown on the official county road map or otherwise maintained by a governmental unit, an existing public way not maintained by the county, or a newly created street which meets the standards of the county subdivision regulations." Approval of this variance would allow for the creation of a lot of record without road frontage therefore directly impairing the intent of the UDC.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **While the larger landlocked tract appears to have been established prior to the adoption of the Hall County Unified Development Code, the smaller tract is not uncharacteristic of other properties in the vicinity. It exists as the remnant of a two-lot subdivision that was intended to be combined with the larger landlocked parcel to the north, but that combination was never completed by the property owner.**

4. Such conditions are not the result of any actions of the property owner**; The size and configuration of the subject lot are the direct result of actions taken by the property owner. The 5.65-acre tract represents the remaining portion of a two-lot subdivision from a parent parcel located to the south. Hall County's approval of that subdivision was conditioned upon the subject parcel being combined with a larger parcel to the north; however, that combination did not occur.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, may not cause substantial detriment to the public good, but granting the variance would undermine the intent of the UDC. The minimum road frontage standards are intended to ensure adequate**

spacing between driveways, reduce turning-movement conflicts, and protect traffic flow on heavily traveled roads. In this case, the subject parcel is landlocked and does not possess the required frontage on a public street. Granting a variance to create or recognize a parcel without any frontage would effectively bypass these core access-management standards.

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated April 29, 2026, the Hall County Environmental Health Department provided the following comment: "No comment."

Georgia Department of Transportation
In an email dated April 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off-System, no impacts to the State Route expected."

Hall County Public Works and Utilities
In a memorandum dated April 28, 2026, Jorge Gomez, Director of Public Works and Utilities provided the following comments:

Engineering:
Show FEMA and Hall County studied Flood plains that are present on site.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:
Common access driveways standards may apply dependent upon the final development plan.

Utilities:
No comment. Property is in Hall County service area but sewer is not available near that location.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Patricia Stump & Laurence Becker
6749 Stringer Road
Clermont, GA 30527
Phone [redacted]
Email Address [redacted]

Property Owner (Name and Mailing Address)

same

Phone
Email Address

Location of Property 0 Stringer Road (12061 000002A & 12061 000019)

Present Zoning AR-1 Existing Structures undeveloped

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 ___ ft. to ___ ft.
✓ Road Frontage	From 50 ft. to 0 ft.
___ Sign Area	From ___ ft. to ___ ft.
___ Sign Height	From ___ ft. to ___ ft.
___ Doctor's Letter	___ Terms Agreement

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

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

Hardship Mobile Home:

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

_____
(Signature)

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

Print Patricia Stump & Laurence Becker Date 3/12/26

Sign Patricia Stump L Becker Date 3/12/26

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

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3/10/26

Applicant's/Owner's Name (Printed): Laurence Becker

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Patricia Stump **Date:** 3/12/26

L. O. Becker

Applicant's/Owner's Name (Printed): Patricia Stump

Stringer Road Variance Summary

Applicants: Patricia (Trish) Stump and Laurence (Larry) Becker

Amended April 15, 2026

Trish Stump and Larry Becker have submitted a variance request (HVAR26-0016) to eliminate the road frontage requirement for a residential lot within their 123+ acre farm. The future lot is part of an assemblage of 4 contiguous parcels located in North Hall, adjacent to the White County line. It is the property owners' intent to preserve the entirety of the approximately 123 acres into a binding and permanent Conservation Covenant and if qualified, a Conservation Easement with a Georgia Land Trust, ensuring the preservation of the county's rural character. The proposed lot is anticipated to be between 12 and 20 acres in area, with final dimensions determined once a Conservation assessment is completed and a conservation buyer is found. For this reason, two site plans are provided with the application, with each showing a possible 12 and 20-acre configuration. Access would be provided by an existing farm road that connects the property to Stringer Road.

On July 16, 2018, a plat was recorded showing a 5.95-acre parcel to be combined with the adjacent 60-acre parcel (12061 000019); this tract is also considered "landlocked" with no direct frontage on a public right-of-way. This 5.95-acre tract is the starting point for the future residential lot, with additional acreage to be combined and surveyed once a decision is reached regarding the frontage.

The owners who have lived on and preserved the property for 35 years wish to avoid including road frontage for this future lot for several reasons. They strongly desire to maintain the rural aesthetic of the property. The inclusion of a 50-foot wide "tail" connecting the future lot to Stringer Road would most likely follow the southern and western boundaries of the assemblage. This path would go directly through rugged topography and flood plain as well as a flowing stream. Also, a new boundary would cross over the existing farm road which serves as a driveway for the applicants' home and accessory buildings on their farm. The proposed configuration would provide the future lot with an easement accessing this farm road and would not require any additional access from Stringer Road, while the "tail" configuration is likely to lead to another driveway being installed precisely in the curve of this rural road which has proven to be dangerous in the past.

The property owners live on an adjacent parcel (12061 000025) to be included in the Conservation Covenant and intend to continue living there for the foreseeable future while organizing the Conservation Preserve and easement. The future lot would be sold with the covenant intact, and the proceeds will help fund associated costs in donating the

conservation easement, such as attorney fees, surveying fees, and stewardship of the easement. Determining the final configuration of the future lot is the next step in Ms. Stump and Mr. Becker's lengthy process towards protecting this property from future development and preserving the natural beauty of Hall County.

May 7,2026

Commissioner David Gibbs, Chair

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Gibbs,

We are long time Hall County residents and property owners who are asking to do something unique...to combine property and prevent it from ever being split up or developed!

The details are in the request submitted to staff, but in a nutshell we have a 125+acre mountain view farm in Clermont comprised of 4 plats purchased at various times over the past 35 years. We are in our late 70's and want to combine the parcels and protect and preserve the farm forever through Conservation Covenants and Easements. We have developed a plan, working for two years with lawyers, estate planners, Conservation organizations and our neighbors.

We have found that some local ordinances, though important in most circumstances, conflict with the goal of maximizing the Agricultural and Conservation Values of the farm.

We have therefore requested a variance to reduce road frontage and reconfigure one residential lot, preserving 97% of the property forever. We hope you will agree that this is in the best interest of the County and support our request.

Thank you for your consideration, your service and your leadership.

Respectfully,

Larry Becker and Patricia Stump Becker

May 7,2026

Commissioner Jeff Stowe

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Stowe,

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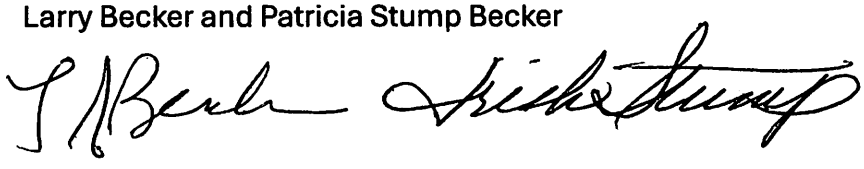
Respectfully,

Larry Becker and Patricia Stump Becker



May 7,2026

Commissioner Kathy Cooper

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Cooper,

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Larry Becker and Patricia Stump Becker

May 7,2026

Commissioner Greg Poole

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

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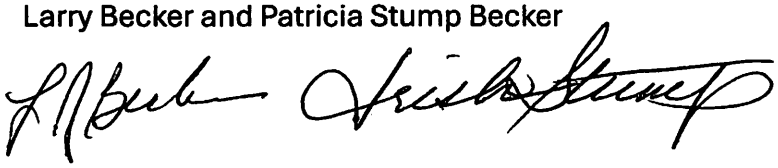
Thank you for your consideration, your service and your leadership. Good luck with the election!

Respectfully,

Larry Becker and Patricia Stump Becker



May 7,2026

Commissioner Billy Powell

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Powell,

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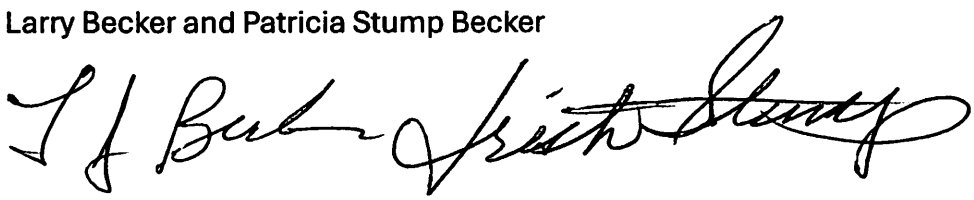

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STATEMENT OF HARDSHIP

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).
See separate page

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

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.
See separate page

4. Such conditions are not the result of any actions of the property owner.
See separate page

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.
See separate page

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

Applicant Patricia Stump **Date** 3/12/26

L J Becker

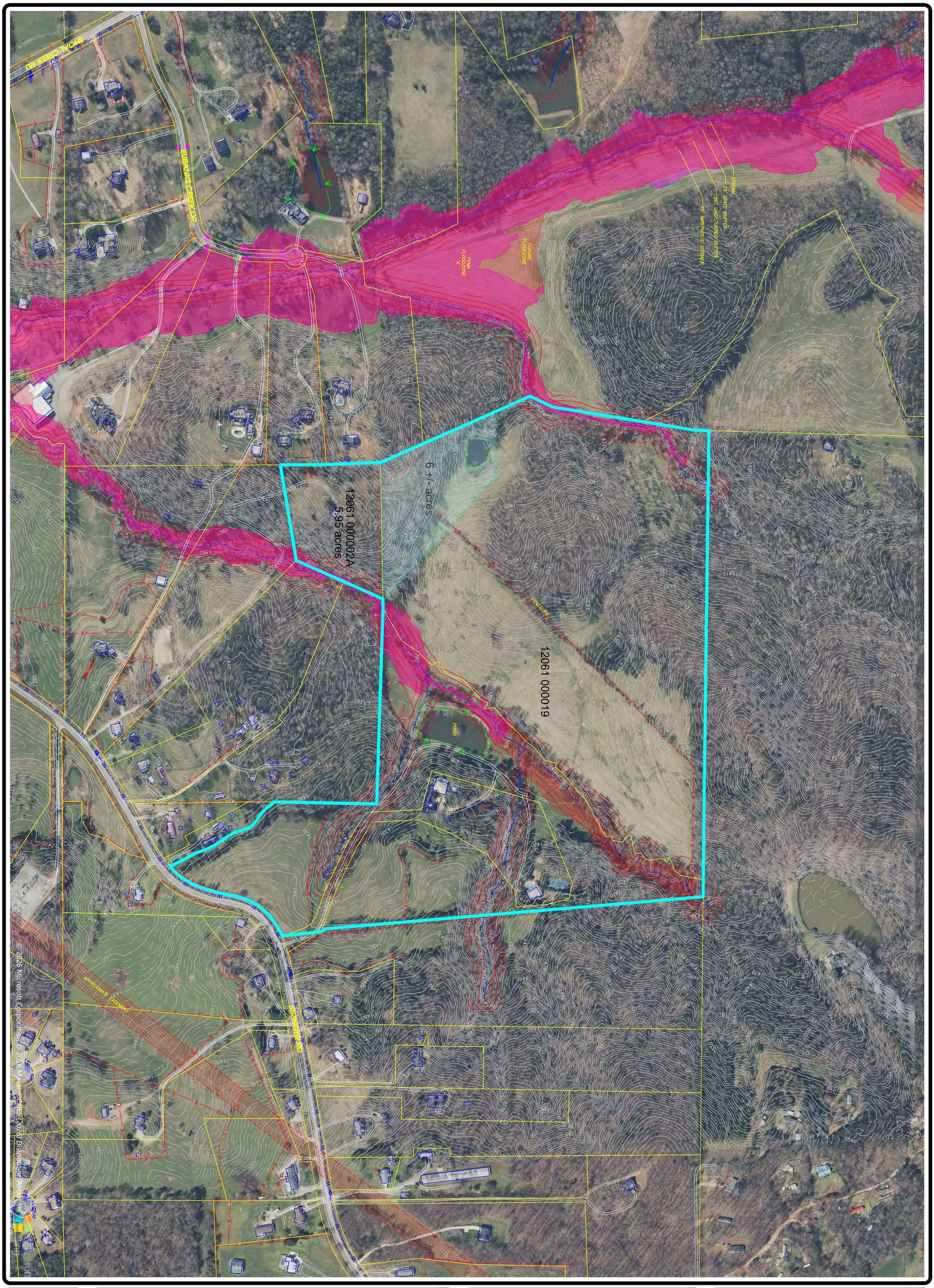
Patricia Stump & Laurence Becker – Stringer Road, Clermont, Georgia

STATEMENT OF HARDSHIP RESPONSES:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship). The subject property measures approximately 66 acres in total and is currently configured in 2 separate tax parcels. It is the goal of the property owners to voluntarily place Conservation Easements and Preservation Covenants on the property. As part of this process, they wish to reconfigure the two parcels into a single-family residential homesite that would measure between 12 and 20 total acres, while the remaining acreage would be combined with an adjacent 38-acre parcel under the same ownership (12061 000025). An existing gated driveway serves the property currently, providing access from Stringer Road to the farmhouse and accessory buildings on parcel 12061 000025, and continuing across a stream to reach the parcels and pastures beyond. The original lot (parcel 12061 000002A) was purchased in 1991 and recorded with the Hall County Clerk of Courts on July 16, 2018. This recorded plat showed a subdivision of the parcel; Hall County approved the 5.95 acre tract with a condition that it be combined with adjacent tax parcel 12061 000019. However, the county's GIS map shows that the parcel maintained its unique identification number of 12061 000002A and a new tax parcel number was created for the remaining tract under different ownership. Currently, both parcels 12061 000019 and 12061 000002A are "landlocked" and do not directly adjoin right-of-way.
2. The application of the requirements of this resolution to this particular property would create an unusual hardship. Should the requirements of this resolution be applied to this particular property, the most logical configuration for the new boundary would connect the lot to Stringer Road at the exact location of the endpoint of an S-curve in the roadway. The risk associated with the lack of sight distance is increased by the limited shoulders and drainage ditches that frame the road, which is typical in this rural part of the county. The proposed "tail" for the lot would then follow the southwestern boundary of the property and this 50-foot offset would pass through the steepest terrain on the site, which is heavily wooded. The boundary would continue through flood zones and a stream. This potential impact on the natural features of the property would directly contradict the applicants' goal of preservation and conservation and could negatively impact the process of including the property in a land trust. It is also important to note that the possibility of a new driveway at the source of the required frontage would be unsafe due to

poor sight distance and the layout of Stringer Road. In fact, the location of the current driveway is at the opposite end of the S-curve for this exact reason, and it is prudent that the same driveway continue to be used for access to the property.

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 subject property is unique as it represents the history of the Head family's estate. Over the years, the property owners have acquired parcels that had been subdivided from the original tract, and they are slowly returning the property to its previous configuration. The applicant is not aware of any other property owners who are pursuing similar reconfigurations or entering into conservation easements. As the process of reconfiguring property is typically controlled by meeting standards related to frontage, setbacks, and acreage, this specific change is driven mainly by the goal of preserving the subject property's natural features. If required to meet the requirements set forth by the code, the resulting configuration would negatively impact the overall character of the site.
4. Such conditions are not the result of any actions of the property owner. It is the property owners' desire to pursue the reconfiguration of the property and enter into a conservation covenant with a land trust. However, the property owners are not seeking to establish a non-conforming, landlocked lot; rather, they are attempting to reconfigure an existing lot of record. The approval of the reconfiguration along with a recorded easement for access would provide legitimacy to the parcel that it currently lacks, should property ownership change without approval of the request.
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. If relief were granted, this reconfiguration would not cause substantial detriment to the public good. The status of the parcel as an existing lot of record and this reconfiguration would not establish any additional lots beyond what currently exists. Instead, the property owner only wishes to modify the boundaries of the subject parcels into a smaller lot and combine the remainder into one large tract. Doing so will protect and preserve the natural character for the benefit of Hall County's future, and aligns with the goals set forth by the Board of Commissioners in the December 2024 adoption of the county's Comprehensive Plan. These goals include recognizing the importance of environmental stewardship by designating areas as permanently protected greenspace.



SHEET 2 OF 2

DATE: 3/6/26
SCALE: 1" = 200'
JOB NO.: G226008.SBP
DRAWN BY: BCB
DWG NO.: BASE

MAPS ARE FOR GRAPHICAL PURPOSES ONLY. THEY DO NOT REPRESENT A LEGAL SURVEY. ALL DATA HEREIN WAS OBTAINED FROM USGS, HALL COUNTY, AND CITY OF GAINESVILLE. DCCM MAKES NO WARRANTY, EXPRESSED OR IMPLIED, NOR DOES THE FACT OF DISTRIBUTION CONSTITUTE SUCH A WARRANTY. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM USGS AND IS NOT CERTIFIED AS CORRECT BY THIS SURVEYOR. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

GRAPHIC SCALE
0' 100' 200' 400' 600'

NO.	DATE	DESCRIPTION

REVISIONS

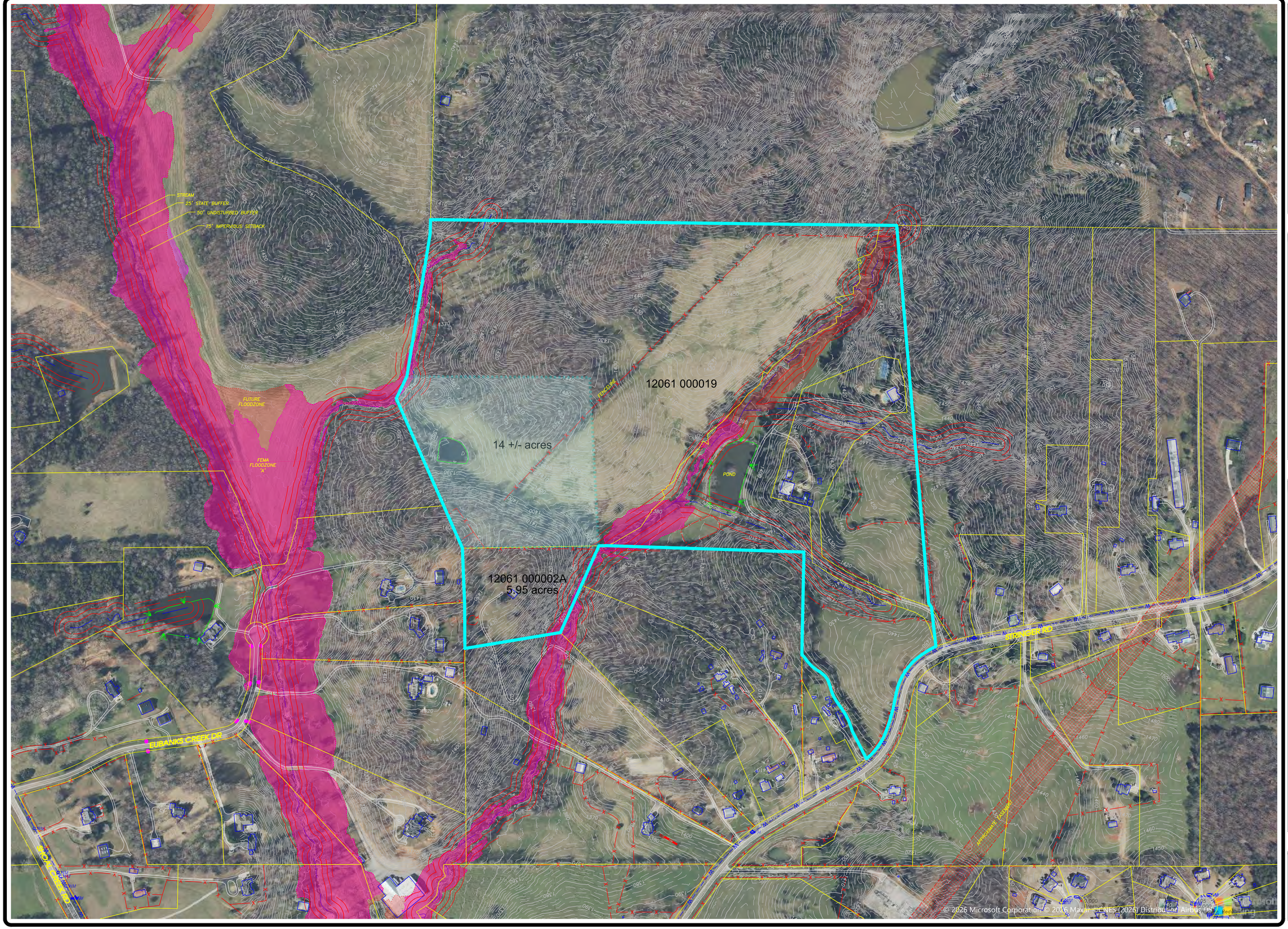
AERIAL MAP

STUMP & BECKER PROPERTIES
BASE EXHIBITS

CITY OF CLERMONT
HALL COUNTY, GA

DCCM

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



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AERIAL MAP

STUMP & BECKER PROPERTIES
BASE EXHIBITS

CITY OF CLERMONT
HALL COUNTY, GA

NO.	DATE	DESCRIPTION

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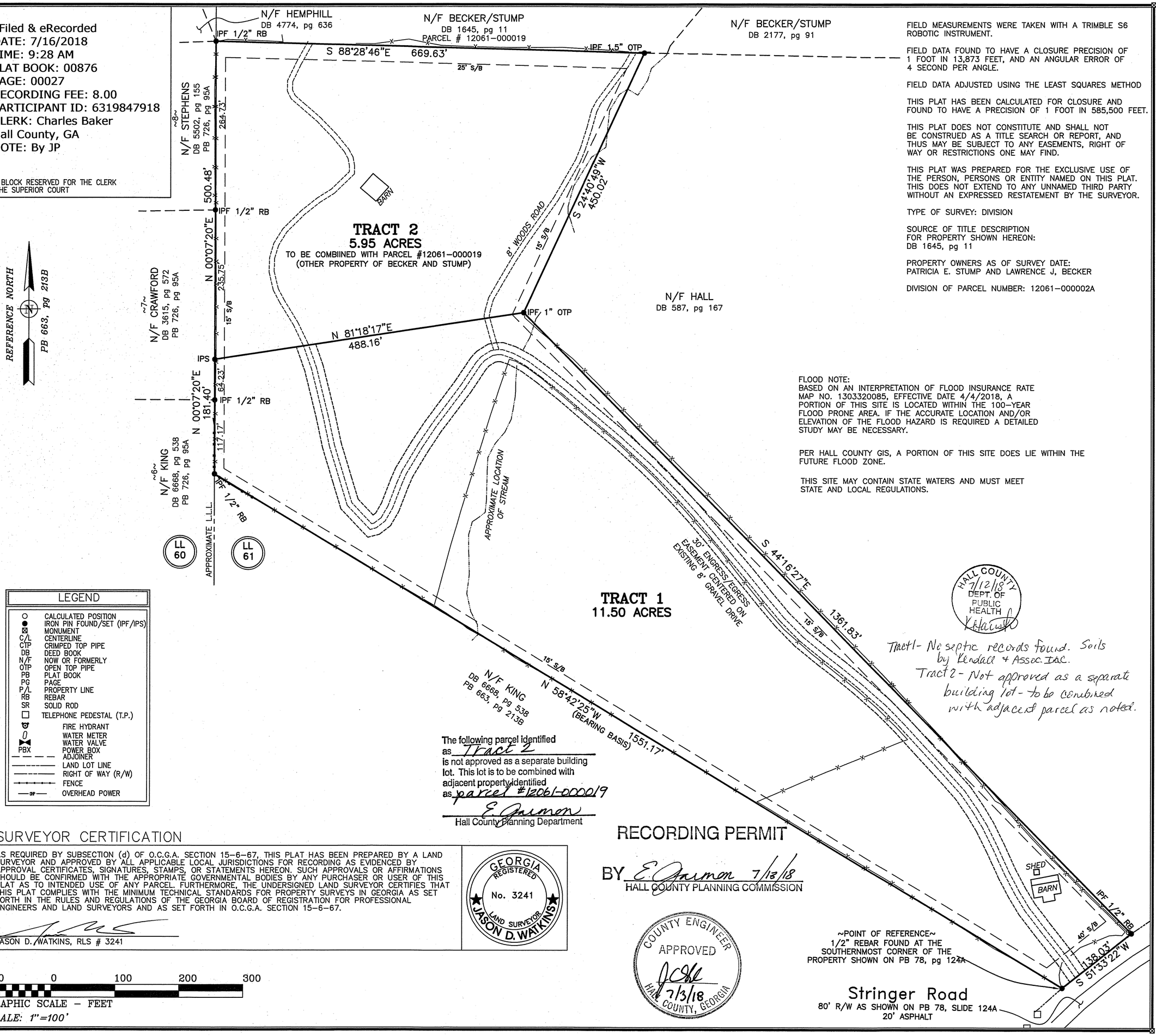
0' 100' 200' 400' 600'

SHEET 2 OF 2

DATE: 3/6/26
SCALE: 1" = 200'
JOB NO.: G226008.SBP
DRAWN BY: BCB
DWG NO.: BASE

eFiled & eRecorded
DATE: 7/16/2018
TIME: 9:28 AM
PLAT BOOK: 00876
PAGE: 00027
RECORDING FEE: 8.00
PARTICIPANT ID: 6319847918
CLERK: Charles Baker
Hall County, GA
NOTE: By JP

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 13,873 FEET, AND AN ANGULAR ERROR OF 4 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 585,500 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: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 1645, pg 11

PROPERTY OWNERS AS OF SURVEY DATE: PATRICIA E. STUMP AND LAWRENCE J, BECKER

DIVISION OF PARCEL NUMBER: 12061-000002A

FLOOD NOTE:
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1303320085, EFFECTIVE DATE 4/4/2018, A PORTION OF THIS SITE IS 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.

PER HALL COUNTY GIS, A PORTION OF THIS SITE DOES LIE WITHIN THE FUTURE FLOOD ZONE.

THIS SITE MAY CONTAIN STATE WATERS AND MUST MEET STATE AND LOCAL REGULATIONS.

HALL COUNTY 7/12/18 DEPT. OF PUBLIC HEALTH

Tract1- No septic records found. Soils by Kendall & Assoc. Inc.
Tract 2 - Not approved as a separate building lot - to be combined with adjacent parcel as noted.

LEGEND

○	CALCULATED POSITION
●	IRON PIN FOUND/SET (IPF/IPS)
⊠	MONUMENT
C/L	CENTERLINE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P/L	PROPERTY LINE
RB	REBAR
SR	SOLID ROD
□	TELEPHONE PEDESTAL (T.P.)
	FIRE HYDRANT
	WATER METER
	WATER VALVE
PBX	POWER BOX
— — —	ADJOINER
———	LAND LOT LINE
———	RIGHT OF WAY (R/W)
-•-•-•-	FENCE
—OP—	OVERHEAD POWER

The following parcel identified as Tract 2 is not approved as a separate building lot. This lot is to be combined with adjacent property identified as parcel #12061-000019
E. Garmon
Hall County Planning Department

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JASON D. WATKINS, RLS # 3241

GEORGIA REGISTERED No. 3241 LAND SURVEYOR JASON D. WATKINS

RECORDING PERMIT

BY E. Garmon 7/13/18
HALL COUNTY PLANNING COMMISSION

COUNTY ENGINEER APPROVED 7/13/18 HALL COUNTY, GEORGIA

100 0 100 200 300
GRAPHIC SCALE - FEET
SCALE: 1"=100'

DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

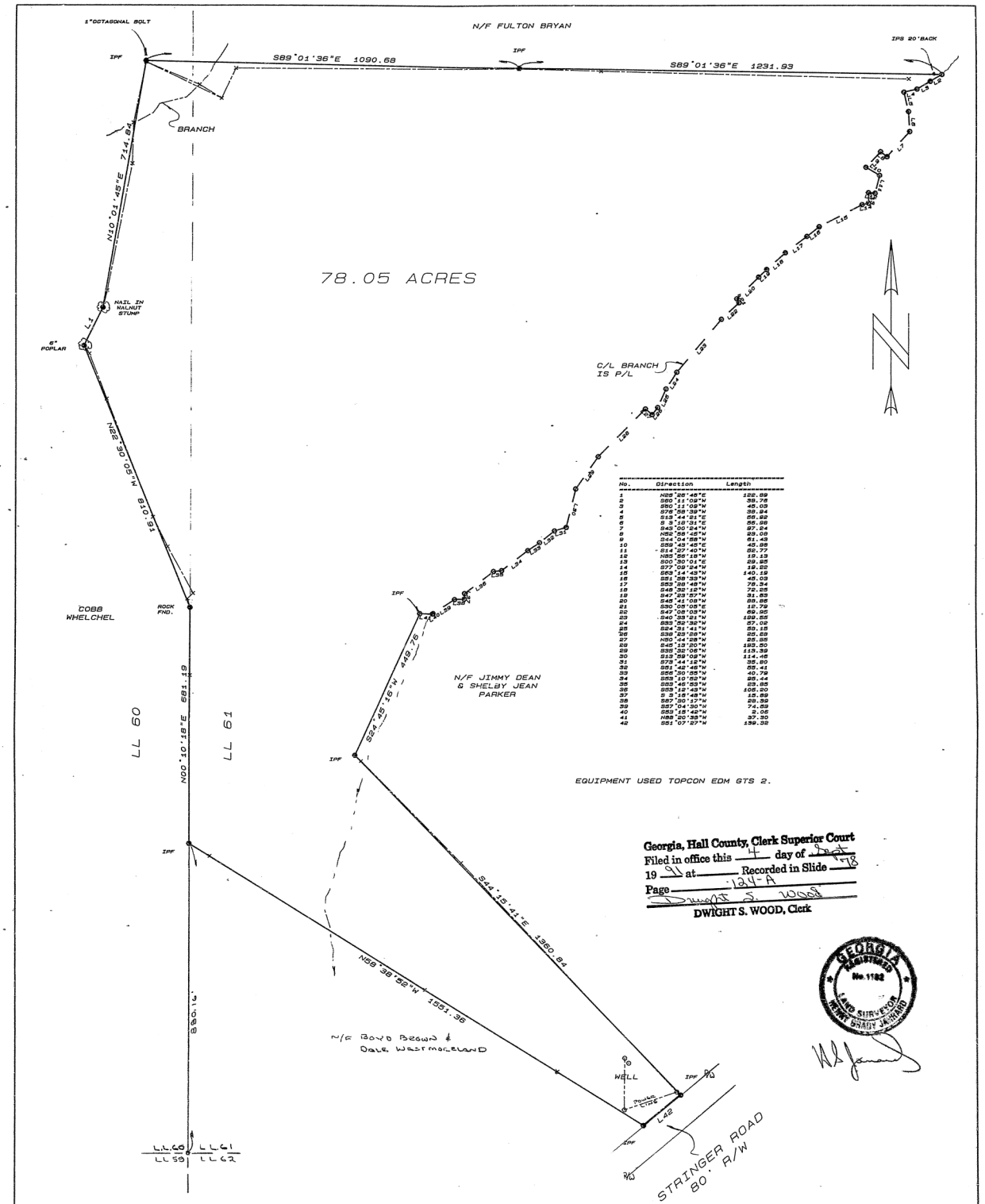
SURVEY FOR

Patricia E. Stump and Laurence J. Becker
LAND LOT 61
12th DISTRICT,
HALL COUNTY, GEORGIA

DRAWN BY:	DL
FIELD CREW:	AM, MC
PLAT DATE:	6/19/2018
FIELD DATE:	6/15/2018

SHEET NO.
1 OF 1

PROJECT NO.
18-175



No.	Direction	Length
1	N25°26'46"E	122.89
2	S60°11'09"W	38.76
3	S60°11'09"W	45.03
4	S76°58'39"W	38.94
5	S13°44'21"E	56.92
6	S 3°18'31"E	56.98
7	S43°00'24"W	97.24
8	N52°58'45"W	23.08
9	S44°04'56"W	61.43
10	S59°43'45"E	45.88
11	S14°27'40"W	52.77
12	N85°56'18"W	19.13
13	S00°30'01"E	29.95
14	S77°09'24"W	19.22
15	S63°14'43"W	140.19
16	S51°58'33"W	45.03
17	S53°28'48"W	78.34
18	S48°32'12"W	72.25
19	S47°23'57"W	31.83
20	S45°41'08"W	88.86
21	S30°05'05"E	12.79
22	S47°08'03"W	69.95
23	S40°33'21"W	199.55
24	S33°52'32"W	57.02
25	S24°31'41"W	50.15
26	S38°23'26"W	25.28
27	N50°44'28"W	25.55
28	S45°13'20"W	193.50
29	S35°32'06"W	113.39
30	S13°59'09"W	114.46
31	S73°44'12"W	35.80
32	S51°42'46"W	55.41
33	S56°30'55"W	40.79
34	S53°10'52"W	25.44
35	S53°46'53"W	23.85
36	S53°12'43"W	105.20
37	S 3°16'48"W	15.89
38	S57°30'17"W	28.39
39	S57°04'30"W	74.59
40	S53°15'42"W	2.06
41	N88°20'39"W	37.30
42	S51°07'27"W	139.32

Georgia, Hall County, Clerk Superior Court
Filed in office this 4 day of Sept
19 91 at ____ Recorded in Slide 78
Page 124-A
Dwight S. Wood
DWIGHT S. WOOD, Clerk

GEORGIA REGISTERED No. 1182 LAND SURVEYOR HENRY GRADY JARRARD

PLAT FOR

PATRICIA E. STUMP & LAWRENCE J. BECKER

LAND LOTS 60 & 61 DISTRICT 12

HALL COUNTY, GEORGIA

SCALE: 1: =200' AUG/19/1991

JOB: 101790

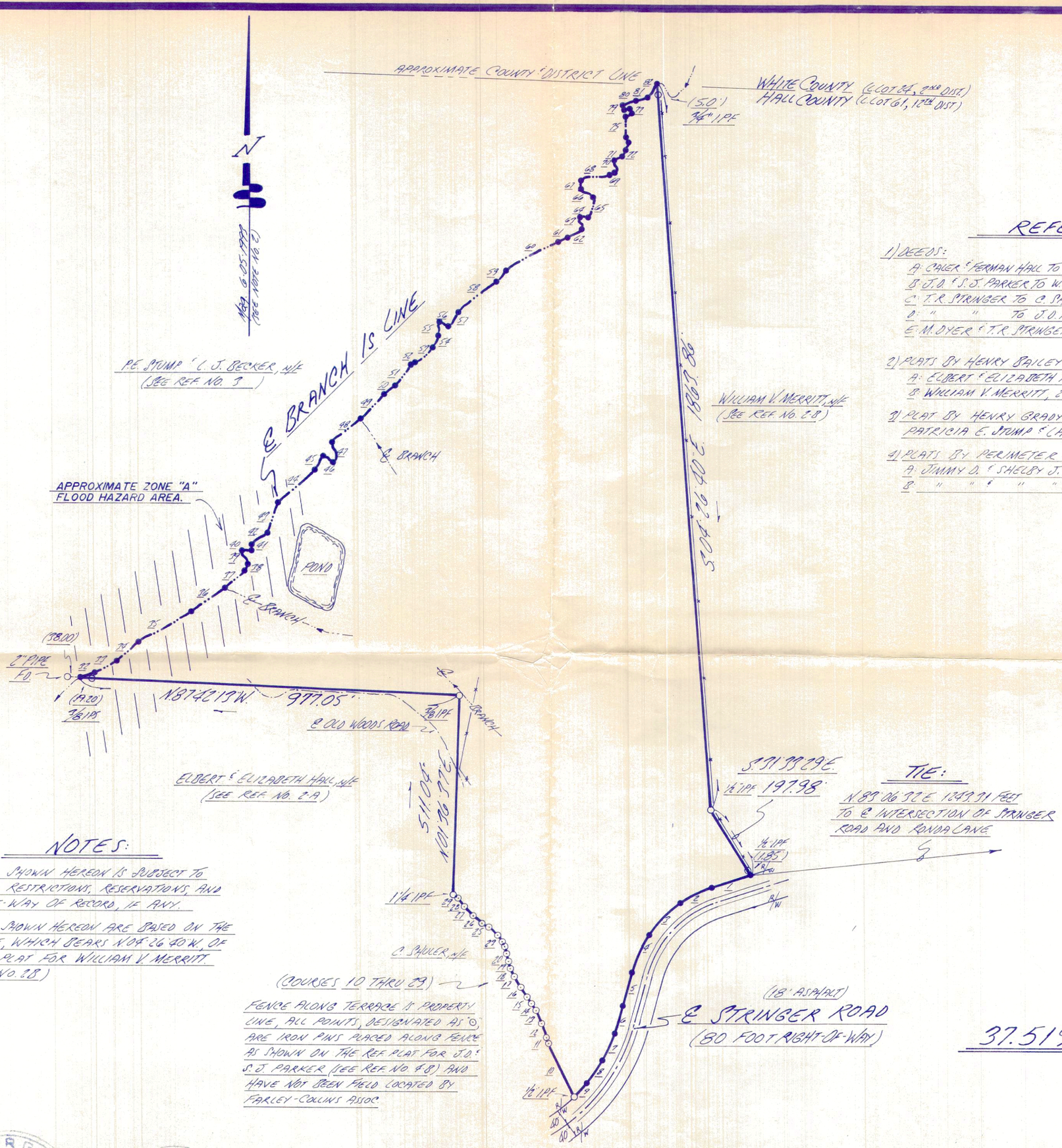
RECORDING PERMIT

By C Edward 8/22/91

HALL COUNTY PLANNING COMMISSION

FIELD SURVEY ERROR OF CLOSURE 1:12663
ANGULAR ERROR PER ANGLE POINT 00:00:29
INSTRUMENT USED TOPCON GTS 2
ADJUSTED BY LEAST SQUARES
PLAT ERROR OF CLOSURE 1' 71.545

1	S 71-57-33 W	117.04
2	S 61-38-43 W	77.33
3	S 46-31-59 W	116.94
4	S 22-54-12 W	111.42
5	S 13-35-09 W	80.60
6	S 17-00-03 W	73.69
7	S 23-51-06 W	78.92
8	S 34-13-27 W	71.23
9	S 44-19-33 W	48.05
10	N 26-40-51 W	155.26
11	N 14-32-27 W	13.74
12	N 19-53-31 W	38.90
13	N 26-15-10 W	36.66
14	N 32-08-53 W	20.81
15	N 34-12-25 W	20.32
16	N 34-57-31 W	30.98
17	N 30-40-34 W	30.79
18	N 24-14-23 W	23.62
19	N 17-14-52 W	17.86
20	N 16-00-42 W	21.02
21	N 19-05-38 W	20.89
22	N 23-57-22 W	10.34
23	N 36-02-01 W	20.31
24	N 49-12-14 W	31.19
25	N 59-27-33 W	21.05
26	N 52-11-16 W	30.22
27	N 42-20-27 W	31.42
28	N 35-42-53 W	30.54
	N 51-56-36 W	12.12
32	N 67-11-18 E	33.46
33	N 61-31-09 E	65.94
34	N 47-31-37 E	76.06
35	N 59-52-57 E	158.88
36	N 54-17-25 E	104.87
37	N 47-34-49 E	69.06
38	N 26-46-58 E	18.66
39	N 24-05-48 W	35.66
40	N 79-47-59 E	24.93
41	N 05-07-18 W	9.26
42	N 52-57-04 E	50.62
43	N 20-15-19 E	81.78
44	N 48-20-42 E	127.33
45	N 30-22-27 E	40.96
46	S 56-15-00 E	31.08
47	N 04-09-40 W	51.94
48	N 51-21-35 E	95.02
49	N 42-09-37 E	87.59
50	N 52-50-58 E	36.38
51	N 37-46-20 E	68.86
52	N 67-45-21 E	8.39
53	N 50-09-37 E	62.15
54	N 23-32-51 E	33.33
55	N 06-48-15 E	35.67
56	S 62-22-22 E	25.62
57	N 35-14-20 E	45.60
58	N 50-52-47 E	125.77
59	N 42-59-07 E	35.61
60	N 61-19-31 E	153.84
61	N 64-40-25 E	29.45
62	N 59-06-19 E	41.25
	N 07-53-08 W	31.14
64	S 88-19-08 E	21.41
65	N 12-34-53 E	53.36
66	N 55-53-37 W	39.06
67	N 00-34-45 E	20.37
68	N 79-33-16 E	76.40
69	N 65-44-57 E	14.21
70	N 03-02-37 W	31.22
71	N 64-12-50 E	22.23
72	N 34-11-20 E	20.30
73	N 12-59-03 E	21.28
74	N 18-41-45 W	14.12
75	N 04-37-54 W	54.34
76	N 71-55-39 E	15.81
77	N 18-15-00 W	17.13
78	S 66-28-34 W	12.77
	N 17-27-27 W	8.73
	N 65-18-07 E	36.15
81	N 76-44-09 E	31.86
82	N 35-40-30 E	45.77



REFERENCES:

1) DEEDS:
- A: CALER & FERMAN HALL TO ELBERT & ELIZABETH HALL, 12-08-1975 (D.B. 587, PG. 167)
- B: J.D. & S.J. PARKER TO W.V. & V.M. MERRITT, 6-18-1997 (O.B. 1821, PG. 184)
- C: T.R. STRINGER TO C. SHULER, 7-07-1977 (O.B. 630, PG. 89)
- D: " " TO J.D. PARKER, 8-01-1977 (O.B. 861, PG. 71)
- E: M. DYER & T.R. STRINGER TO C. SHULER, 5-29-1986 (O.B. 977, PG. 339)

2) PLATS BY HENRY BAILEY G.R.L.S. FOR:
- A: ELBERT & ELIZABETH HALL, 29.59 ACRES TOTAL, 12-09-1975
- B: WILLIAM V. MERRITT, 22.787 ACRES TOTAL, 6-05-1995.

3) PLAT BY HENRY GRADY JARRARD, G.R.L.S. FOR PATRICIA E. STUMP & LAWRENCE J. BECKER, 78.05 ACRES, 8-19-1991

4) PLATS BY PERIMETER SURVEYING CO., INC., G.R.L.S. FOR:
- A: JIMMY D. & SHELBY J. PARKER, 4-10-1988, REVISED 4-26-88 & 4-28-91
- B: " " & " " PARKER, 2-26-1991.

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 WEST LINE, WHICH BEARS N 04-26-40 W, OF THE REF. PLAT FOR WILLIAM V. MERRITT. (SEE REF. NO. 2B)

37.519 ± ACRES

I HAVE CONSULTED THE F.I.R.M. COMMUNITY-PANEL NUMBER 130466 0030 B DATED 11-2-83 AND IN MY OPINION PROPERTY ALONG ℄ BRANCH MAY BE SUBJECT TO ZONE "A" FLOOD HAZARD AREA.

W. H. Collins

GEORGIA REGISTERED No. 1435 LAND SURVEYOR WILLIAM H. COLLINS

GEORGIA REGISTERED No. 1301 LAND SURVEYOR R. F. FARLEY JR.

200' 100' 0' 200 400
GRAPHIC SCALE: 1 INCH = 200 FEET

JOB NO 5847

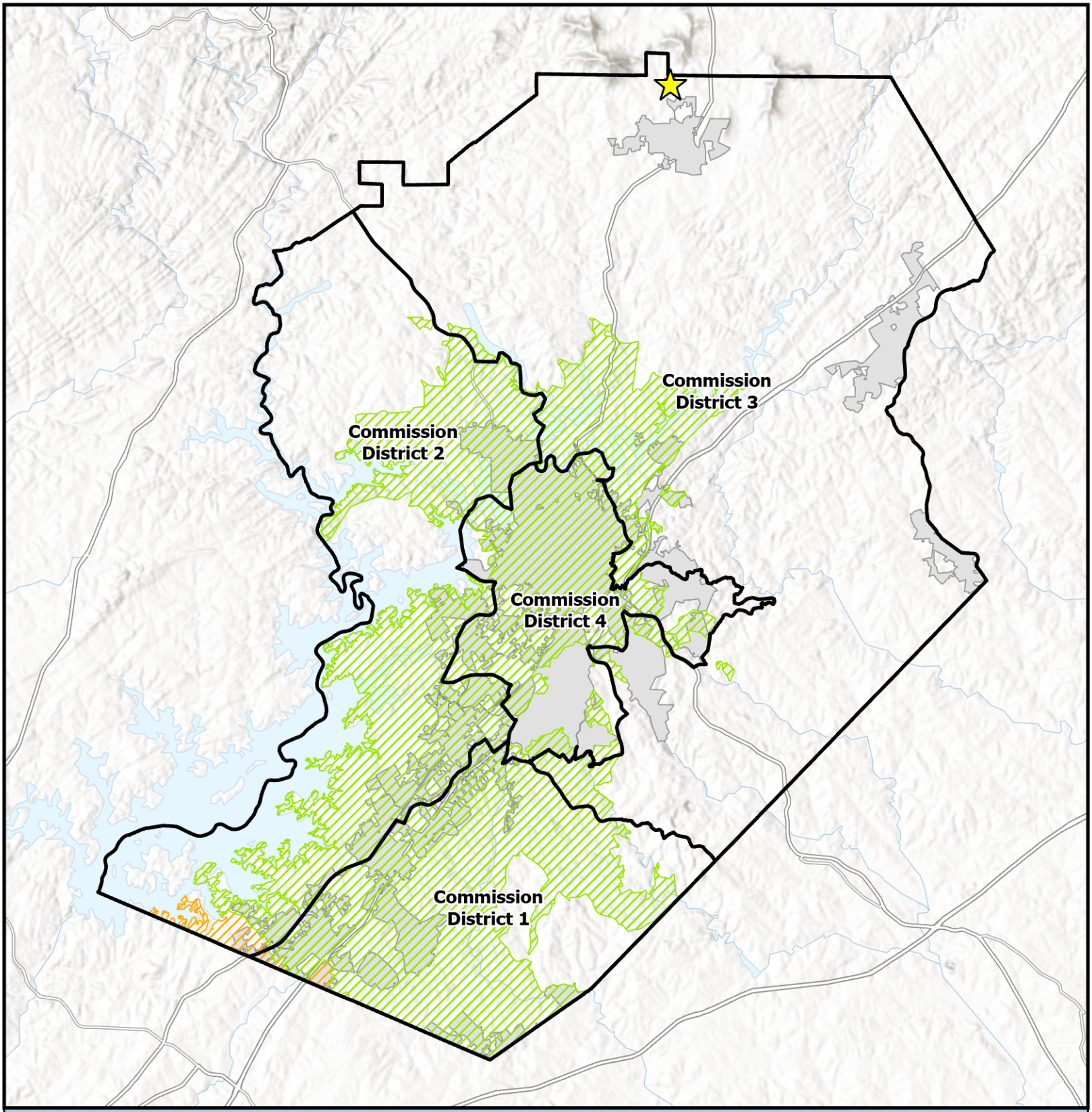
FARLEY-COLLINS ASSOCIATES
P.O. BOX 731 532-1001
1201 THOMPSON BRIDGE ROAD
GAINESVILLE, GA 30503

DATE: 3-18-1994

SCALE: GRAPHIC

SURVEY FOR: LAURENCE J. BECKER ; PATRICIA E. STUMP

CAND LOT 61 ~ 12TH DISTRICT
HALL COUNTY, GEORGIA



Overview Map

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

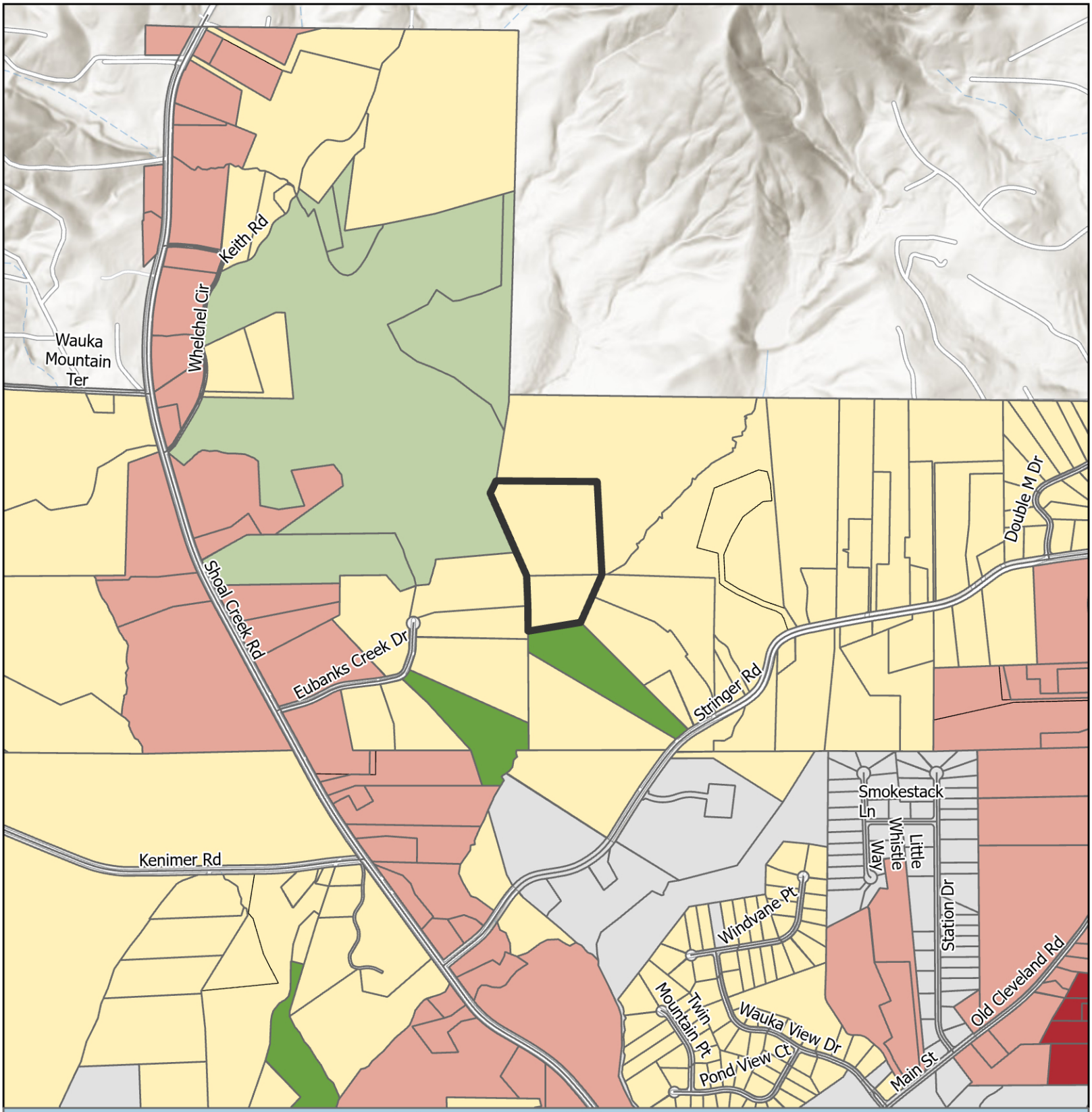
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Patricia Stump & Laurence Becker
Tax Parcel #: 12061 000002A & 12061 000019 (pt)
Location: 0 Stringer Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Future Land Use Map

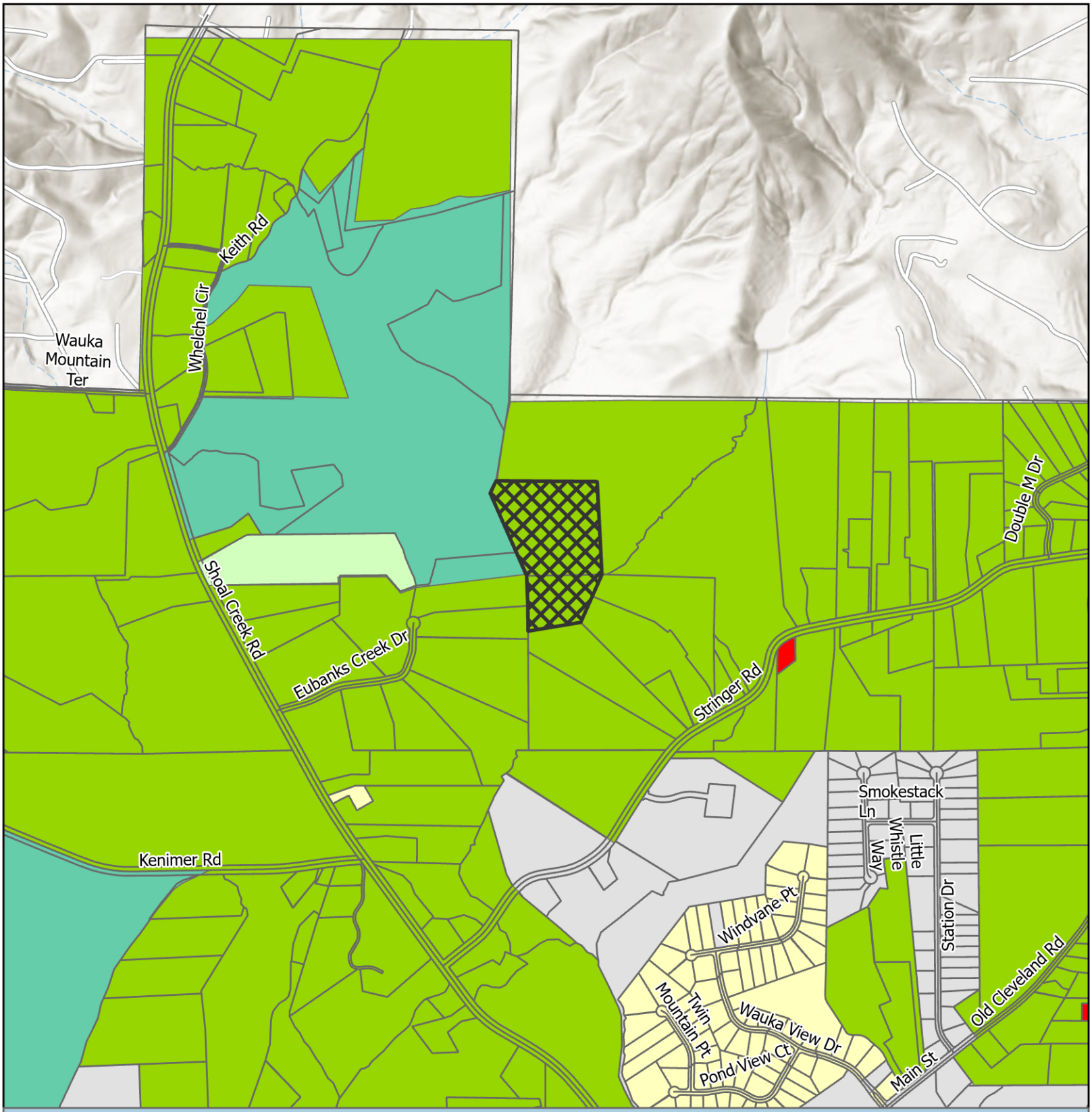
Subject Area
City Limits

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

Applicant: Patricia Stump & Laurence Becker
Tax Parcel #: 12061 000002A & 12061 000019 (pt)
Location: 0 Stringer Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Zoning Map

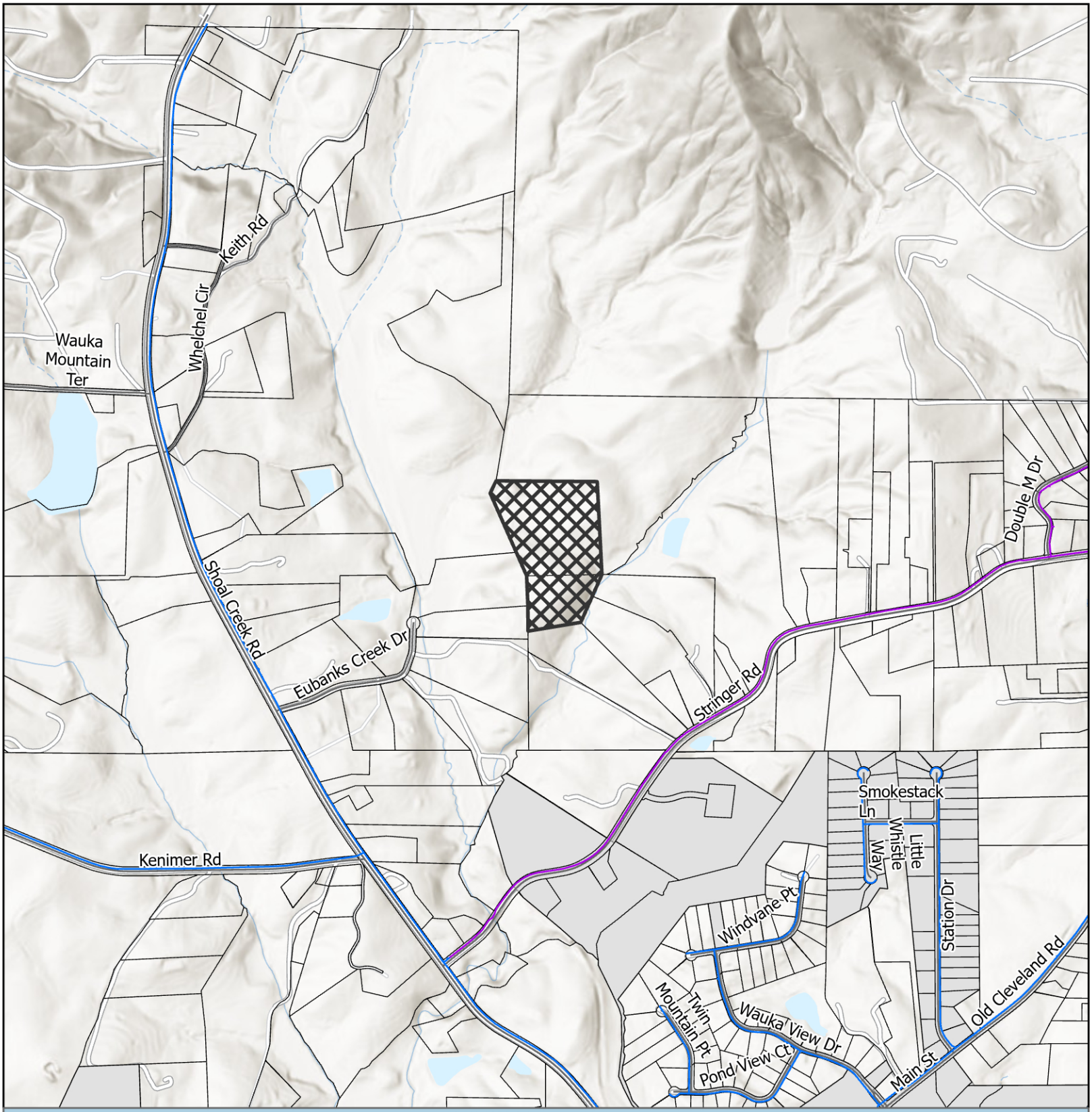
Subject Area
City Limits

Zoning
AG-1
AR-1
H-B
PCFD
R-1

Applicant: Patricia Stump & Laurence Becker
Tax Parcel #: 12061 000002A & 12061 000019 (pt)
Location: 0 Stringer Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



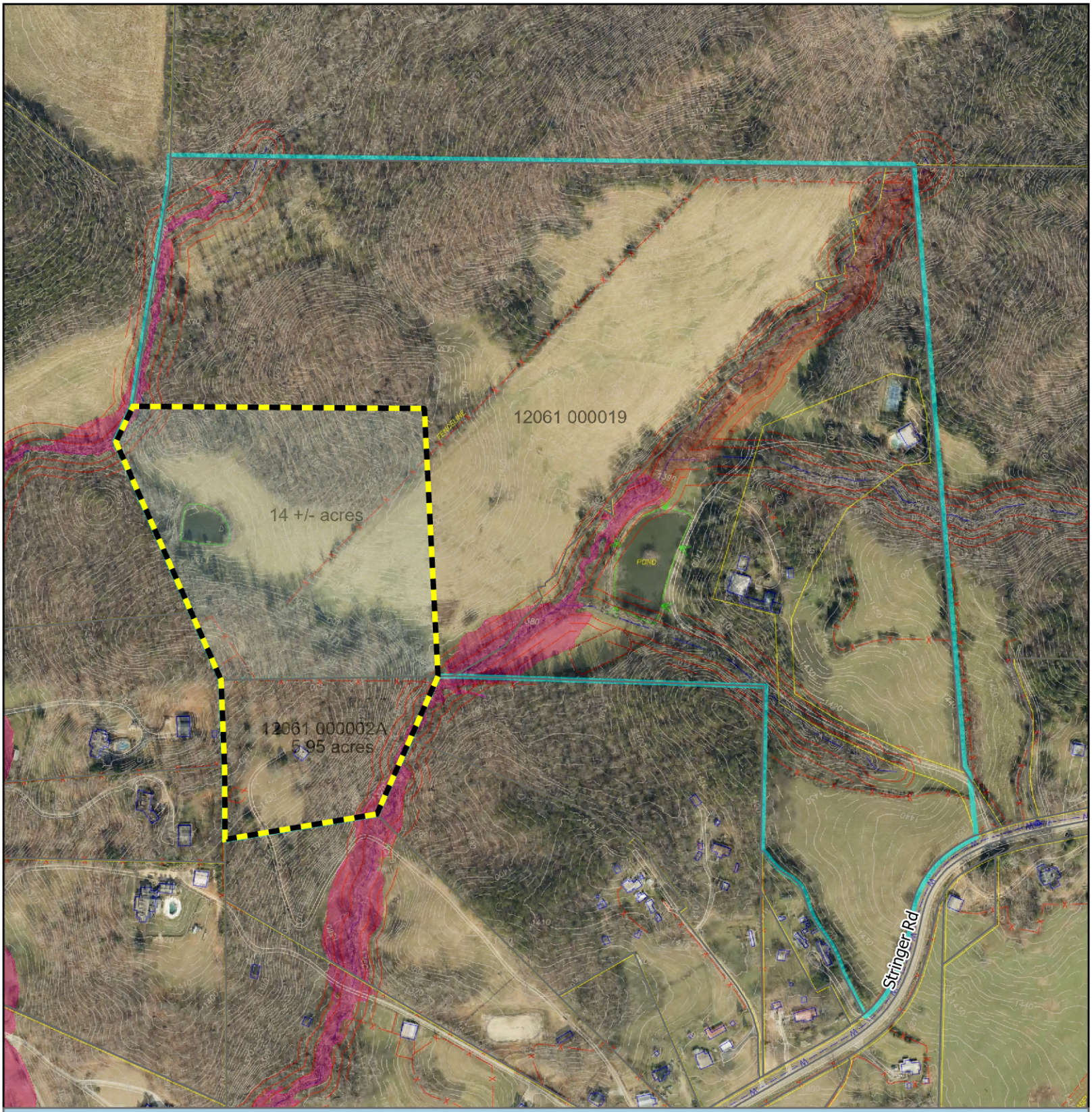
Utilities Map

- Private of Other System
- Waterline
- Subject Area
- City Limits

Applicant: Patricia Stump & Laurence Becker
Tax Parcel #: 12061 000002A & 12061 000019 (pt)
Location: 0 Stringer Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area
parcel

Applicant: Patricia Stump & Laurence Becker
Tax Parcel #: 12061 000002A & 12061 000019 (pt)
Location: 0 Stringer Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026

STUMP & BECKER PROPERTIES – STRINGER ROAD



Aerial View of Subject Property



View of Stringer Road – Property Frontage



Farm Road Gate Leading to Pasture



Farm Road and Pond



Aerial View of Farm



Aerial View of Subject Property

Type: DEED Book: 07804 Page: 00648

BK7804PG648
648

FILED
HALL CO., GA
16 NOV 15 AM 11:52
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY JN

File: Smith, Gilliam, Williams & Miles

After recording, return to:
Patricia Stump
6749 Stringer Road
Clermont, GA 30527

024795

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 11-15-16
Charles Baker
Superior Court Clerk
By JN
PT61 069-2016-008238

QUIT CLAIM DEED

(Prepared without title search)

STATE OF GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 11th day of November, 2016, between

PATRICIA E. STUMP AS TRUSTEE OF THE OPPORTUNITY GROUP, INC. MONEY PURCHASE PENSION PLAN & THE OPPORTUNITY GROUP, INC. PROFIT SHARING PLAN (hereinafter referred to as "Grantor") and

PATRICIA E. STUMP AND LAURENCE J. BECKER (hereinafter referred to as "Grantee").

(Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.)

WITNESSETH:

GRANTOR, for and in consideration of the sum of --ONE DOLLAR--- 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:

All that tract or parcel of land lying and being in Land Lots 60 and 61, 12th Land District, Hall County, Georgia, and being more particularly described as follows:

BEGINNING on the original line at a conditional corner between Martha K. Head, W. C. Nix and F. L. Brown; running East 1687 feet to a rock corner; thence Northeast to a rock corner on the original line, also being corner of Lots 1 and 2 in a plat made by H.E. McWilliams; thence West about 2700 feet to rock corner on a conditional line of Martha K. Head; thence down the branch 90° East 12° about 750 feet to a walnut tree; thence down the branch South 90° West 20° about 115 feet to a rock near a chestnut tree; thence South 90° East 20° about 625 feet to the beginning rock corner, being 60 acres more or less. This being the same property conveyed by Deed dated August 2, 1928 recorded in Book 58, page 94 and by Deed recorded in Book 545, pages 444-445, Hall County Deed Records, and being a portion of the property conveyed by Deed dated September 4, 1991, recorded in Book 1645, page 11, Hall County Deed Records.

This being the same property described in the Warranty Deed dated October 28, 1996, and recorded in Deed Book 2736, page 329, Hall County, Georgia Deed Records. The purpose of this deed being to convey the property back to Patricia E. Stump and Laurence J. Becker.

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.

BK07804PG0649
649

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

PATRICIA E. STUMP AS TRUSTEE OF THE OPPORTUNITY GROUP, INC. MONEY PURCHASE PENSION PLAN & THE OPPORTUNITY GROUP, INC. PROFIT SHARING PLAN

Karen Byers
Unofficial Witness

By: _____(SEAL)
Name: Patricia E. Stump as Trustee

Peggy Michael
Notary Public
NOTARY SEAL

PEGGY MICHAEL NOTARY PUBLIC Exp. Oct. 18, 2018 HALL COUNTY, GA

Smith, Gilliam and Williams, P.A.
301 Green Street, N.W.
P O Box 1098
Gainesville, Georgia 30503
(404) 536-3381

M 11

WARRANTY DEED

State of Georgia, HALL County

THIS INDENTURE, Made the 4th day of September in the year of our Lord One Thousand, Nine Hundred and Ninety-one between

BOYD B. BROWN and JAMES M. BROWN

of the county of Hall and State of Georgia of the First Part, and

PATRICIA E. STUMP and LAURENCE J. BECKER

of the county of Hall and State of Georgia of the Second Part

WITNESSETH That the said Parties of the First Part for and in consideration of the sum of Ten and no/100 and other good and valuable considerations---------- DOLLARS in hand paid at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, ha granted, bargained, sold, aliened, conveyed and confirmed and by these presents do grant, bargain, sell, alien, convey and confirm unto Parties of the Second Part their heirs and assigns, all the following described property, to wit

All that lot, tract or parcel of land lying situate and being in Land Lots 60 and 61, 12th District, Hall County, Georgia, being all that property shown on a plat for "Patricia E. Stump and Lawrence J. Becker," dated August 19, 1991, prepared by Henry Grady Jarrard, Georgia Registered Land Surveyor, recorded in Plat Slide 78, page 124A, Hall County, Georgia Plat Records, said plat and the record thereof being corporated herein for a more full and complete description.

Said property being comprised of three tracts as follows: Warranty Deed from Elbert Hall and Elizabeth Hall to Boyd B. Brown and James M. Brown, dated July 19, 1989 and recorded in Deed Book 1369, page 132; Warranty Deed from Caler C. Hall and Ferman Hall to Boyd B. Brown and James M. Brown dated November 19, 1982, recorded in Deed Book 781, page 359; and in a Warranty Deed from Clara Head to Boyd Brown dated May 20, 1974, recorded in Deed Book 545, pages 444-445 and in a Warranty Deed conveying an undivided one-half interest in said tract from Boyd B. Brown to James M. Brown, dated November 19, 1982 and recorded in Deed Book 781, page 360, Hall County, Georgia Deed Records.

TO HAVE AND TO HOLD The said above granted and described property, with all and singular the rights, members and appurtenances thereunto appeartaining to the only proper use, benefits, and behoof of said parties of the Second Part their heirs, executors, administrators and assigns in FEE SIMPLE, and the said parties of the First Part their heirs, executors, administrators and assigns the said bargained property above described unto the said Part of the Second Part their heirs, executors administrators and assigns against the said Parties of the First Part their heirs, executors, administrators, and assigns and all and every other person or persons shall and will and hereby warrant and defend by virtue of these presents

In Witness Whereof, the said Parties of the First Part have hereunto set their hand and affixed their seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of

Witness

Boyd B. Brown (Seal)
BOYD B. BROWN

James M Brown (Seal)
JAMES M. BROWN

(Seal)

Notary Public, County Georgia
The 4th day of September 1991

(Seal)

Notary Public, Hall County, Georgia
My Commission Expires April 11, 1992

Clerk's office Hall Superior Court.
Filed for record at 11-23 o'clock a. M.
Sept. 4, 1991
Recorded in Deed Book 1645, Page 11
Sept. 5, 1991
Dwight S. Wood, Clerk

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 249.80
Date Sept. 4, 1991
DWIGHT S. WOOD
Clerk of Superior Court
By Margaret G. Yarce

Td. Rec # 15868
SGW. File.

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

May 26,2022

To: Hall County Board of Equalization

From: Laurence Becker, owner

Re: Appeal of taxation on Parcel # 12061 000002A 5.95 acres off Stringer Rd

The 2022 valuation of this parcel is $116,300 or $19,546 per acre

This parcel is the remainder of an 18.5 acre tract of which 11.5 acres was sold in 2018 at 6655 Stringer Rd, Clermont. This parcel is a steep wooded ridge and grassland that has no road frontage and when platted has a note from HC Planning and Zoning that it is not buildable and that it is to be added to the 60 acres of pasture and woodlands in conservation adjacent. The Tax department said we could not join the 2 parcels and so it remains unusable and unsellable.

When Mr. Thomas White came onsite to reassess our property, he saw this parcel and recommended we appeal the taxation.

The 11.5 acres of the original 18+ we sold in 2018 was improved property. It had new 4 board perimeter fencing, 8 acres of improved horse pasture, a graded gravel road and bridge, a gated entrance, underground power, water and telephone, a functioning well, mature trees and landscaping, and a 20 x 30 barn (in need of work), and a graded homesite. We sold it for $229,000

The new owners built a 700 sq ft tiny house, renovated the barn, made more improvements, and sold it in 2021 for $655,000. Their valuation for 2022 is $393,900 for everything with the land valued at $17,469 per acre. How can this be? How is my bare and unbuildable parcel worth $2100 more than this property that sold for $250,000+ above your market evaluation?

At this point this 5.9 acre parcel (don't know what happened to the other 1 acre in the replating) is not buildable, is too small and not usable for agriculture and therefore is not sellable to anyone but the owners of 6655 Stringer Rd who don't want it.

I am in my 70's and can't afford a $1219.33 tax on a useless piece of property valued at more than the estate created from the original piece adjacent to it. This property should be valued no more than the 60 acres of agricultural land with no road frontage that it was supposed to be joined with when originally approved by Planning and Zoning…$10,430/acre.

Respectfully,

Laurence J Becker

ljbecker@bellsouth.net

678-769-6406

March 24, 2026 Hope

TO: Our neighbors and landowners touching our west land boundaries (The Hulsey's, The Crawfords, The Kings, The Lewis's, The Hemphill's, and The Halls)

FROM: Larry Becker and Trish Stump, owners of Montara Farm

RE: Request for a variance

In the next few weeks, you may receive a notice from Hall County that we have requested a variance on the 6-acre parcel of land at the top of the hill bordering the back of your property.

We are trying to combine parcels of our property and put them in permanent conservation. Our goal is to restrict the use of this property regardless of ownership and maintain it as a large farm and conservation preserve with only 2 residences...one current (our house) and one for the future. The 6-acre parcel was registered by the County and was to be recombined with the rest of the original farm plat from 50+ years ago. They never did it, so now we must request a variance to recombine the plat extending it to 12 to 20 acres, remove the requirement to cut road frontage from another plat, recombine all plats and put it all under a restrictive conservation covenant....Simple right?? We have been working on this plan for years since our retirement.

Nothing in our plan would affect you or your property negatively. If there is a homesite, it would be farther east from your line. If there was to be a barn, it would be where the old barn is located. The pastures, woodlands and pond would remain as now.

Preserving this little bit of heaven is very important to us. I hope you will join us in our efforts.

Thank you and Happy Spring!

Trish & Larry

Trish and Larry

Hope Lewis
6655 Stringer Rd
Clermont, GA
30527

March 24, 2026

Jason & Kathy

TO: Our neighbors and landowners touching our west land boundaries (The Hulsey's, The Crawfords, The Kings, The Lewis's, The Hemphill's, and The Halls)

FROM: Larry Becker and Trish Stump, owners of Montara Farm

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Thank you and Happy Spring!

Trish & Larry

Trish and Larry

Jason & Kathy Hulsey
6458 Eubanks Creek Dr
Clermont, GA
30527

March 24, 2026

TO: Our neighbors and landowners touching our west land boundaries (The Hulsey's, The Crawfords, The Kings, The Lewis's, The Hemphill's, and The Halls)

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Trish and Larry

March 24, 2026

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Trish and Larry

March 24, 2026 Will,

TO: Our neighbors and landowners touching our west land boundaries (The Hulsey's, The Crawfords, The Kings, The Lewis's, The Hemphill's, and The Halls)

FROM: Larry Becker and Trish Stump, owners of Montara Farm

RE: Request for a variance

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Trish + Larry

Trish and Larry

Will Hemphill
c/o Whelchel Hemphill
Family Properties, LP.
6810 Whelchel Circle
Clermont, GA
30527

March 24, 2026 Adrian & Matilda,

TO: Our neighbors and landowners touching our west land boundaries (The Hulsey's, The Crawfords, The Kings, The Lewis's, The Hemphill's, and The Halls)

FROM: Larry Becker and Trish Stump, owners of Montara Farm

RE: Request for a variance

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Thank you and Happy Spring!

Trish and Larry Trish + Larry

Adrian & Matilda Hall
6067 Stanger Rd
Clermont, GA
30527

March 24, 2026 Matt & Rose

TO: Our neighbors and landowners touching our west land boundaries (The Hulsey's, The Crawfords, The Kings, The Lewis's, The Hemphill's, and The Halls)

FROM: Larry Becker and Trish Stump, owners of Montara Farm

RE: Request for a variance

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Thank you and Happy Spring!

Trish & Larry

Trish and Larry

Matthew Hall
6665 Stringer Rd.
Clermont, GA
30527

March 24, 2026

TO: Our neighbors and landowners touching our west land boundaries (The Hulsey's, The Crawfords, The Kings, The Lewis's, The Hemphill's, and The Halls)

FROM: Larry Becker and Trish Stump, owners of Montara Farm

RE: Request for a variance

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Thank you and Happy Spring!

Trish and Larry

Jessa Hall
Emma Hall
6663 Stranger Rd
Clermont, GA
30527


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: PATRICIA STUMP & LAURENCE BECKER
REQUEST: REDUCE THE REQUIRED ROAD FRONTAGE FOR A LOT RECONFIGURATION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

March 24, 2026

TO: Hall County Board of Commissioners,
Hall County Government Center
2875 Browns Bridge Rd. Gainesville, Ga 30504

From: Farming partner of the Stump/Becker property at 6749 Stringer Rd, Clermont

RE: Request for Variance

As a long-term farmer and landowner in Hall County, I enthusiastically support the efforts of the above owners to protect and preserve their 125-acre farm combined in a forever conservation program. I have partnered with Larry and Trish producing hundreds of bales of hay each year for many years and have maintained pastures and stream crossings for them. They are committed to preserving the rural character of this area of North Hall County and have spent years restoring and maintaining the property for agriculture and wildlife.

I support the request for a variance from road frontage for a homesite on the interior parcel of the property. Large landowners and farmers should not have to cut up their property into unusual and damaging divisions to meet this requirement. Cutting road frontage and ribboning a parcel to serve the existing parcel would cut through heavily wooded areas and hillside contributing to erosion and would cut through a valuable hay producing field reducing the yield substantially. The road frontage would be cut out on an s curve where accidents have occurred in the past. The owners maintain main roads and bridges that have supported wide and heavy farm equipment and could grant a permanent right of way to the parcel.

Please grant the variance.

Respectfully,

Ricky Armour

NORTH GEORGIA
• LAND TRUST •
FOREVER IS A LONG TIME

BOARD OF TRUSTEES
BRENT HOFFMAN | PHIL BONELLI | WES ROBINSON
DIXIE TRUELOVE | JOHN VARDEMAN | RK WHITEHEAD

April 1st 2026

Hall County Board of Commissioners
Hall County Planning Department
2875 Browns Bridge Road
Gainesville, GA 30504

Subject: Letter of Support for Variance Request – Montara Farm Preserve (Trish and Larry)

Dear Members of the Hall County Board of Commissioners and Planning Department,

On behalf of the Board of Trustees, I am writing to express my strong support for Trish and Larry's variance request regarding their property, Montara Farm Preserve, located in northern Hall County. Their proposal to build only two homes on more than 124 acres, with over 96% of the land being placed into a conservation easement, reflects a deep commitment to responsible land stewardship and the preservation of our county's rural character. This is EXACTLY what Hall County needs!

By placing approximately 120 acres into a conservation easement, Trish and Larry are ensuring that this land will remain undeveloped for generations to come (forever). This action not only aligns with Hall County's goals for open space and environmental conservation but also sets a positive example for other landowners in the region. Protecting such a significant expanse of land from future development will help maintain the area's natural beauty, provide vital wildlife habitat, and preserve the quality of life for neighboring residents **who also have shown their support**.

I respectfully urge you to approve this variance request. Supporting this proposal would demonstrate Hall County's ongoing commitment to sustainable growth and conservation. We need more of this.

Thank you for your consideration.

Board of Trustees, North Georgia Land Trust

PHONE 770.540.5373 | EMAIL Brent@NorthGeorgiaLandTrust.org | ADDRESS P.O. Box 3267 Gainesville, Ga 30503 | WEBSITE www.NorthGeorgiaLandTrust.org



Our Website via Q.R. code

March 4, 2026

TO: Hall County Board of Commissioners,
Hall County Government Center
2875 Browns Bridge Rd. Gainesville, Ga 30504

From: Neighbors of Laurence Becker and Patricia Stump 6749 Stringer Rd, Clermont

RE: Request for Variance

As adjacent landowners and neighbors of the farm listed above, many of us have known Larry and Trish since their purchase of the farm 35 years ago. We have observed that they have shown dedication to maintaining the rural character of this area and have improved the beauty of the land and the community with their efforts. The business they ran until 2020 reflected their respect for the needs of the neighborhood and the values of the neighbors. They were generous in sharing access to the property and exhibited community spirit and commitment to preservation and conservation. Their intent to combine parcels and create a forever conservation preserve further demonstrates this commitment.

We enthusiastically support their request to eliminate the road frontage requirement for one farmstead within the conservation preserved property. Cutting a pathway to the County Road to meet the road frontage requirement will damage the property, cut the Conservation preserve into smaller parcels and damage the mountain views visible from the County Road. More importantly, an additional road on the curve would be a safety hazard.

Please grant the variance. The intended preservation of 96% of this beautiful farm is in the best interest of the community.

Respectfully,

Bob and Deana Brooksher 6944 Keith Circle 692 Keith Circle 6950 Keith Circle

Bob Brooksher

March 4, 2026

TO: Hall County Board of Commissioners,
Hall County Government Center
2875 Browns Bridge Rd. Gainesville, Ga 30504

From: Neighbors of Laurence Becker and Patricia Stump 6749 Stringer Rd, Clermont

RE: Request for Variance

As adjacent landowners and neighbors of the farm listed above, many of us have known Larry and Trish since their purchase of the farm 35 years ago. We have observed that they have shown dedication to maintaining the rural character of this area and have improved the beauty of the land and the community with their efforts. The business they ran until 2020 reflected their respect for the needs of the neighborhood and the values of the neighbors. They were generous in sharing access to the property and exhibited community spirit and commitment to preservation and conservation. Their intent to combine parcels and create a forever conservation preserve further demonstrates this commitment.

We enthusiastically support their request to eliminate the road frontage requirement for one farmstead within the conservation preserved property. Cutting a pathway to the County Road to meet the road frontage requirement will damage the property, cut the Conservation preserve into smaller parcels and damage the mountain views visible from the County Road. More importantly, an additional road on the curve would be a safety hazard.

Please grant the variance. The intended preservation of 96% of this beautiful farm is in the best interest of the community.

Respectfully,

Adrian and Matilda Hall, 6667 Stringer Rd

Adrian & Matilda Hall

Mathew and Rosa Hall, 6665 Stringer Rd

Matthew & ROSA Hall

Jimmy and Shelby Parker, 6736 Stringer Rd

Jimmy & Parker

Randy and Daphne Stiles 6791a Stringer Rd

Randy & Daphne Stiles

Signature

From: Heather Jones [redacted]

To: [redacted]

Date: Friday, March 13, 2026 at 08:05 AM EDT

Hope Lewis 6655 Stringer Rd

Ben and Heather Jones 6747 Stringer Rd

Bob and Deana Brooksher 6944 Keith Circle 692 Keith Circle 6950 Keith Circle

Marty Nix
5942 Gailey Drive
Clermont, GA

March 8, 2026

Hall County Board of Commissioners
Hall County Government Center
2875 Browns Bridge Road
Gainesville, GA 30504

Subject: Support for Variance Request

Dear Hall County Commissioners:

I am writing to express my full support for the variance request submitted by Ms. Trish Stump. As a retired Hall County employee and a former member of the Hall County Greenspace Committee, I have a long-standing commitment to environmental stewardship and responsible land use within our community.

I have known Trish and Larry Stump for many years and have visited their beautiful property numerous times. We share the same values regarding the protection of our land and the importance of being good stewards of the environment. After reviewing Ms. Stump's proposal, it is my opinion that granting this variance will help preserve the natural integrity of the property by preventing unnecessary land disturbance.

Approving this variance would align with the goals and intent of the Hall County Greenspace Plan, previously adopted by this Commission. It represents a thoughtful and environmentally responsible approach to land management—one that benefits both the property owners and the broader community.

As a lifelong resident of Clermont, I respectfully ask for your consideration in supporting this request. I believe this action will help safeguard the character of our community and uphold the values we all share.

Thank you for your time and thoughtful review of this matter.

Sincerely,

Marty Nix

Marty Nix

May 7,2026

Commissioner David Gibbs, Chair

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Gibbs,

We are long time Hall County residents and property owners who are asking to do something unique...to combine property and prevent it from ever being split up or developed!

The details are in the request submitted to staff, but in a nutshell we have a 125+acre mountain view farm in Clermont comprised of 4 plats purchased at various times over the past 35 years. We are in our late 70's and want to combine the parcels and protect and preserve the farm forever through Conservation Covenants and Easements. We have developed a plan, working for two years with lawyers, estate planners, Conservation organizations and our neighbors.

We have found that some local ordinances, though important in most circumstances, conflict with the goal of maximizing the Agricultural and Conservation Values of the farm.

We have therefore requested a variance to reduce road frontage and reconfigure one residential lot, preserving 97% of the property forever. We hope you will agree that this is in the best interest of the County and support our request.

Thank you for your consideration, your service and your leadership.

Respectfully,

Larry Becker and Patricia Stump Becker

May 7,2026

Commissioner Jeff Stowe

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Stowe,

We are long time Hall County residents and property owners who are asking to do something unique...to combine property and prevent it from ever being split up or developed!

The details are in the request submitted to staff, but in a nutshell we have a 125+acre mountain view farm in Clermont comprised of 4 plats purchased at various times over the past 35 years. We are in our late 70's and want to combine the parcels and protect and preserve the farm forever through Conservation Covenants and Easements. We have developed a plan, working for two years with lawyers, estate planners, Conservation organizations and our neighbors.

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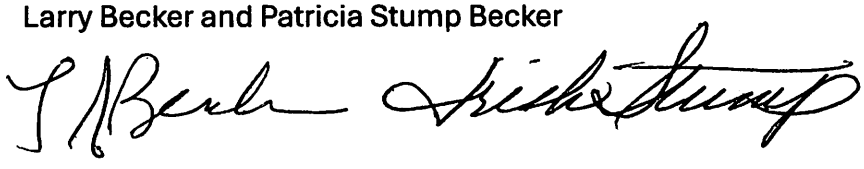
Thank you for your consideration, your service and your leadership.

Respectfully,

Larry Becker and Patricia Stump Becker



May 7,2026

Commissioner Kathy Cooper

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Cooper,

We are long time Hall County residents and property owners who are asking to do something unique...to combine property and prevent it from ever being split up or developed!

The details are in the request submitted to staff, but in a nutshell we have a 125+acre mountain view farm in Clermont comprised of 4 plats purchased at various times over the past 35 years. We are in our late 70's and want to combine the parcels and protect and preserve the farm forever through Conservation Covenants and Easements. We have developed a plan, working for two years with lawyers, estate planners, Conservation organizations and our neighbors.

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Thank you for your consideration, your service and your leadership.

Respectfully,

Larry Becker and Patricia Stump Becker

May 7,2026

Commissioner Greg Poole

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Poole,

We are long time Hall County residents and property owners who are asking to do something unique...to combine property and prevent it from ever being split up or developed!

The details are in the request submitted to staff, but in a nutshell we have a 125+acre mountain view farm in Clermont comprised of 4 plats purchased at various times over the past 35 years. We are in our late 70's and want to combine the parcels and protect and preserve the farm forever through Conservation Covenants and Easements. We have developed a plan, working for two years with lawyers, estate planners, Conservation organizations and our neighbors.

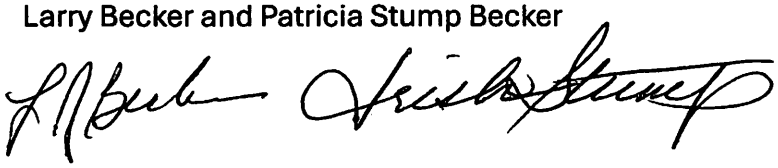
We have found that some local ordinances, though important in most circumstances, conflict with the goal of maximizing the Agricultural and Conservation Values of the farm.

We have therefore requested a variance to reduce road frontage and reconfigure one residential lot, preserving 97% of the property forever. We hope you will agree that this is in the best interest of the County and support our variance request.

Thank you for your consideration, your service and your leadership. Good luck with the election!

Respectfully,

Larry Becker and Patricia Stump Becker



May 7,2026

Commissioner Billy Powell

Hall County Board of Commissioners
Hall County Administration Building
2875 Browns Bridge Rd, Gainesville, GA 30504

RE: Variance Hearing May 28,2026 #HVAR26-0016

Dear Commissioner Powell,

We are long time Hall County residents and property owners who are asking to do something unique...to combine property and prevent it from ever being split up or developed!

The details are in the request submitted to staff, but in a nutshell we have a 125+acre mountain view farm in Clermont comprised of 4 plats purchased at various times over the past 35 years. We are in our late 70's and want to combine the parcels and protect and preserve the farm forever through Conservation Covenants and Easements. We have developed a plan, working for two years with lawyers, estate planners, Conservation organizations and our neighbors.

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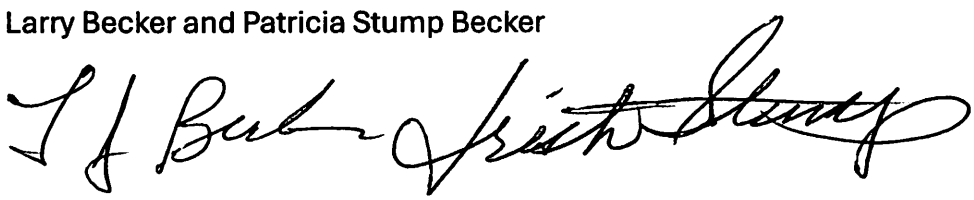
Respectfully,

Larry Becker and Patricia Stump Becker



AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 271/2026

SUBJECT: **866 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 **| Proposed use: Warehouse and distribution |** Commission District 1 **| Taylor & Mathis, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommmends approval, with conditions, as the proposed zoning 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 February 24, 2026, and as described in the project narrative received March 27, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

866 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 **| Proposed use: Warehouse and distribution |** Commission District 1 **| Taylor & Mathis, 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
Elevations
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Signs

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Taylor & Mathis
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) (B) **Variance** | GCOD standards
Proposed Use	(A) & (B) Warehouse and distribution
Size	15.352± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) **Proposed:** Light Industrial (I-1)
Location	**866 Gainesville Highway |** Tax Parcel 07298 000009
Commission District	One
Commission Date	May 28, 2026
Staff Recommendation	(A) **Approval, with conditions,** as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan. (B) **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0014 (B) HVAR26-0015

(A) Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated February 24, 2026, and as described in the project narrative received March 27, 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.

(B) Staff recommends <u>DENIAL</u> of the applicant's request.

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

- **<u>Section 6.2.5.C.2.e – Parking Lot Design – Location</u>** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - Parking is proposed between the building and Gainesville Highway.

<u>Summary Analysis</u>

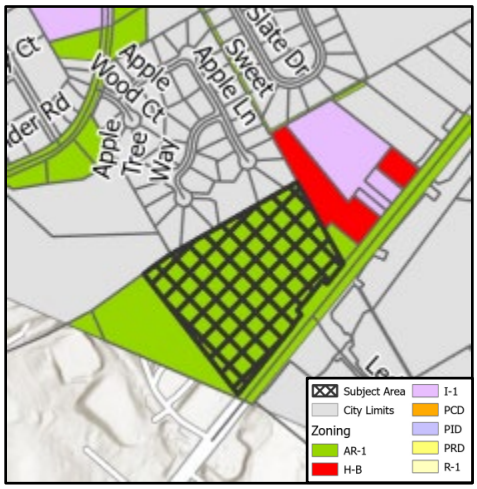
The applicant has submitted two concurrent requests: (A) to rezone a 15.352± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for a warehouse and distribution facility and (B) a Variance to the Gateway Corridor Overlay District (GCOD) standards.

According to the Hall County Tax Assessor records, the property is currently developed as follows:

- 1,474 square foot single-family residence built in 1953 and occupied by Global Imports Auto Sale since March 2, 2018.
- 2,580 square foot service repair garage built in 1950 and occupied by JP Tire Shop, LLC since May 8, 2017
- 732 square foot single-family residence built in 1950 and appears abandoned

The surrounding properties are zoned and developed as outlined below:

North: City of Buford Single Family Residential (R-100): Single-family residences
City of Resthaven: inert landfill
East: Highway Business (H-B): Auto sales; Agricultural Residential 1 (AR-1)
South: City of Resthaven; Gwinnett County
West: Agricultural Residential 1 (AR-1) proposed to be rezoned to Light Industrial (I-1): Light industrial uses
City of Resthaven: inert landfill



Per the submitted narrative, the applicant is proposing to develop a 161,676 square foot building to be used as a warehouse and distribution facility for automotive parts. All existing structures on the property will be removed as part of the redevelopment.

Per the submitted site plan, the proposed building meets the Light Industrial district setbacks of 50 feet from the front and 20 feet from the side and rear property lines. Where a 50-foot transitional buffer is

required adjacent to residential uses along the northern property line, the applicant proposes a 75-foot landscape buffer. The site plan identifies the areas where existing trees are to remain, as well as areas where an enhanced buffer will be planted once grading activities are complete. Stream buffer requirements on the western side of the site are also met.



One driveway is proposed along Gainesville Highway, aligned with Ledford Road. Some vehicle parking and all truck parking/loading areas are located at the front of the property between the building and street. While the Gateway Corridor Overlay District (GCOD) requires parking to be placed to the side or rear of the building, the applicant proposes to position the building between the adjacent subdivision and much of the parking and circulation areas in order to better screen nearby residences from on-site business activity.

Water service will be provided by the City of Buford as confirmed in a letter dated March 27, 2026. Sanitary sewer service will be provided by on-site septic.

Below is the elevation provided by the applicant. Per the narrative, the building will be constructed of architecturally designed cast-in-place (precast) concrete tilt walls with out-set entry features on either end of the front elevation of the building to add architectural character and interest. Storefront entry systems, punched window openings, and architectural metal canopies will be used for office entry features in complementary materials colors. An attractive, textured paint scheme will be used for the exterior finish of the building. All construction will be consistent with the provided building rendering and elevations.



Concurrently, the applicant requests a variance from the GCOD standards as identified in the table below.

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	75-foot buffer along the northern property boundary.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Paved parking and circulation.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies
6.2.5.C.2.e – Parking Lot Design – Off-street parking	Off-street parking area is identified between the building and the street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and	Deficient

		the street	
6.2.5.C.3.b – Perimeter Landscaping	Where parking lots abut public streets, a frontage landscape strip is required as provided in Section 8.1.3. The depth of such strip is 10 feet for industrial zoned property.	The site plan appears to comply.	Shall comply.
6.2.7 – Signs	Not specified.	Signage shall comply with GCOD standards.	Shall comply

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Business Nodes and Corridors within the South Hall character area. Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New development along these major road corridors and intersections should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

(A) Zoning Analysis – Rezone

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be considered suitable in view of the use and development of adjacent and nearby properties as the surrounding area consists of a variety of development including industrial uses, warehouses and offices.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties as the buffer requirement from adjacent residential properties is being met.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use**

is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Business Nodes and Corridors future land use designation in the Comprehensive Plan in that the proposed business is a consumer-facing industrial use that will serve nearby communities.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with two residences and a commercial building built in the 1950's.**

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; **Several properties along Gainesville Highway have recently been, or are proposed to be, rezoned to Light Industrial (I-1) to reflect the long-standing development patterns of these parcels, which were previously believed to fall under the jurisdiction of Resthaven.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district. The adjacent parcel to the southwest is proposed for rezoning to Light Industrial (I-1) to reflect its long-standing development pattern, and the parcel to the northeast is zoned Highway Business (H-B), with additional parcels further northeast recently rezoned to Light Industrial (I-1). Collectively, these districts establish a consistent pattern of commercial and light industrial uses along this corridor.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are 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.**

(B) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **There are no extraordinary or exceptional conditions related to the lot's size, shape, or topography. The applicant's justification centers on operational preferences—such as placing loading docks and vehicle parking at the front of the site—not on any physical characteristics of the property.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Application of the UDC requirements does not create an unusual hardship as the parking location standards can be met through alternative site designs that do not rely on placing parking along the frontage.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The proposal to orient the parking area along the property frontage is to buffer the residential neighborhood to the north from business activity, however, this is not a condition unique to this site.**

4. Such conditions are not the result of any actions of the property owner**; The situation prompting the variance request results from the applicant's site design preference, not from any physical conditions of the property.**

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; **Granting relief from the parking-location requirement could create detriment to the public good by placing parking areas prominently along the frontage, contrary to the UDC's intent to establish consistent and aesthetically pleasing design standards for development within the GCOD.**

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 a memorandum dated April 29, 2026, the Hall County Environmental Health stated: "Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan."

Georgia Department of Transportation
In an email dated April 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated: "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways."

Hall County Public Works and Utilities
In a memorandum dated April 28, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
This site may require stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:
Access to the proposed development is from SR 13. A GDOT access permit will be required.

Utilities:
No Comment. Property is not located in the Hall County service delivery area.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's Office provided the following comments:

1. The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2. The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Hall County Business License Division
In a memorandum dated April 21, 2026, Brandi Smith, Business License Director, provided the following comment:

- JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
- Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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)

Taylor & Mathis
400 Instate North Parkway
Suite 850 Atlanta, GA 30339
Phone (770) 795-1330
Email Address mirby@taylormathis.com

Property Owner (Name & Mailing Address)

RESTHAVEN PROPERTY, LLC
2631 IVY CREEK RD
BUFORD , GA 30519
Phone [redacted]
Email Address tya@robinson-builders.com

Proposed Use Automotive Parts Distribution

Contact Person (Name & Mailing Address)

Tyler Lasser
299 S. Main Street, Alpharetta, GA 30009
Phon [redacted]
Email Address tlasser@lja.com

Status of Applicant

- Owner
- X Option to Purchase
- Area Resident
- Other

Requested Action

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

Tax Parcel Number 07298 000009
Acreage 15.352
Location Address 866 GAINESVILLE HIGHWAY

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

Print: MICHAEL S. IRBY Date: 3.17.26
Sign: Michael S. Irby Date: 3.17.26

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: _____

UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
TAYLOR & MATHIS, INC.

Effective January 1, 2026, the undersigned, being all of the members of the board of directors (the "Board") of Taylor & Mathis, Inc., a Georgia corporation (the "Company"), acting pursuant to the authority of O.C.G.A. § 14-2-821 ("GBCC"), hereby consent to the adoption of the following resolutions with the same force and effect as if they were adopted and approved at a duly constituted meeting of the Board of Directors of the Company:

WHEREAS, Walker L. Wellford ("Wellford") has been admitted as a shareholder to the Company, and the current shareholders intend to transfer a portion of their Class B Common shares in the Company to Wellford;

WHEREAS, Taylor, Reynolds, and Wellford have entered into that certain Taylor/Reynolds/Wellford Share Purchase Agreement dated as of January 1, 2026 (the "Taylor/Reynolds/Wellford Share Purchase Agreement"), a copy of which is attached hereto as **EXHIBIT A**, through which Taylor and Reynolds will sell certain of their Class B Common shares to Wellford (the "Wellford Transfer") on such terms as are more particularly described in the Taylor/Reynolds/Wellford Agreement;

WHEREAS, in addition, the Board desires to appoint new officers for the Company as set forth below (collectively, the "Officers"):

Title:	**Officer:**
President and Secretary:	Andrew M. Taylor
President, Industrial Division:	O. Hamilton Reynolds
Senior Vice President, Development:	Michael S. Irby
Senior Vice President, Leasing:	Walker L. Wellford
Vice President, Development:	Taylor V. Harren

WHEREAS, the Board deems it to be in the best interest of the Company to authorize the Wellford Transfer, and to appoint the Officers;

NOW THEREFORE, BE IT RESOLVED, that the Board hereby approves the Wellford Transfer and the appointment of the aforesaid Officers. Accordingly, after the consummation of the Wellford Transfer, all Class A and Class B Common shares in the Company are held as follow

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/30/2026 3:41:27 PM

BUSINESS INFORMATION	
CONTROL NUMBER	14044482
BUSINESS NAME	Resthaven Property, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/30/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	2631 Ivy Creek Road, Buford, GA, 30519, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Ty Robinson	2631 Ivy Creek Road, Buford, GA, 30519, USA	Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Ty Robinson
AUTHORIZER TITLE	Authorized Person

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) RESTHAVEN PROPERTY, LLC

Address 2631 IVY CREEK RD

BUFORD , GA 30519

Phone Number [redacted]

Name of applicant(s) Taylor & Mathis

Address 400 Instate North Parkway

Suite 850 Atlanta, GA 30339

Phone Number 770-795-1330

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

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

Margie Ferguson
Notary Public

MARGIE FERGUSON NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 17, 2028

3-23-2024
Date

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not x

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3.17.26

Applicant's/Owner's Name (Printed): MICHAEL S. IRBY

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

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

I have**_____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3-19-26

Applicant's/Owner's Name (Printed): Ty Robinson

770.225.4730
www.LJA.com
4525 South Lee Street, Buford, Georgia 30518

Applicant's Letter of Intent
Taylor & Mathis
Hall County, Georgia
Rezoning Request – AR-1 to I-1 (Light Industrial)
05.07.2026

Taylor & Mathis (the "Applicant") respectfully submits this Letter of Intent requesting approval to rezone the subject property from AR-1 (Agricultural Residential) to I-1 (Light Industrial) in Hall County, Georgia. The subject property is located along Gainesville Highway, within the South Hall Character Area, and is situated within an established corridor of commercial and industrial development. The Applicant proposes to develop a warehouse and distribution facility for automotive parts. Operations at the site will primarily include the storage, inventory management, and distribution of imported automotive parts to customers throughout the United States. The facility will function as a logistics hub and will not include any manufacturing, heavy industrial activity, or outdoor industrial processing. The proposed use is consistent with light industrial operations and is designed to operate in a clean, controlled, and professionally managed environment.

As shown on the attached site plan, the proposed development will consist of a warehouse/distribution building totaling approximately 161,676 square feet, with associated parking, loading, and circulation areas designed to efficiently accommodate truck and employee traffic. The project includes 81 parking spaces and designated loading areas that are oriented internally to minimize visual and operational impacts on adjacent properties.

The building will be constructed of architecturally designed cast-in-place (precast) concrete tilt walls with out-set entry features on either end of the front elevation of the building to add architectural character and interest. Storefront entry systems, punched window openings, and architectural metal canopies will be used for office entry features in complementary materials colors. An attractive, textured paint scheme will be used for the exterior finish of the building. All construction will be consistent with the provided building rendering and elevations, apart from the building entrance, which is proposed to face Gainesville Hwy in accordance with the county architectural standards.

The subject property is located within an area characterized by a mix of significant commercial and industrial uses along Gainesville Highway. The adjacent properties on Gainesville Hwy comprise of an RV storage facility to the west and an automotive sales business to the east. These existing uses reflect an established development pattern that is consistent with the proposed warehouse and distribution facility. The current automotive and tire-sales uses on the property will be removed to accommodate the proposed development, allowing for a more cohesive and modern industrial use of the site. The Future Land Use Map designates this area as Business Nodes & Corridors within the South Hall Character Area. This designation supports a range of commercial and light industrial uses along major transportation corridors, making the proposed I-1 zoning classification consistent with the County's long-term planning objectives. The property's location along a major roadway further supports its suitability for a distribution-oriented use, providing efficient access to the regional transportation network.

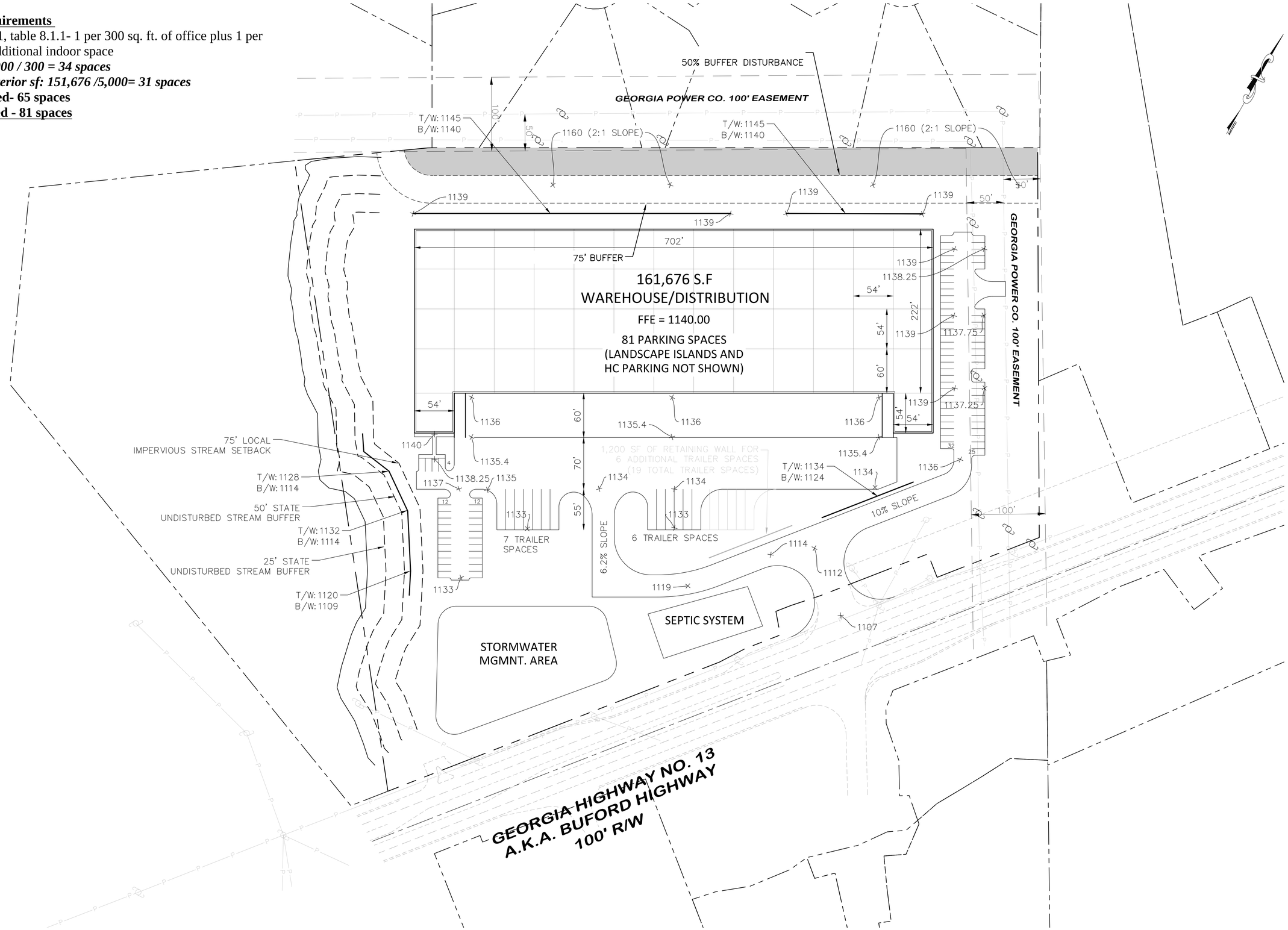
Special attention has been given to buffering and environmental considerations. A stream is located along the western portion of the property. Apart from a retaining wall within the impervious surface setback, all other applicable stream buffer requirements will be met and preserved in accordance with County and State regulations. In addition, a 75-foot transitional buffer is proposed along the rear of the property adjacent to the Sweet Apple Place subdivision, which greatly exceeds the 50-feet requirement. A portion of this area will be graded; however, this area will be replanted with enhanced landscaping and screening to ensure a visually effective and attractive buffer. It should also be noted that an existing 100-foot Georgia Power easement is located beyond the proposed zoning buffer, providing additional separation between the development and the adjacent residences, and the proposed building will be constructed at a lower elevation than the subdivision. This combination of distance, topography, and enhanced landscaping will significantly mitigate any potential visual or operational impacts on nearby homes. Additional site improvements will include stormwater management facilities designed to meet all regulatory requirements, as well as access improvements along Gainesville

Highway to ensure safe ingress and egress. The development will be connected to public water and will be served by an on-site septic system.

The proposed warehouse and distribution facility represents a logical and appropriate use of the property given its location, surrounding development pattern, and future land use designation. The project will provide economic benefits to the area, including job creation and investment in infrastructure, while maintaining compatibility with adjacent uses through thoughtful design and buffering. The Applicant respectfully submits that the requested rezoning from AR-1 to I-1 is reasonable and appropriate. The proposed development aligns with the County's comprehensive planning policies, is compatible with surrounding uses, and represents a responsible and well-planned investment in the South Hall area.

Based upon the above reasons, the Applicant respectfully requests approval of this rezoning application. The Applicant further asserts that denial of this request would unreasonably restrict the use of the property and could constitute a taking in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, as well as the Constitution of the State of Georgia.

Parking Requirements
Per Section 8.1, table 8.1.1- 1 per 300 sq. ft. of office plus 1 per 5,000 sq. ft. additional indoor space
Office sf: 10,000 / 300 = 34 spaces
Additional Interior sf: 151,676 /5,000= 31 spaces
Total Required- 65 spaces
Total Provided - 81 spaces



HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL

A PROJECT OF:
TAYLOR&MATHIS

BUFORD HIGHWAY DISTRIBUTION
BUFORD HIGHWAY
REST HAVEN, GEORGIA

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

DRAWN BY	CHECKED BY
JCM	JCM

DATE
2/24/26

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
SP-8

CONCEPTUAL SITE PLAN

GRAPHIC SCALE
50' 0 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

HGA JOB No. 2026-XXX



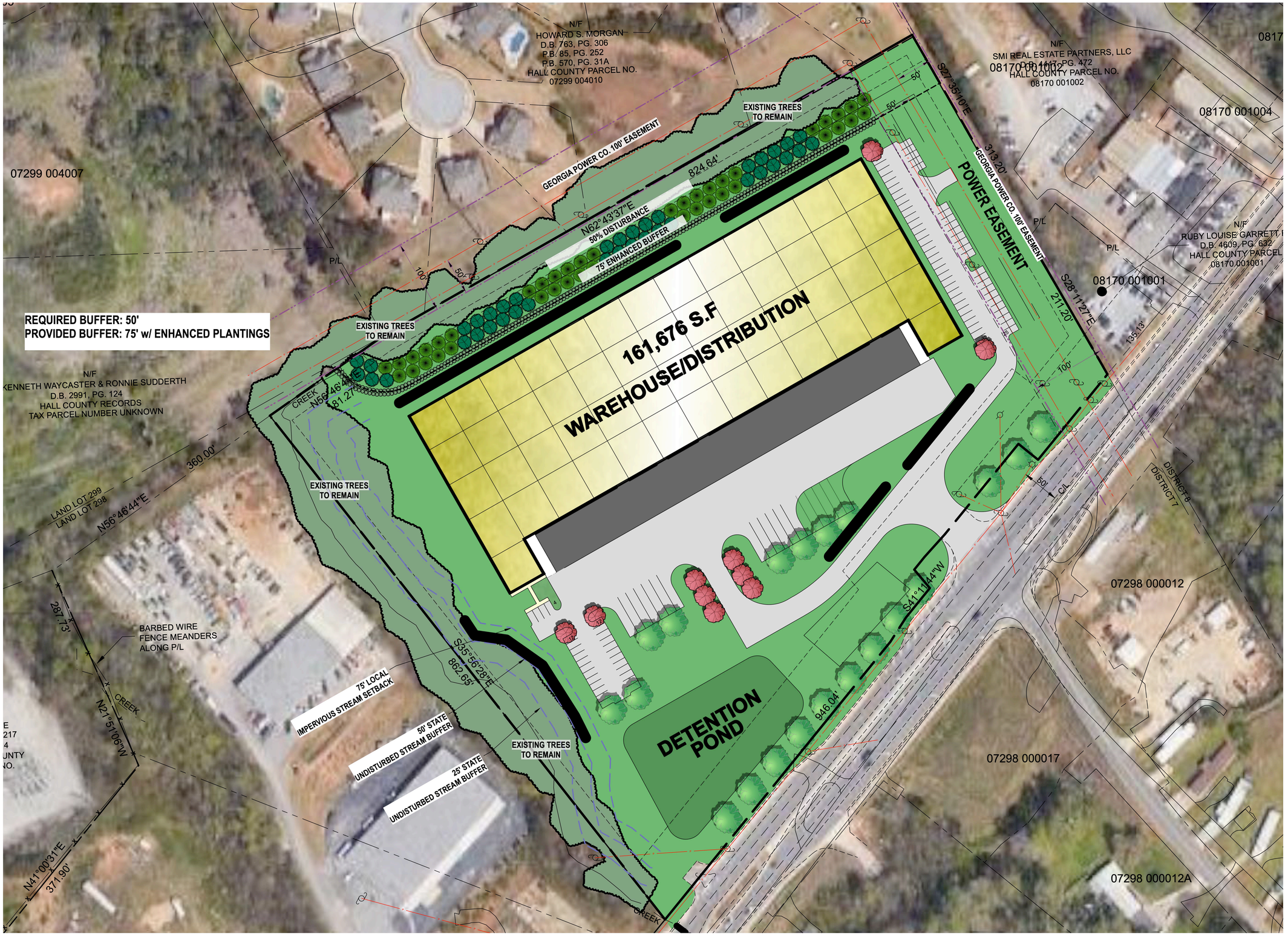
SOUTHERN MAGNOLIA
MATURE HEIGHT: 15' - 25'
MATURE SPREAD: 10' - 15'



CYRPTOMERIA
MATURE HEIGHT: 30'- 40'
MATURE SPREAD: 15'- 20'



SUGAR COOKIE SWEET VIBURNUM
MATURE HEIGHT: 6'-10'
MATURE SPREAD: 6'-10'



TAYLOR&MATHIS

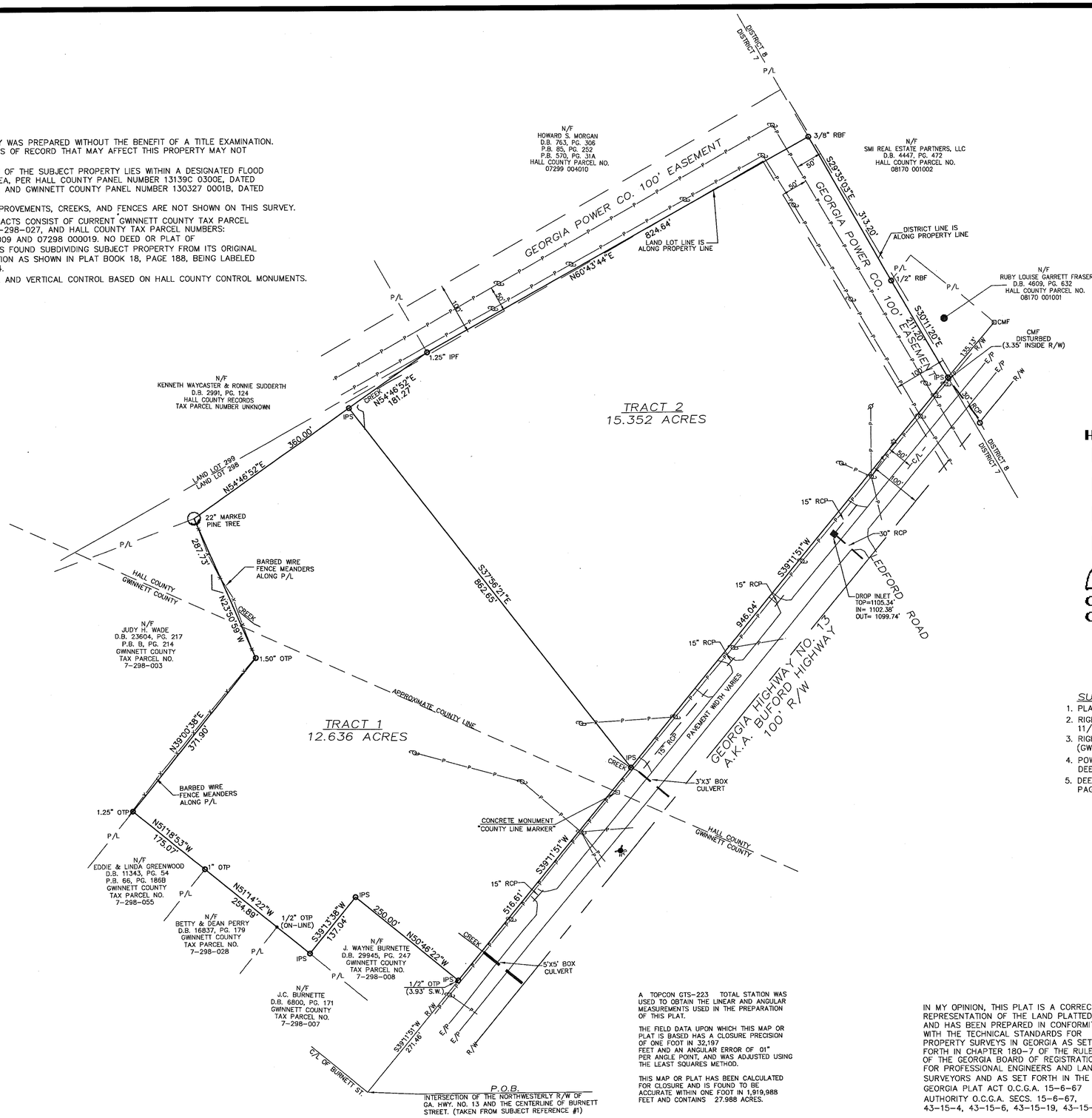
BUFORD HIGHWAY DISTRIBUTION - REST HAVEN, GEORGIA

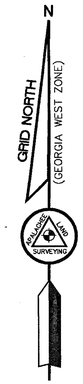
LEGEND

B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D. B.=	DEED BOOK
DIP=	DUCTILE IRON PIPE
DE =	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P. B. =	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSC=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
W=	WEIR INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
SWALE	SWALE
P	POWERLINE
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
W	WATER LINE
X	FENCE
FL	FLOOD LINE
	TREE

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. INTERIOR IMPROVEMENTS, CREEKS, AND FENCES ARE NOT SHOWN ON THIS SURVEY.
4. SUBJECT TRACTS CONSIST OF CURRENT GWINNETT COUNTY TAX PARCEL NUMBER: 7-298-027, AND HALL COUNTY TAX PARCEL NUMBERS: 07298 000009 AND 07298 000019. NO DEED OR PLAT OF RECORD WAS FOUND SUBDIVIDING SUBJECT PROPERTY FROM ITS ORIGINAL CONFIGURATION AS SHOWN IN PLAT BOOK 18, PAGE 188, BEING LABELED AS TRACT 4.
5. HORIZONTAL AND VERTICAL CONTROL BASED ON HALL COUNTY CONTROL MONUMENTS.





HALL COUNTY, GEORGIA
Filed for Record on 14 Apr 2015 at 11:30AM
PLAT BOOK : 00870
Page: 00103
by nb
CHARLES BAKER
CLERK SUPERIOR COURT

SUBJECT REFERENCES:

1. PLAT BOOK 18, PAGE 188, GWINNETT COUNTY RECORDS.
2. RIGHT OF WAY PLANS FOR PROJECT NO. F 013-1 (1) DATED 11/28/1952.
3. RIGHT OF WAY DEEDS RECORDED IN DEED BOOK 142, PAGES 46 & 48, (GWINNETT COUNTY).
4. POWER EASEMENTS RECORDED IN DEED BOOK 216, PAGE 605, AND DEED BOOK 477, PAGE 389, (GWINNETT COUNTY).
5. DEED BOOK 2961, PAGE 447 (GWINNETT COUNTY) & DEED BOOK 873, PAGE 37 (HALL COUNTY).

Kenneth Waycaster
Mayor
City of Rest Haven

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 1,919,988 FEET AND CONTAINS 27.988 ACRES.

THIS PLAT IS A SURVEY OF EXISTING GWINNETT COUNTY TAX PARCEL 7-298-027 AND HALL COUNTY TAX PARCELS 07298 000009 & 07298 00019, THEREFORE DOES NOT REQUIRE THE APPROVAL OF THE HALL COUNTY PLANNING DEPARTMENT PURSUANT TO O.C.G.A. 15-6-67(d)

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.

GEORGIA REGISTERED No. 2874 PROFESSIONAL LAND SURVEYOR CHARLES D. NORTON
5/24/06

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

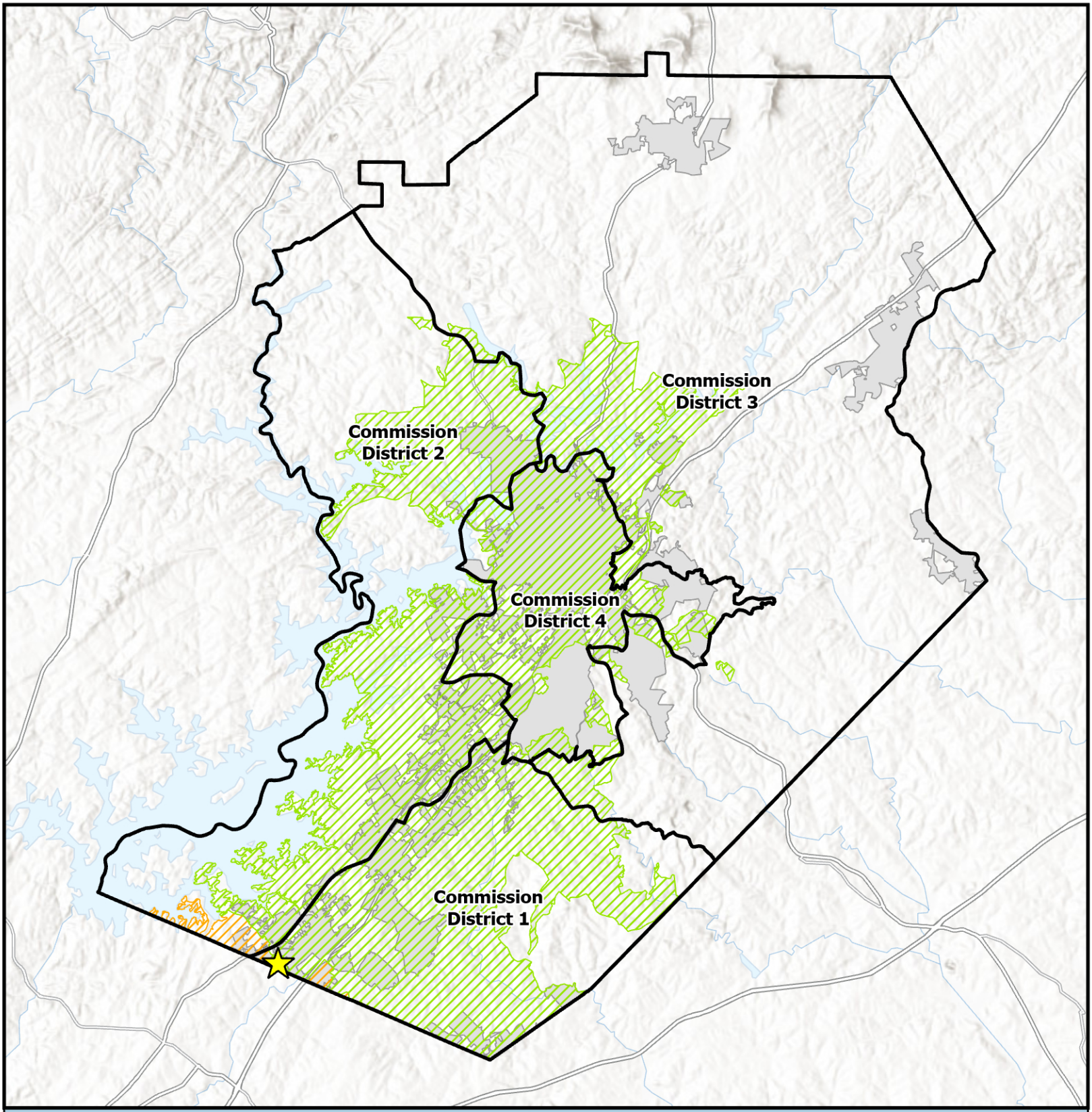
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

SURVEY FOR:
EDDY ROBINSON &
RICHARD J. GARNER

APALACHEE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720 / FAX 770-466-7570

NO.	DATE:	REVISION:
1	3/24/06	MOVED AND ROTATED BOUNDARY TO STATE PLANE COORDINATES

DATE: 5/25/05	LAND LOT: 298	DISTRICT: 7TH
COUNTY: GWINNETT/ HALL	SCALE: 1"= 100'	Sheet No.
DRAWN BY: DJN	CHECKED BY: CDN	
JOB NUMBER: 05-028	DATE OF FIELD WORK: 5/18/05	



Overview Map

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

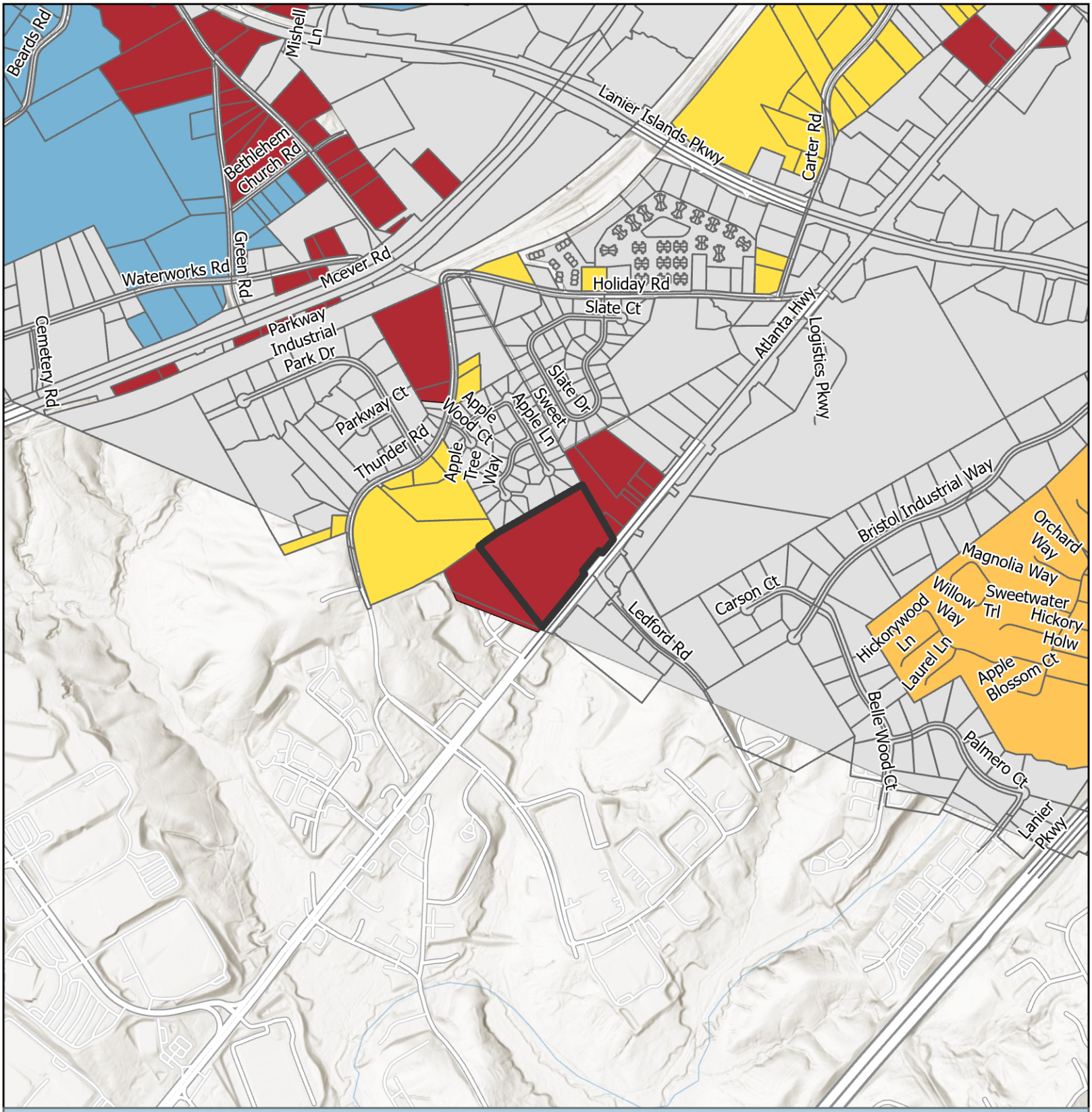
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Future Land Use Map

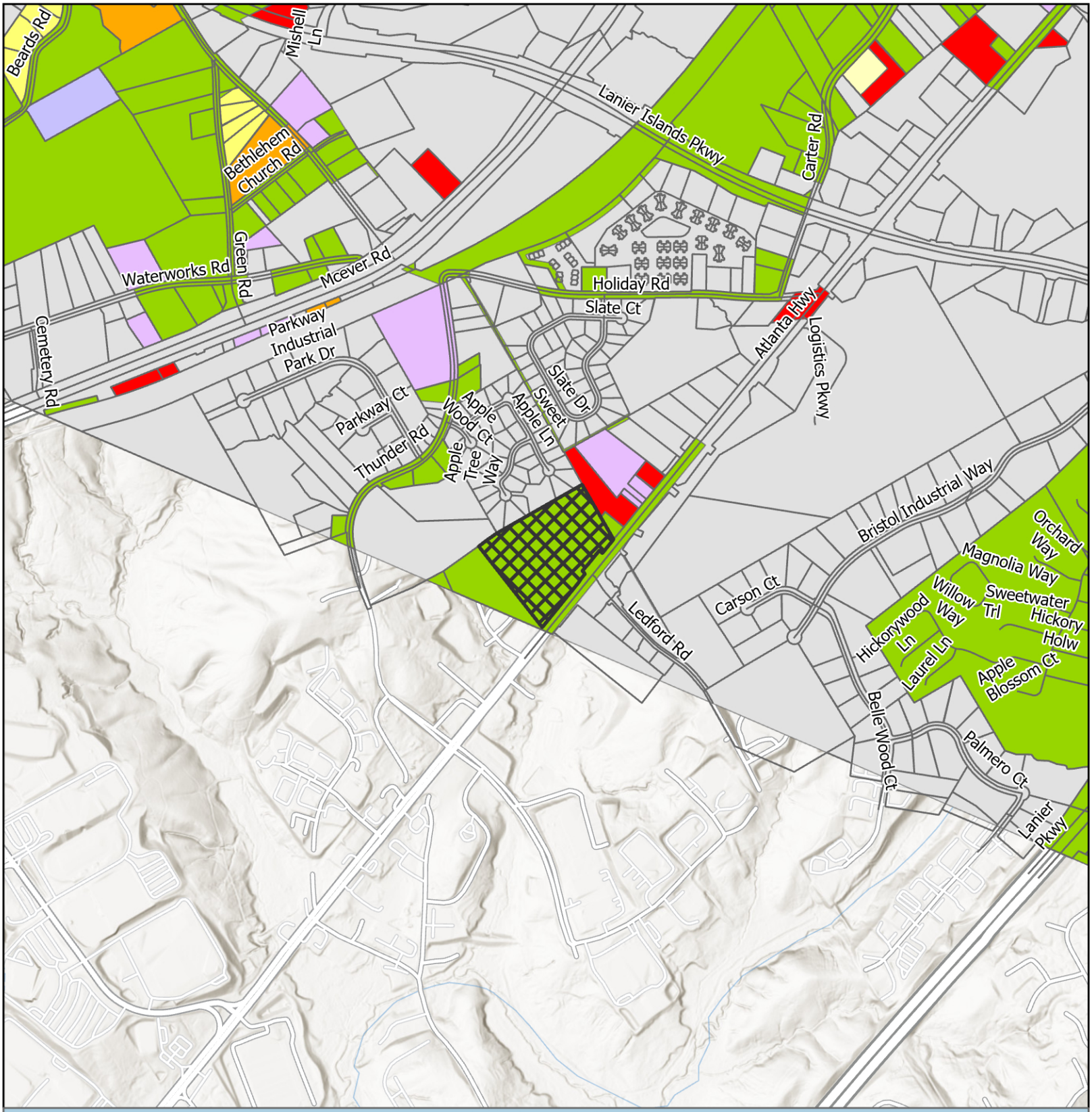
Subject Area
City Limits

FLU
- Business Corridors
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Zoning Map

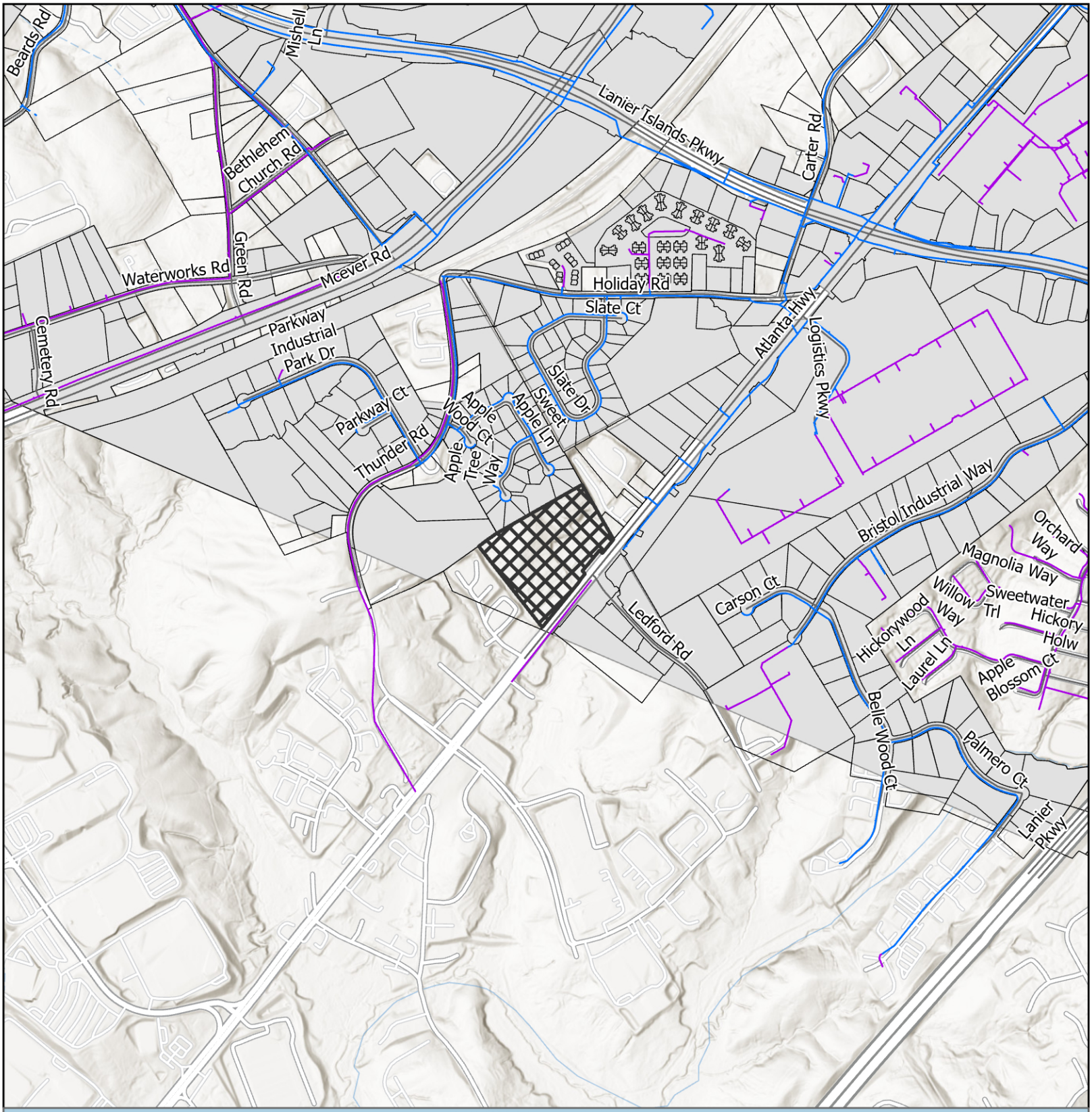
Subject Area
City Limits

Zoning
AR-1
H-B
I-1
PCD
PID
PRD
R-1

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Site Plan & Aerial Map

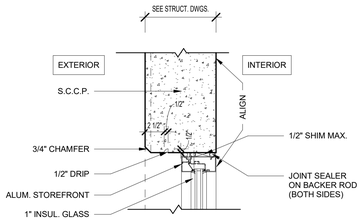
Subject Area

parcel

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District 1

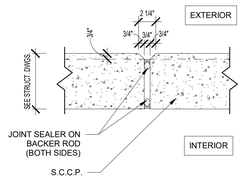
HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



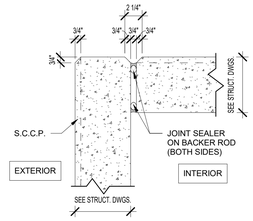
5 TYPICAL S.C.C.P./ SF DETAIL

SCALE: 1 1/2" = 1'-0"



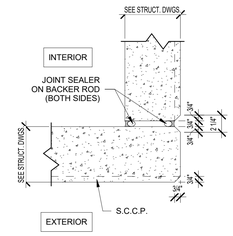
4 TYPICAL S.C.C.P. JOINT DETAIL

SCALE: 1 1/2" = 1'-0"



3 TYPICAL S.C.C.P. CORNER DETAIL

SCALE: 1 1/2" = 1'-0"



2 TYPICAL S.C.C.P. ENTRY CORNER DET.

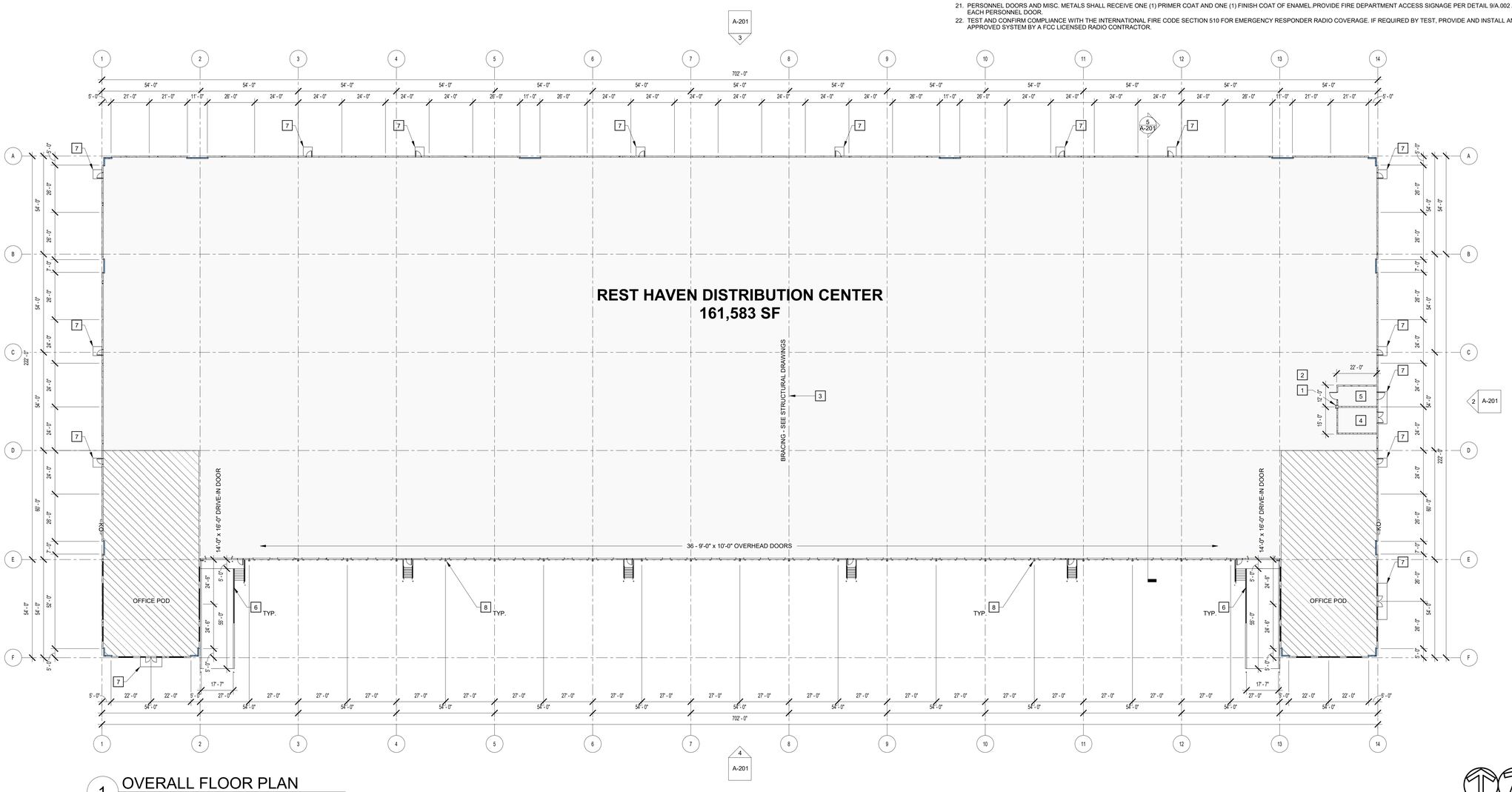
SCALE: 1 1/2" = 1'-0"

KEYNOTES

1. ACCESS LADDER TO CONCRETE ROOF OF ELECTRICAL ROOM - SEE ENLARGED PLANS.
2. 3'-0" X 3'-0" ROOF HATCH WITH ACCESS LADDER FROM CONCRETE ROOF AT ELECTRICAL ROOF BELOW. G.C. TO COORDINATE WITH STRUCTURE. PAINTED SAFETY YELLOW - SEE ENLARGED PLANS AND ROOF PLAN.
3. BRACING DOWN TO 14' A.F.F. - SEE STRUCTURAL
4. ELECTRICAL ROOM - 2 HOUR RATED
5. FIRE PUMP ROOM - 2 HOUR RATED
6. RAMP GUARDRAIL - SEE DETAILS 4, 12 & 13 ON A-401
7. 5' X 5' (UNO) CONCRETE PAD, SLOPE AWAY FROM BUILDING AT 1/4" PER FT. MAX.
8. 9" X 9" 24 GAUGE METAL DOWNSPOUTS WITH KYNAR FINISH
9. RECESSED CAN LIGHT IN SOFFIT ABOVE

GENERAL NOTES

1. BUILDING TO BE 32' CLEAR JUST PAST THE FIRST COLUMN LINE IN FROM THE DOCK WALL.
2. SLAB CONTROL JOINTS TO BE SAWCUT AND NOT TO EXCEED 15' - 0" ON CENTER. SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB CONTROL JOINTS. EPOXY JOINT FILLER —USE MM80 A TWO COMPONENT, HEAVY DUTY SEMI-RIGID EPOXY JOINT FILLER DESIGNED TO FILL AND PROTECT CONTRACTION AND CONSTRUCTION JOINTS. USE IN ENTIRE FACILITY/SPEED BAY FLOORS ONLY.
3. SLAB CONSTRUCTION JOINTS TO HAVE SMOOTH DOWELS AT 24" O.C. OR STEEL DIAMOND PLATES - SEE STRUCTURAL DRAWINGS. CAULK AROUND COLUMN DIAMOND/SLEEVE.
4. SLAB WILL BE CURED WITH A WATER-BASED DISSIPATIVE CURING COMPOUND AND WILL RECEIVE TWO COATS OF ASHFORD FORMULA FLOOR HARDENER.
5. SLAB ON GRADE WILL BE PRE-TREATED WITH TERMITICIDE.
6. 10-MIL CLASS 'A' VAPOR BARRIER TO BE PROVIDED BELOW THE SLAB ON GRADE THROUGHOUT. ALL SEAMS AND PENETRATIONS TO BE SEALED AND TAPED.
7. 7" THICK UNREINFORCED, 4,000 PSI CONCRETE SLAB BEARING ON 6" GAB OR 10" SOIL CEMENT. VERIFY SUB-GRADE WITH GEOTECH REPORT. SLAB TO RECEIVE HARD TROWEL FINISH AND LASER SCREED SHALL BE UTILIZED TO ATTAIN MINIMUM LOCAL & OVERALL SLAB TOLERANCE OF FF 40/FL 30.
8. PROVIDE A ESFR SPRINKLER SYSTEM THROUGHOUT.
9. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE QUANTITY AND AT THE LOCATIONS AS INDICATED OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. EXTINGUISHERS SHALL BE EQUAL TO J.L. INDUSTRIES COSMIC 10E, 10 POUND, 4A-60BC. TO BE COORDINATED WITH OWNERS LAYOUT.
10. METAL ROOF DECK SHALL BE 1-1/2" TYPE "B" WIDE RIB DECKING SHOP PRIMED WHITE ON THE UNDERSIDE/INSIDE FACE - SEE STRUCTURAL DRAWINGS.
11. RACKING, FLOOR STORAGE AND EQUIPMENT BY OTHERS.
12. SEE ELEVATIONS FOR GLASS SCHEDULE.
13. ALL BOLLARDS TO BE PAINTED SAFETY YELLOW. (PROVIDE BOLLARDS AT ALL DRIVE-IN OVERHEAD DOOR JAMBS, FIRE PROTECTION RISERS, ELECTRICAL TRANSFORMERS AND EXPOSED ELECTRICAL PANELS).
14. ALL BOLLARDS SHALL BE 6" O.D. SCHEDULE 80 STEEL PIPE SET MINIMUM 2'-0" DEEP IN 2'-0" DIAMETER CONCRETE FOOTING WITH PIPE EXTENDED 4'-0" ABOVE PAVING OR FLOOR. FILL PIPE WITH CONCRETE AND CAP WITH PRECAST CONCRETE DOME TOP - FOOTING TO BE IN SONOTUBE.
15. ROOF ASSEMBLY: SINGLE PLY 45 MIL. WHITE TPO MEMBRANE SYSTEM MECHANICALLY FASTENED OVER R-15 ROOF INSULATION (STAGGERED LAYERS) OVER 1-1/2" METAL DECK. 15-YEAR NDL WARRANTY. R-25 (STAGGERED LAYERS) OVER OFFICE AREA.
16. STAIRS AND RAILINGS TO BE ALUMINUM. ALL MISC. STEEL TO BE HD GALVANIZED FOR EXTERIOR APPLICATIONS. SHOP DE-BURR UNDERSIDE OF HANDRAILS. USE GALVANIZED PAINT TO TOUCH-UP FIELD WELDING AND SCRATCHES.
17. ALL SITE CAST CONCRETE PANEL WIDTHS ARE TO CENTERLINE OF CONCRETE PANEL VERTICAL JOINT U.N.O.
18. ALL TILT WALL PANELS SHALL BE CAULKED TO FULL HEIGHT, BOTH SIDES, WITH MASTERSEAL NP-2 POLYURETHANE SEALANT OR EQUAL WITH BACKER ROD BEHIND THE CAULK.
19. (EXTERIOR) ALL S.C.C.P. SHALL RECEIVE A TEXTURED ACRYLIC COATING SIMILAR TO SHERWIN WILLIAMS ULTRACRETE (MEDIUM TEXTURE) WITH ACCENT STRIPING. SEE ELEVATIONS.
20. (INTERIOR) ALL S.C.C.P. PANELS WILL BE HARD TROWEL FINISHED WITH CAPPED PICK AND BRACE POINTS. G.C. TO PROVIDE PRICING TO PAINT INTERIOR WALLS WITH ONE COAT OF LATEX PAINT - SW 7006 EXTRA WHITE.
21. PERSONNEL DOORS AND MISC. METALS SHALL RECEIVE ONE (1) PRIMER COAT AND ONE (1) FINISH COAT OF ENAMEL.PROVIDE FIRE DEPARTMENT ACCESS SIGNAGE PER DETAIL 9/A.002 AT EACH PERSONNEL DOOR.
22. TEST AND CONFIRM COMPLIANCE WITH THE INTERNATIONAL FIRE CODE SECTION 510 FOR EMERGENCY RESPONDER RADIO COVERAGE. IF REQUIRED BY TEST, PROVIDE AND INSTALL AN APPROVED SYSTEM BY A FCC LICENSED RADIO CONTRACTOR.



1 OVERALL FLOOR PLAN

SCALE: 1" = 25'-0"

PROJECT TRUE NORTH NORTH

ATLAS COLLABORATIVE

TAYLOR&MATHIS

REST HAVEN DISTRIBUTION CENTER

REST HAVEN, GEORGIA

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Peachtree Corners, GA 30092
404.594.8300

Print Record

MARCH 31 , 2026	DESIGN REVIEW
APRIL 2, 2026	CONCEPTUAL DESIGN

Revisions

Issue Date XX/XX/XXXX

Job No. 2601023

Sheet Title

OVERALL FLOOR PLAN

Sheet No.

A-101

NOT ISSUED FOR CONSTRUCTION

SHEET NAME: OVERALL FLOOR PLAN SHEET NUMBER:A-101 PROJECT NAME:REST HAVEN DISTRIBUTION CENTER

FILE PATH: C:\Users\Sasha\Vinitsky\Documents\2601023 - Rest Haven DC_R25_svinitsky.rvt



SHEET NAME: EXTERIOR PERSPECTIVE VIEW SHEET NUMBER:A-200 PROJECT NAME:REST HAVEN DISTRIBUTION CENTER

FILE PATH: C:\Users\SashaVinitsky\Documents\2601023 - Rest Haven DC_R25_svinitsky.rvt

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TAYLOR&MATHIS

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REST HAVEN, GEORGIA

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404.594.8300

Print Record

MARCH 31 , 2026	DESIGN REVIEW
APRIL 2, 2026	CONCEPTUAL DESIGN

Revisions

Issue Date	*Job No.*
XX/XX/XXXX	2601023

Sheet Title

EXTERIOR
PERSPECTIVE VIEW

Sheet No.

A-200

NOT ISSUED FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE

101	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS : 7757 HIGH REFLECTIVE WHITE	COLOR LEGEND SEE ELEVATION
102	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS : 7073 NETWORK GRAY	COLOR LEGEND SEE ELEVATION
103	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: 7075 WEB GRAY	COLOR LEGEND SEE ELEVATION
104	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS : 7076 CYBERSPACE	COLOR LEGEND SEE ELEVATION
105	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS : TBD	COLOR LEGEND SEE ELEVATION
106	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS MANUFACTURER/COLOR: TBD	

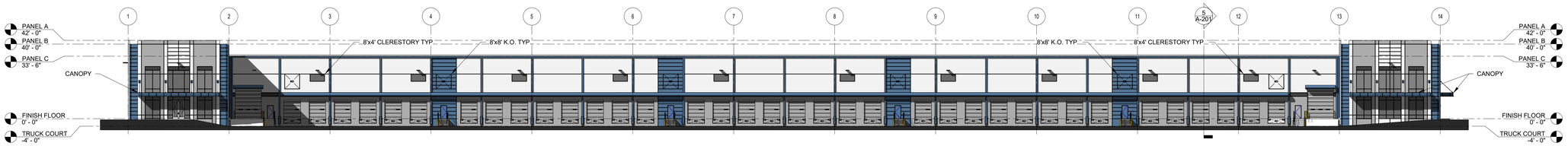
107	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: BLACK ANODIZED
108	JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: BLACK
109	JOINT SEALER: S.C.C.P. JOINTS MASTERSEAL NP-2 POLYURETHANE OR EQUAL COLOR: TBD
110	EXPOSED METAL DOORS & FRAMES COLOR: SEE ELEVATION FOR PAINT COLOR
111	PRE-ENGINEERED METAL CANOPY WITH ACM FASCIA AND FASCIA GUTTER; ALCOA ARCHITECTURAL PRODUCTS: REYNOBOND (OR EQUAL), COLOR: TBD

GENERAL NOTES

1. EXTERIOR WALL PACKS ARE INCLUDED
   - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
2. REVEALS SHALL WRAP EXPOSED PANEL EDGES AND EXPOSED BACK SIDES `U.N.O.

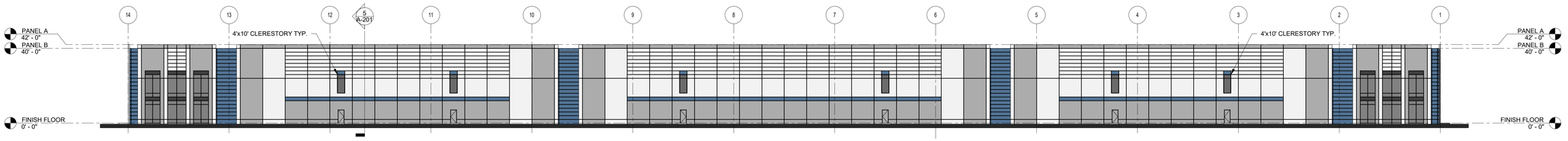
KEYNOTES

- E1 CONCRETE SERVICE RAMP, SEE 12/A-401
- E2 STAIR AND GUARDRAIL, TYP. SEE 6/A-401, 8/A-401, 10/A-401
- E3 DOCK BUMPER - SEE WALL SECTIONS
- E4 LOUVER - SEE MECHANICAL DRAWINGS
- E5 LED WALL PACK - SEE ELECTRICAL DRAWINGS



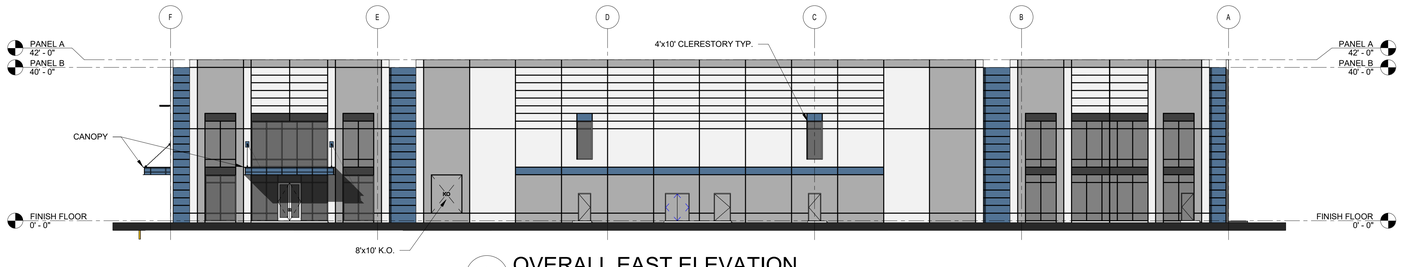
4 OVERALL SOUTH ELEVATION

SCALE: 1" = 25'-0"



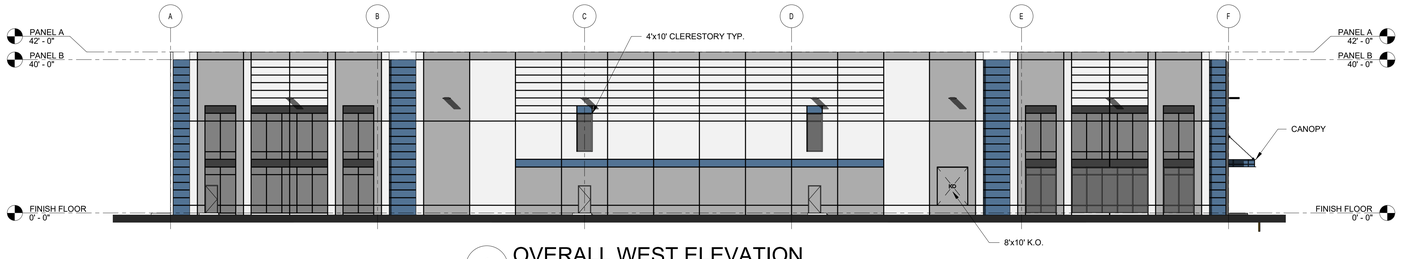
3 OVERALL NORTH ELEVATION

SCALE: 1" = 25'-0"



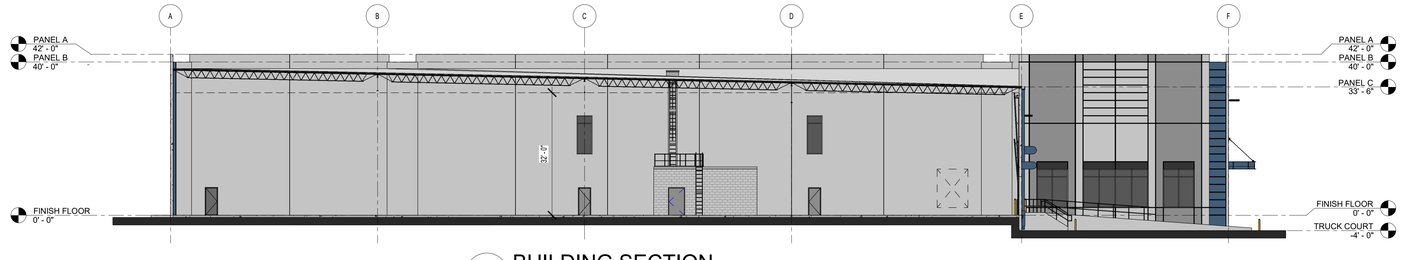
2 OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0"



1 OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"



5 BUILDING SECTION

SCALE: 1/16" = 1'-0"

ATLAS COLLABORATIVE

TAYLOR&MATHIS

REST HAVEN
DISTRIBUTION CENTER

REST HAVEN, GEORGIA

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Print Record

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APRIL 2, 2026	CONCEPTUAL DESIGN

Revisions

Issue Date: XX/XX/XXXX
Job No.: 2601023

Sheet Title

EXTERIOR ELEVATIONS & BUILDING SECTION

Sheet No.

A-201

ISSUED FOR CONSTRUCTION

SHEET NAME: EXTERIOR ELEVATIONS & BUILDING SECTION SHEET NUMBER:A-201 PROJECT NAME:REST HAVEN DISTRIBUTION CENTER
FILE PATH: C:\Users\SashaVinitsky\Documents\2601023 - Rest Haven DC_R25_svinitsky.rvt

000758

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 12-1-14
Charles Baker
Superior Court Clerk
By JN
PT61 069-2014 007689

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 1 day of December
20 14 at 12:29 Pm. Recorded in Deed
Book 7447 Page(s) 758 761
Charles Baker, Clerk By JN

022664

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording, please return to:
WEBB, TANNER, POWELL, MERTZ & WILSON, LLP
10 Lumpkin Street
Lawrenceville, GA 30046

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made this 12th day of August, 2014, between **T & B, LLC**, a Georgia limited liability company, **JAMES TIMOTHY ROBINSON, JR. and JAMES TIMOTHY ROBINSON, SR., APRIL ROBINSON QUEEN and AMANDA ROBINSON SMITH,** as parties of the first part, hereinafter called Grantor, and **RESTHAVEN PROPERTY, LLC,** a Georgia limited liability company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That: Grantor, for and in consideration of ONE AND NO/100 ($1.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 298 of the 7th District of Hall County, Georgia, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

1

7447-758

000761

EXHIBIT "A"

(LEGAL DESCRIPTION)

ALL THAT TRACT or parcel of land lying and being in Land Lot 298 of the 7th District of Hall County, Georgia, and being shown as Tract 2 containing 15.352 Acres on a plat of survey by Apalachee Land Surveying, Inc. (Charles D. Norton, Registered Land Surveyor No. 2872), dated May 25, 2005, and being more particularly described according to said plat as follows:

TO LOCATE THE POINT OF BEGINNING, begin at the point of intersection of the centerline of Burnett Street with the northwest right of way line of Georgia Highway No. 13, a/k/a Buford Highway, (having a 100-foot right of way); run thence along the northwest right of way line of Georgia Highway No. 13, North 41 degrees 11 minutes 44 seconds East a distance of 271.46 feet to a point; continue thence northeast along said right of way line, North 41 degrees 11 minutes 44 seconds East a distance of 516.61 feet to a point marked by an iron pin, which is the TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 35 degrees 56 minutes 28 seconds West a distance of 862.65 feet to a point marked by an iron pin; run thence North 56 degrees 46 minutes 44 seconds East a distance of 181.27 feet to a point marked by an iron pin; run thence North 62 degrees 43 minutes 37 seconds East a distance of 824.64 feet to a point marked by a 3/8-inch rebar found; run thence South 27 degrees 35 minutes 10 seconds East a distance of 313.20 feet to a 1/2-inch rebar found; run thence South 28 degrees 11 minutes 27 seconds East a distance of 211.20 feet to a point on the northwest right of way line of Georgia Highway No. 13; run thence along said right of way line, South 41 degrees 11 minutes 44 seconds West a distance of 946.04 feet to a point marked by an iron pin, which is the true place or point of beginning.

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 owning, holding or claiming by, through, or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My commission expires:

T & B, LLC,
a Georgia limited liability company

By: _____(Seal)
Ty Robinson, Manager

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My commission expires:

_____(SEAL)
James T. Robinson, Jr.

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My commission expires:

_____(SEAL)
James T. Robinson, Sr.

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

{Signatures continue on next page.}

City of Buford
Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

March 27, 2026

Ms. Margie Ferguson
Taylor & Mathis
400 Interstate North Parkway SE
Suite 850
Atlanta, GA 30339

RE: 866 Gainesville Highway

Dear Ms. Ferguson,

The City of Buford provides water service to the above referenced property. Capacity is available under existing zonings subject to regulations and ordinances adopted by the City of Buford.

If you have any questions, please feel free to give me a call.

Sincerely yours,

Kim C. Wolfe
Planning Director

KCW/kcw

Bryan B. Kerlin, City Manager • Kim C. Wolfe, City Clerk • Lamar Sudderth, Administrative Assistant
Phillip Beard, Chairman Commissioners • L. Chris Burge, Vice Chairman Commissioners • Bradley W. Weeks, Commissioner

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

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GAINESVILLE, GA 30501

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FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

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

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GAINESVILLE, GA 30503

t: 770.531.6815 | f: 770.531.4953

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

BUSINESS LICENSE DIRECTOR
Brandi Smith

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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 30, 2026 AND NO LATER THAN May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 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, Tyler Lasser **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 5/1/2026 **for** TAYLOR & MATHIS.

Please Print Name

Date

(Name application filed as)

Signature Tyler Lasser

(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: TAYLOR & MATHIS

REQUEST: REZONE FROM AR-1 TO I-1 FOR WAREHOUSE DISTRIBUTION; VARIANCE FROM GCOD STANDARDS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: MAY 28, 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: TAYLOR & MATHIS

REQUEST: REZONE FROM AR-1 TO I-1 FOR WAREHOUSE DISTRIBUTION; VARIANCE FROM GOOD STANDARDS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 272/2026

SUBJECT: **866 Gainesville Highway | Variance to Section 6.2 |** from GCOD standards | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 **| Proposed use: Warehouse and distribution |** Commission District 1 **| Taylor & Mathis, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends denial, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

866 Gainesville Highway | Variance to Section 6.2 | from GCOD standards | on a 15.352± acre tract located on the northwest side of Gainesville Highway at its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000009 | **Proposed use: Warehouse and distribution** | Commission District 1 | **Taylor & Mathis, 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
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Elevations
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Signs

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Taylor & Mathis
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) (B) **Variance** | GCOD standards
Proposed Use	(A) & (B) Warehouse and distribution
Size	15.352± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) **Proposed:** Light Industrial (I-1)
Location	**866 Gainesville Highway |** Tax Parcel 07298 000009
Commission District	One
Commission Date	May 28, 2026
Staff Recommendation	(A) **Approval, with conditions,** as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan. (B) **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0014 (B) HVAR26-0015

(A) Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated February 24, 2026, and as described in the project narrative received March 27, 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.

(B) Staff recommends <u>DENIAL</u> of the applicant's request.

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

- **<u>Section 6.2.5.C.2.e – Parking Lot Design – Location</u>** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - Parking is proposed between the building and Gainesville Highway.

<u>Summary Analysis</u>

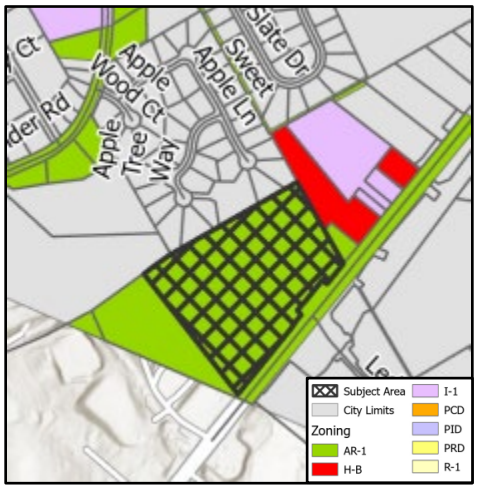
The applicant has submitted two concurrent requests: (A) to rezone a 15.352± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for a warehouse and distribution facility and (B) a Variance to the Gateway Corridor Overlay District (GCOD) standards.

According to the Hall County Tax Assessor records, the property is currently developed as follows:

- 1,474 square foot single-family residence built in 1953 and occupied by Global Imports Auto Sale since March 2, 2018.
- 2,580 square foot service repair garage built in 1950 and occupied by JP Tire Shop, LLC since May 8, 2017
- 732 square foot single-family residence built in 1950 and appears abandoned

The surrounding properties are zoned and developed as outlined below:

North: City of Buford Single Family Residential (R-100): Single-family residences
City of Resthaven: inert landfill
East: Highway Business (H-B): Auto sales; Agricultural Residential 1 (AR-1)
South: City of Resthaven; Gwinnett County
West: Agricultural Residential 1 (AR-1) proposed to be rezoned to Light Industrial (I-1): Light industrial uses
City of Resthaven: inert landfill



Per the submitted narrative, the applicant is proposing to develop a 161,676 square foot building to be used as a warehouse and distribution facility for automotive parts. All existing structures on the property will be removed as part of the redevelopment.

Per the submitted site plan, the proposed building meets the Light Industrial district setbacks of 50 feet from the front and 20 feet from the side and rear property lines. Where a 50-foot transitional buffer is

required adjacent to residential uses along the northern property line, the applicant proposes a 75-foot landscape buffer. The site plan identifies the areas where existing trees are to remain, as well as areas where an enhanced buffer will be planted once grading activities are complete. Stream buffer requirements on the western side of the site are also met.



One driveway is proposed along Gainesville Highway, aligned with Ledford Road. Some vehicle parking and all truck parking/loading areas are located at the front of the property between the building and street. While the Gateway Corridor Overlay District (GCOD) requires parking to be placed to the side or rear of the building, the applicant proposes to position the building between the adjacent subdivision and much of the parking and circulation areas in order to better screen nearby residences from on-site business activity.

Water service will be provided by the City of Buford as confirmed in a letter dated March 27, 2026. Sanitary sewer service will be provided by on-site septic.

Below is the elevation provided by the applicant. Per the narrative, the building will be constructed of architecturally designed cast-in-place (precast) concrete tilt walls with out-set entry features on either end of the front elevation of the building to add architectural character and interest. Storefront entry systems, punched window openings, and architectural metal canopies will be used for office entry features in complementary materials colors. An attractive, textured paint scheme will be used for the exterior finish of the building. All construction will be consistent with the provided building rendering and elevations.



Concurrently, the applicant requests a variance from the GCOD standards as identified in the table below.

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	75-foot buffer along the northern property boundary.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Paved parking and circulation.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies
6.2.5.C.2.e – Parking Lot Design – Off-street parking	Off-street parking area is identified between the building and the street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and	Deficient

		the street	
6.2.5.C.3.b – Perimeter Landscaping	Where parking lots abut public streets, a frontage landscape strip is required as provided in Section 8.1.3. The depth of such strip is 10 feet for industrial zoned property.	The site plan appears to comply.	Shall comply.
6.2.7 – Signs	Not specified.	Signage shall comply with GCOD standards.	Shall comply

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Business Nodes and Corridors within the South Hall character area. Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New development along these major road corridors and intersections should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

(A) Zoning Analysis – Rezone

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be considered suitable in view of the use and development of adjacent and nearby properties as the surrounding area consists of a variety of development including industrial uses, warehouses and offices.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties as the buffer requirement from adjacent residential properties is being met.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use**

is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Business Nodes and Corridors future land use designation in the Comprehensive Plan in that the proposed business is a consumer-facing industrial use that will serve nearby communities.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with two residences and a commercial building built in the 1950's.**

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; **Several properties along Gainesville Highway have recently been, or are proposed to be, rezoned to Light Industrial (I-1) to reflect the long-standing development patterns of these parcels, which were previously believed to fall under the jurisdiction of Resthaven.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district. The adjacent parcel to the southwest is proposed for rezoning to Light Industrial (I-1) to reflect its long-standing development pattern, and the parcel to the northeast is zoned Highway Business (H-B), with additional parcels further northeast recently rezoned to Light Industrial (I-1). Collectively, these districts establish a consistent pattern of commercial and light industrial uses along this corridor.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are 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.**

(B) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **There are no extraordinary or exceptional conditions related to the lot's size, shape, or topography. The applicant's justification centers on operational preferences—such as placing loading docks and vehicle parking at the front of the site—not on any physical characteristics of the property.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Application of the UDC requirements does not create an unusual hardship as the parking location standards can be met through alternative site designs that do not rely on placing parking along the frontage.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The proposal to orient the parking area along the property frontage is to buffer the residential neighborhood to the north from business activity, however, this is not a condition unique to this site.**

4. Such conditions are not the result of any actions of the property owner**; The situation prompting the variance request results from the applicant's site design preference, not from any physical conditions of the property.**

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; **Granting relief from the parking-location requirement could create detriment to the public good by placing parking areas prominently along the frontage, contrary to the UDC's intent to establish consistent and aesthetically pleasing design standards for development within the GCOD.**

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 a memorandum dated April 29, 2026, the Hall County Environmental Health stated: "Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan."

Georgia Department of Transportation
In an email dated April 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated: "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways."

Hall County Public Works and Utilities
In a memorandum dated April 28, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
This site may require stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:
Access to the proposed development is from SR 13. A GDOT access permit will be required.

Utilities:
No Comment. Property is not located in the Hall County service delivery area.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's Office provided the following comments:

1. The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2. The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Hall County Business License Division
In a memorandum dated April 21, 2026, Brandi Smith, Business License Director, provided the following comment:

- JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
- Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Taylor & Mathis
400 Instate North Parkway
Suite 850 Atlanta, GA 30339
Phone (770) 795-1330
Email Address mirby@taylormathis.com

Property Owner (Name and Mailing Address)

RESTHAVEN PROPERTY, LLC
2631 IVY CREEK RD
BUFORD , GA 30519
Phone [redacted]
Email Address ty@robinson-builders.com

Location of Property 866 GAINESVILLE HIGHWAY

Present Zoning AR-1 Existing Structures Auto Sales and Tire Shop

---

Type of Appeal:

_____	Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____	Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____	Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____	Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
x_____	GCOD Variance Parking location and Architecture Standards	___ Road Frontage	From ___ ft. to ___ ft.
		___ Sign Area	From ___ ft. to ___ ft.
_____	Other: _____	___ Sign Height	From ___ ft. to ___ ft.
		___ Doctor's Letter	___ Terms Agreement

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

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

Hardship Mobile Home:

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

_____
(Signature)

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

Print MICHAEL S. IRBY Date 3.17.26

Sign [signature] Date 3.17.26

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: _____

UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
TAYLOR & MATHIS, INC.

Effective January 1, 2026, the undersigned, being all of the members of the board of directors (the "Board") of Taylor & Mathis, Inc., a Georgia corporation (the "Company"), acting pursuant to the authority of O.C.G.A. § 14-2-821 ("GBCC"), hereby consent to the adoption of the following resolutions with the same force and effect as if they were adopted and approved at a duly constituted meeting of the Board of Directors of the Company:

WHEREAS, Walker L. Wellford ("Wellford") has been admitted as a shareholder to the Company, and the current shareholders intend to transfer a portion of their Class B Common shares in the Company to Wellford;

WHEREAS, Taylor, Reynolds, and Wellford have entered into that certain Taylor/Reynolds/Wellford Share Purchase Agreement dated as of January 1, 2026 (the "Taylor/Reynolds/Wellford Share Purchase Agreement"), a copy of which is attached hereto as **EXHIBIT A**, through which Taylor and Reynolds will sell certain of their Class B Common shares to Wellford (the "Wellford Transfer") on such terms as are more particularly described in the Taylor/Reynolds/Wellford Agreement;

WHEREAS, in addition, the Board desires to appoint new officers for the Company as set forth below (collectively, the "Officers"):

Title:	**Officer:**
President and Secretary:	Andrew M. Taylor
President, Industrial Division:	O. Hamilton Reynolds
Senior Vice President, Development:	Michael S. Irby
Senior Vice President, Leasing:	Walker L. Wellford
Vice President, Development:	Taylor V. Harren

WHEREAS, the Board deems it to be in the best interest of the Company to authorize the Wellford Transfer, and to appoint the Officers;

NOW THEREFORE, BE IT RESOLVED, that the Board hereby approves the Wellford Transfer and the appointment of the aforesaid Officers. Accordingly, after the consummation of the Wellford Transfer, all Class A and Class B Common shares in the Company are held as follow

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/30/2026 3:41:27 PM

BUSINESS INFORMATION	
CONTROL NUMBER	14044482
BUSINESS NAME	Resthaven Property, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/30/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	2631 Ivy Creek Road, Buford, GA, 30519, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Ty Robinson	2631 Ivy Creek Road, Buford, GA, 30519, USA	Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Ty Robinson
AUTHORIZER TITLE	Authorized Person

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

HALL COUNTY
GEORGIA
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) RESTHAVEN PROPERTY, LLC

Address 2631 IVY CREEK RD

BUFORD , GA 30519

Phone Number [redacted]

Name of applicant(s) Taylor & Mathis

Address 400 Instate North Parkway

Suite 850 Atlanta, GA 30339

Phone Number 770-795-1330

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

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

Margie Ferguson
Notary Public

MARGIE FERGUSON NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 17, 2028

3-23-2024
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: _____ **Date:** 3.17.26

Applicant's/Owner's Name (Printed): MICHAEL S. IRBY

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503 t: 770-531-6809 I
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(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

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

I have**_____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3-19-26

Applicant's/Owner's Name (Printed): Ty Robinson

770.225.4730
www.LJA.com
4525 South Lee Street, Buford, Georgia 30518

Applicant's Letter of Intent
Taylor & Mathis
Hall County, Georgia
Rezoning Request – AR-1 to I-1 (Light Industrial)
05.07.2026

Taylor & Mathis (the "Applicant") respectfully submits this Letter of Intent requesting approval to rezone the subject property from AR-1 (Agricultural Residential) to I-1 (Light Industrial) in Hall County, Georgia. The subject property is located along Gainesville Highway, within the South Hall Character Area, and is situated within an established corridor of commercial and industrial development. The Applicant proposes to develop a warehouse and distribution facility for automotive parts. Operations at the site will primarily include the storage, inventory management, and distribution of imported automotive parts to customers throughout the United States. The facility will function as a logistics hub and will not include any manufacturing, heavy industrial activity, or outdoor industrial processing. The proposed use is consistent with light industrial operations and is designed to operate in a clean, controlled, and professionally managed environment.

As shown on the attached site plan, the proposed development will consist of a warehouse/distribution building totaling approximately 161,676 square feet, with associated parking, loading, and circulation areas designed to efficiently accommodate truck and employee traffic. The project includes 81 parking spaces and designated loading areas that are oriented internally to minimize visual and operational impacts on adjacent properties.

The building will be constructed of architecturally designed cast-in-place (precast) concrete tilt walls with out-set entry features on either end of the front elevation of the building to add architectural character and interest. Storefront entry systems, punched window openings, and architectural metal canopies will be used for office entry features in complementary materials colors. An attractive, textured paint scheme will be used for the exterior finish of the building. All construction will be consistent with the provided building rendering and elevations, apart from the building entrance, which is proposed to face Gainesville Hwy in accordance with the county architectural standards.

The subject property is located within an area characterized by a mix of significant commercial and industrial uses along Gainesville Highway. The adjacent properties on Gainesville Hwy comprise of an RV storage facility to the west and an automotive sales business to the east. These existing uses reflect an established development pattern that is consistent with the proposed warehouse and distribution facility. The current automotive and tire-sales uses on the property will be removed to accommodate the proposed development, allowing for a more cohesive and modern industrial use of the site. The Future Land Use Map designates this area as Business Nodes & Corridors within the South Hall Character Area. This designation supports a range of commercial and light industrial uses along major transportation corridors, making the proposed I-1 zoning classification consistent with the County's long-term planning objectives. The property's location along a major roadway further supports its suitability for a distribution-oriented use, providing efficient access to the regional transportation network.

Special attention has been given to buffering and environmental considerations. A stream is located along the western portion of the property. Apart from a retaining wall within the impervious surface setback, all other applicable stream buffer requirements will be met and preserved in accordance with County and State regulations. In addition, a 75-foot transitional buffer is proposed along the rear of the property adjacent to the Sweet Apple Place subdivision, which greatly exceeds the 50-feet requirement. A portion of this area will be graded; however, this area will be replanted with enhanced landscaping and screening to ensure a visually effective and attractive buffer. It should also be noted that an existing 100-foot Georgia Power easement is located beyond the proposed zoning buffer, providing additional separation between the development and the adjacent residences, and the proposed building will be constructed at a lower elevation than the subdivision. This combination of distance, topography, and enhanced landscaping will significantly mitigate any potential visual or operational impacts on nearby homes. Additional site improvements will include stormwater management facilities designed to meet all regulatory requirements, as well as access improvements along Gainesville

Highway to ensure safe ingress and egress. The development will be connected to public water and will be served by an on-site septic system.

The proposed warehouse and distribution facility represents a logical and appropriate use of the property given its location, surrounding development pattern, and future land use designation. The project will provide economic benefits to the area, including job creation and investment in infrastructure, while maintaining compatibility with adjacent uses through thoughtful design and buffering. The Applicant respectfully submits that the requested rezoning from AR-1 to I-1 is reasonable and appropriate. The proposed development aligns with the County's comprehensive planning policies, is compatible with surrounding uses, and represents a responsible and well-planned investment in the South Hall area.

Based upon the above reasons, the Applicant respectfully requests approval of this rezoning application. The Applicant further asserts that denial of this request would unreasonably restrict the use of the property and could constitute a taking in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, as well as the Constitution of the State of Georgia.

770.225.4730
www.LJA.com
4525 South Lee Street, Buford, Georgia 30518

Variance - Statement of Hardship
Parking Location – Section 6.2.5.C.2.e

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.

Yes. The subject property is impacted by a combination of physical and contextual constraints, including adjacency to an established residential subdivision at the rear and a stream corridor along the western boundary. These conditions significantly influence site design and limit flexibility in locating building massing, parking, and circulation areas. In particular, the need to provide appropriate separation from the residential properties to the rear creates a unique design constraint that supports locating parking and vehicular activity toward the front of the site. These site-specific conditions are not typical of standard industrial parcels and warrant consideration of the requested variances. Further, it is the applicant's intent to provide a layout that best screens the adjacent subdivision from vehicular traffic. Keeping the parking and circulation on the front and sides of the building will further buffer and minimize any potential sounds and light from the subject site.

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

Yes. Strict application of the ordinance requiring parking to be located to the side or rear of the building would limit the ability to design the site in a manner that appropriately buffers and protects the adjacent residential properties. Placing parking and associated vehicular activity at the rear would introduce noise, lighting, and truck movements closer to the neighboring homes, which is not desirable. By contrast, allowing a portion of the parking to be located in front of the building shifts these impacts toward the roadway and away from the residential interface. Without the requested variances, the Applicant would be constrained to a layout that creates greater impacts on adjacent properties, resulting in an unnecessary hardship tied directly to the site's configuration and surroundings.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood.

Yes. The property's direct adjacency to an established residential subdivision at the rear, combined with the presence of a stream corridor along the western property line, creates a unique set of circumstances that are not commonly found on other industrial or commercially zoned properties in the area. Many nearby properties do not face the same degree of sensitivity at their rear property lines. As a result, strict application of the ordinance in this case would deprive the Applicant of the ability to design the site in a manner that is both functional and compatible with surrounding uses, a flexibility that is more readily available to other properties without these constraints.

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

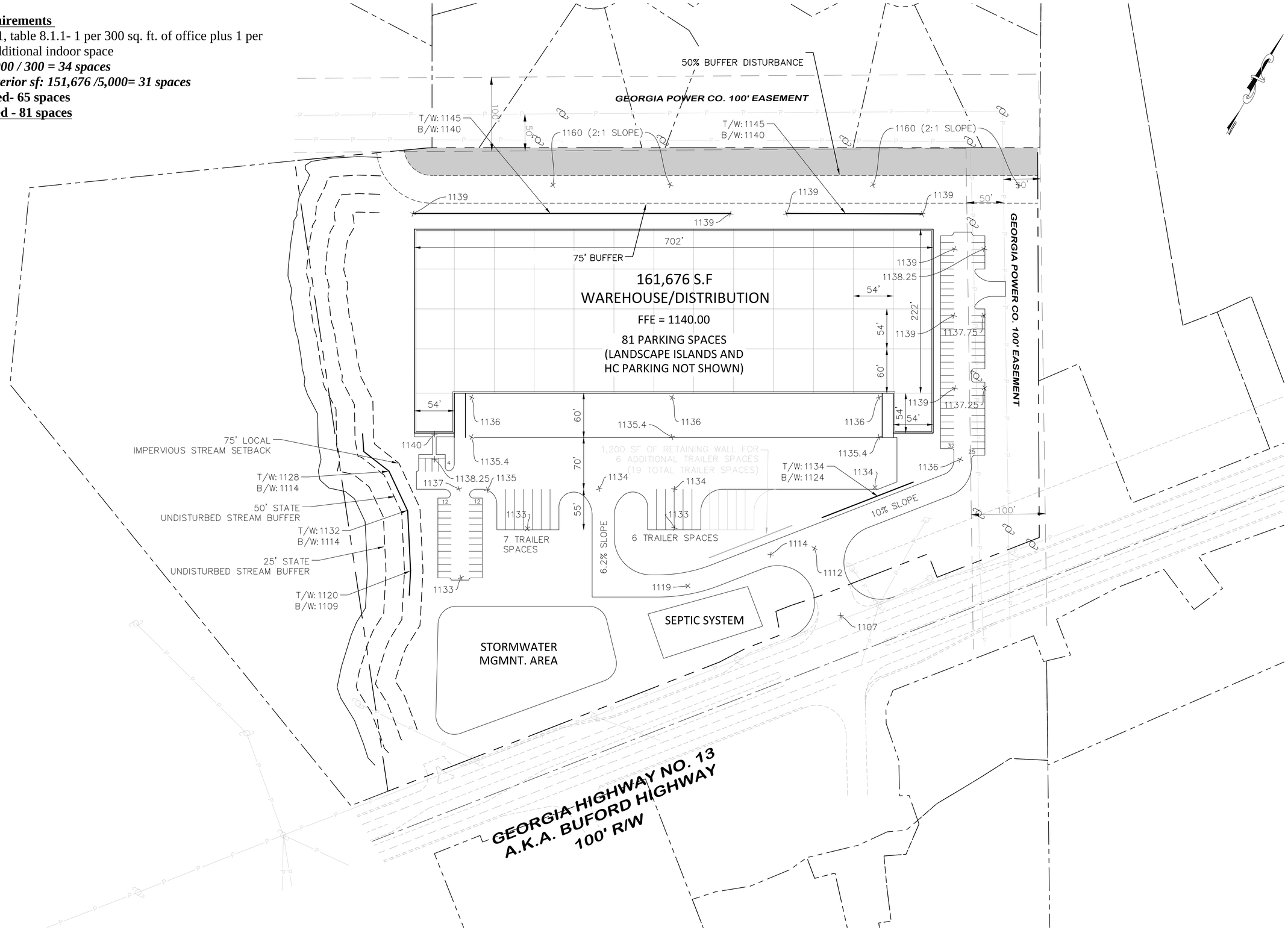
The conditions necessitating the requested variances, including the proximity of residential development and the stream corridor along the western boundary, are pre-existing and were not created by the Applicant. The need for relief arises from these inherent site characteristics and surrounding land use conditions, not from any action taken by the property owner.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution.

Yes. The requested variances are minimal and are intended to improve compatibility with adjacent residential properties rather than detract from it. Allowing parking to be located in front of the building shifts vehicular activity, noise, and lighting away from the rear property line, thereby reducing potential impacts on nearby homes. The proposed layout and

design will maintain an attractive streetscape along Gainesville Highway while enhancing buffering and minimizing impacts to surrounding properties. The requested relief does not permit any prohibited use and does not confer a special privilege, but rather allows for a more context-sensitive and compatible site design.

Parking Requirements
Per Section 8.1, table 8.1.1- 1 per 300 sq. ft. of office plus 1 per 5,000 sq. ft. additional indoor space
Office sf: 10,000 / 300 = 34 spaces
Additional Interior sf: 151,676 /5,000= 31 spaces
Total Required- 65 spaces
Total Provided - 81 spaces



HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL

A PROJECT OF:
TAYLOR&MATHIS

BUFORD HIGHWAY DISTRIBUTION
BUFORD HIGHWAY
REST HAVEN, GEORGIA

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

DRAWN BY	CHECKED BY
JCM	JCM

DATE
2/24/26

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
SP-8

CONCEPTUAL SITE PLAN

GRAPHIC SCALE
50' 0 50' 100' 200'
(IN FEET)
1 inch = 50 ft.

HGA JOB No. 2026-XXX



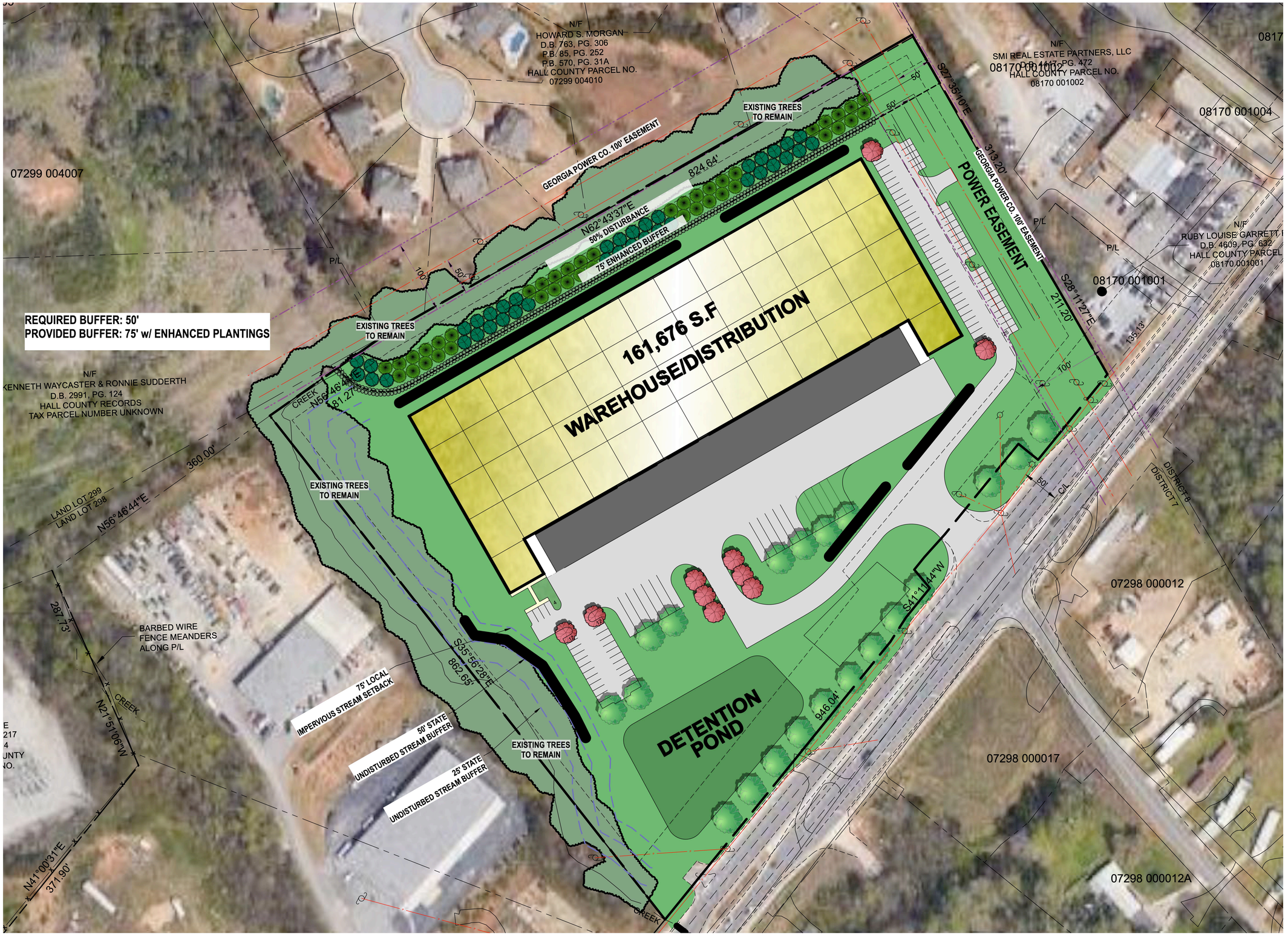
SOUTHERN MAGNOLIA
MATURE HEIGHT: 15' - 25'
MATURE SPREAD: 10' - 15'



CYRPTOMERIA
MATURE HEIGHT: 30'- 40'
MATURE SPREAD: 15'- 20'



SUGAR COOKIE SWEET VIBURNUM
MATURE HEIGHT: 6'-10'
MATURE SPREAD: 6'-10'



TAYLOR&MATHIS

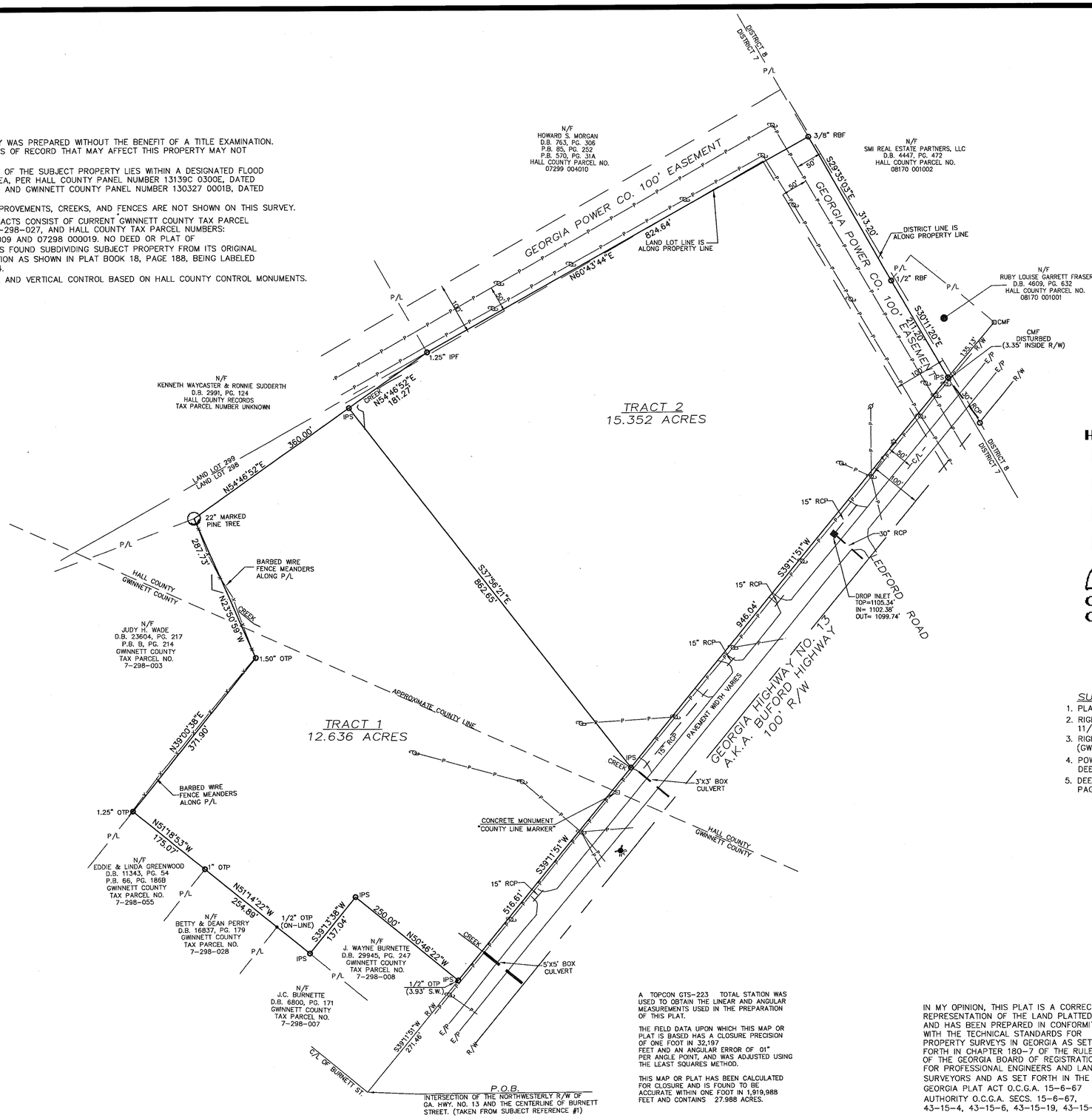
BUFORD HIGHWAY DISTRIBUTION - REST HAVEN, GEORGIA

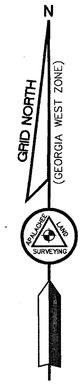
LEGEND

B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D. B.=	DEED BOOK
DIP=	DUCTILE IRON PIPE
DE =	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P. B. =	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSC=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
W=	WEIR INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
SWALE	SWALE
P	POWERLINE
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
W	WATER LINE
X	FENCE
FL	FLOOD LINE
	TREE

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. INTERIOR IMPROVEMENTS, CREEKS, AND FENCES ARE NOT SHOWN ON THIS SURVEY.
4. SUBJECT TRACTS CONSIST OF CURRENT GWINNETT COUNTY TAX PARCEL NUMBER: 7-298-027, AND HALL COUNTY TAX PARCEL NUMBERS: 07298 000009 AND 07298 000019. NO DEED OR PLAT OF RECORD WAS FOUND SUBDIVIDING SUBJECT PROPERTY FROM ITS ORIGINAL CONFIGURATION AS SHOWN IN PLAT BOOK 18, PAGE 188, BEING LABELED AS TRACT 4.
5. HORIZONTAL AND VERTICAL CONTROL BASED ON HALL COUNTY CONTROL MONUMENTS.





HALL COUNTY, GEORGIA
Filed for Record on 14 Apr 2015 at 11:30AM
PLAT BOOK : 00870
Page: 00103
by nb
CHARLES BAKER
CLERK SUPERIOR COURT

SUBJECT REFERENCES:

1. PLAT BOOK 18, PAGE 188, GWINNETT COUNTY RECORDS.
2. RIGHT OF WAY PLANS FOR PROJECT NO. F 013-1 (1) DATED 11/28/1952.
3. RIGHT OF WAY DEEDS RECORDED IN DEED BOOK 142, PAGES 46 & 48, (GWINNETT COUNTY).
4. POWER EASEMENTS RECORDED IN DEED BOOK 216, PAGE 605, AND DEED BOOK 477, PAGE 389, (GWINNETT COUNTY).
5. DEED BOOK 2961, PAGE 447 (GWINNETT COUNTY) & DEED BOOK 873, PAGE 37 (HALL COUNTY).

Kenneth Waycaster
Mayor
City of Rest Haven

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 1,919,988 FEET AND CONTAINS 27.988 ACRES.

THIS PLAT IS A SURVEY OF EXISTING GWINNETT COUNTY TAX PARCEL 7-298-027 AND HALL COUNTY TAX PARCELS 07298 000009 & 07298 00019, THEREFORE DOES NOT REQUIRE THE APPROVAL OF THE HALL COUNTY PLANNING DEPARTMENT PURSUANT TO O.C.G.A. 15-6-67(d)

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.

GEORGIA REGISTERED No. 2874 PROFESSIONAL LAND SURVEYOR CHARLES D. NORTON
5/24/06

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

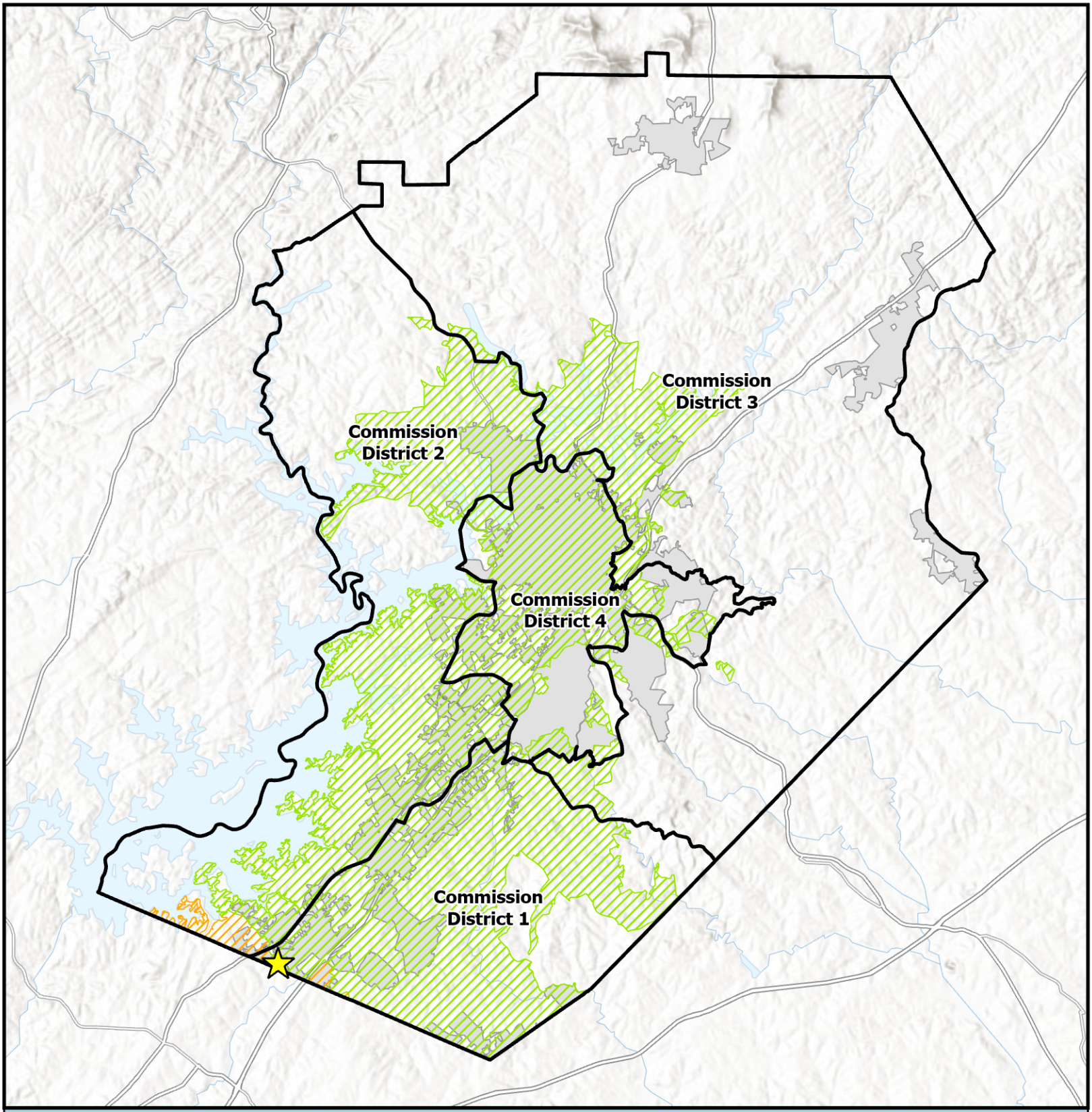
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

SURVEY FOR:
EDDY ROBINSON &
RICHARD J. GARNER

APALACHEE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720 / FAX 770-466-7570

NO.	DATE:	REVISION:
1	3/24/06	MOVED AND ROTATED BOUNDARY TO STATE PLANE COORDINATES

DATE: 5/25/05	LAND LOT: 298	DISTRICT: 7TH
COUNTY: GWINNETT/ HALL	SCALE: 1"= 100'	Sheet No.
DRAWN BY: DJN	CHECKED BY: CDN	
JOB NUMBER: 05-028	DATE OF FIELD WORK: 5/18/05	



Overview Map

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

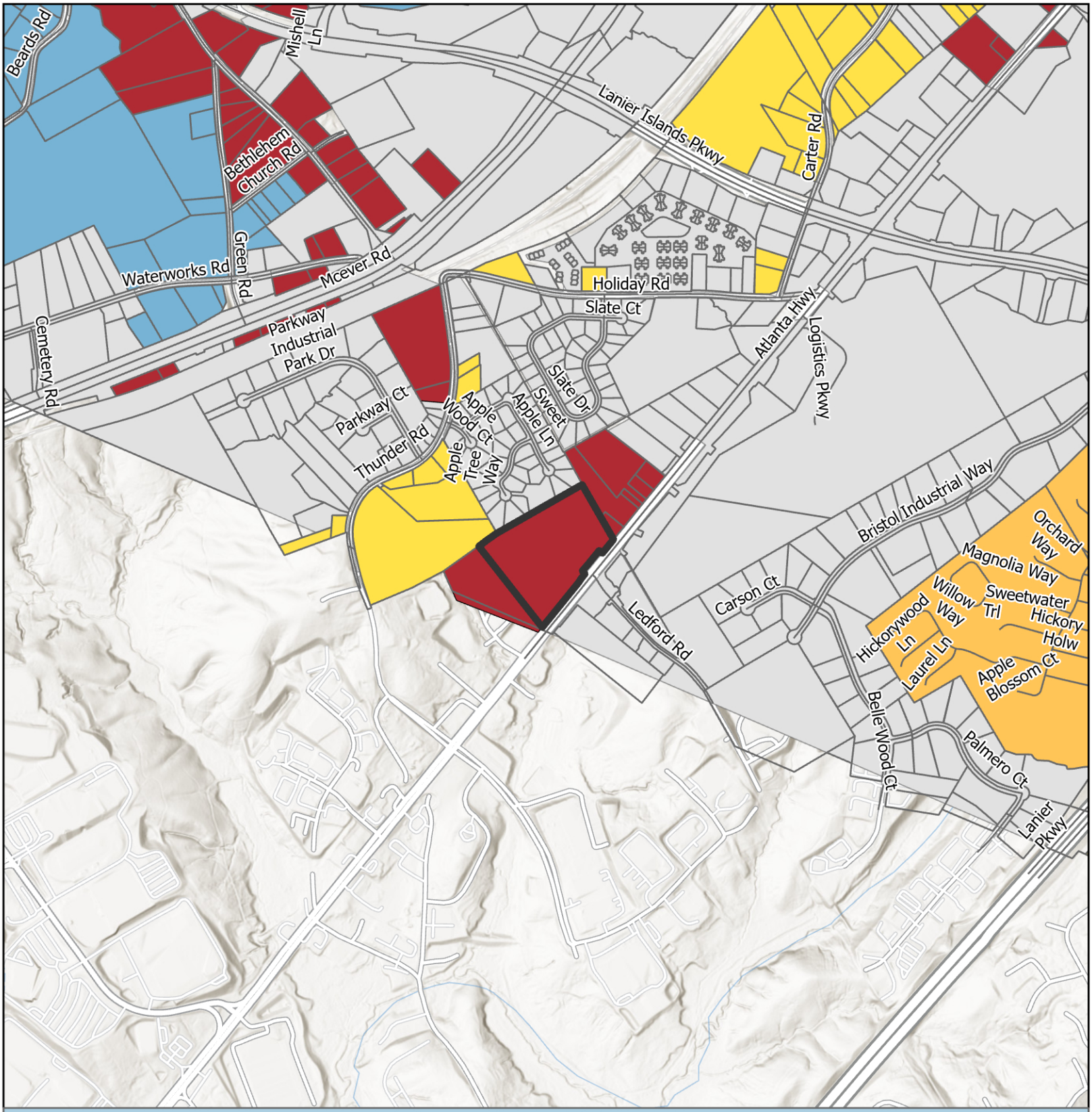
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District: 1

HALL COUNTY
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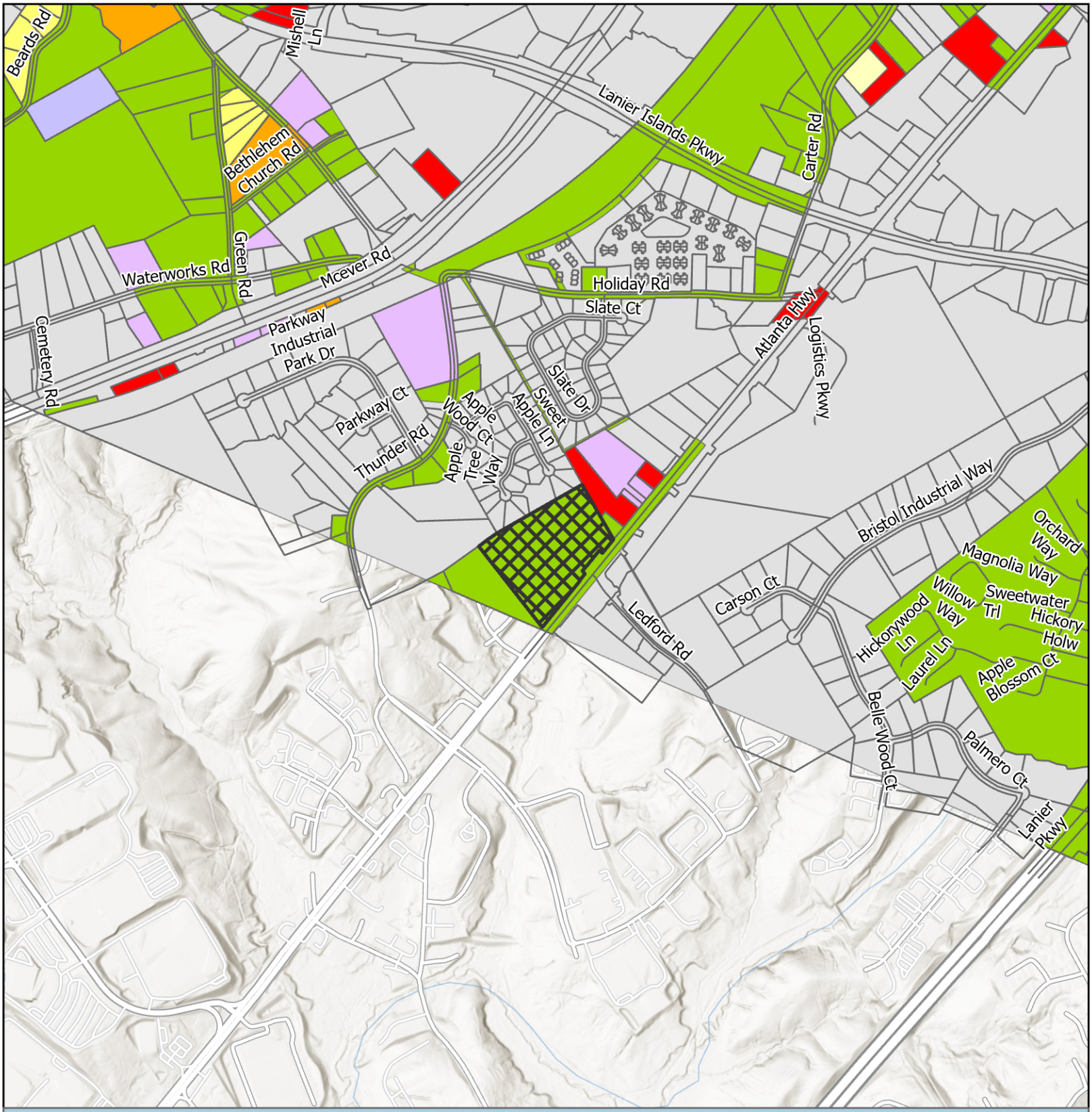
Date Prepared: 4/24/2026



Zoning Map

Subject Area
City Limits

Zoning
AR-1
H-B
I-1
PCD
PID
PRD
R-1

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District 1

HALL COUNTY
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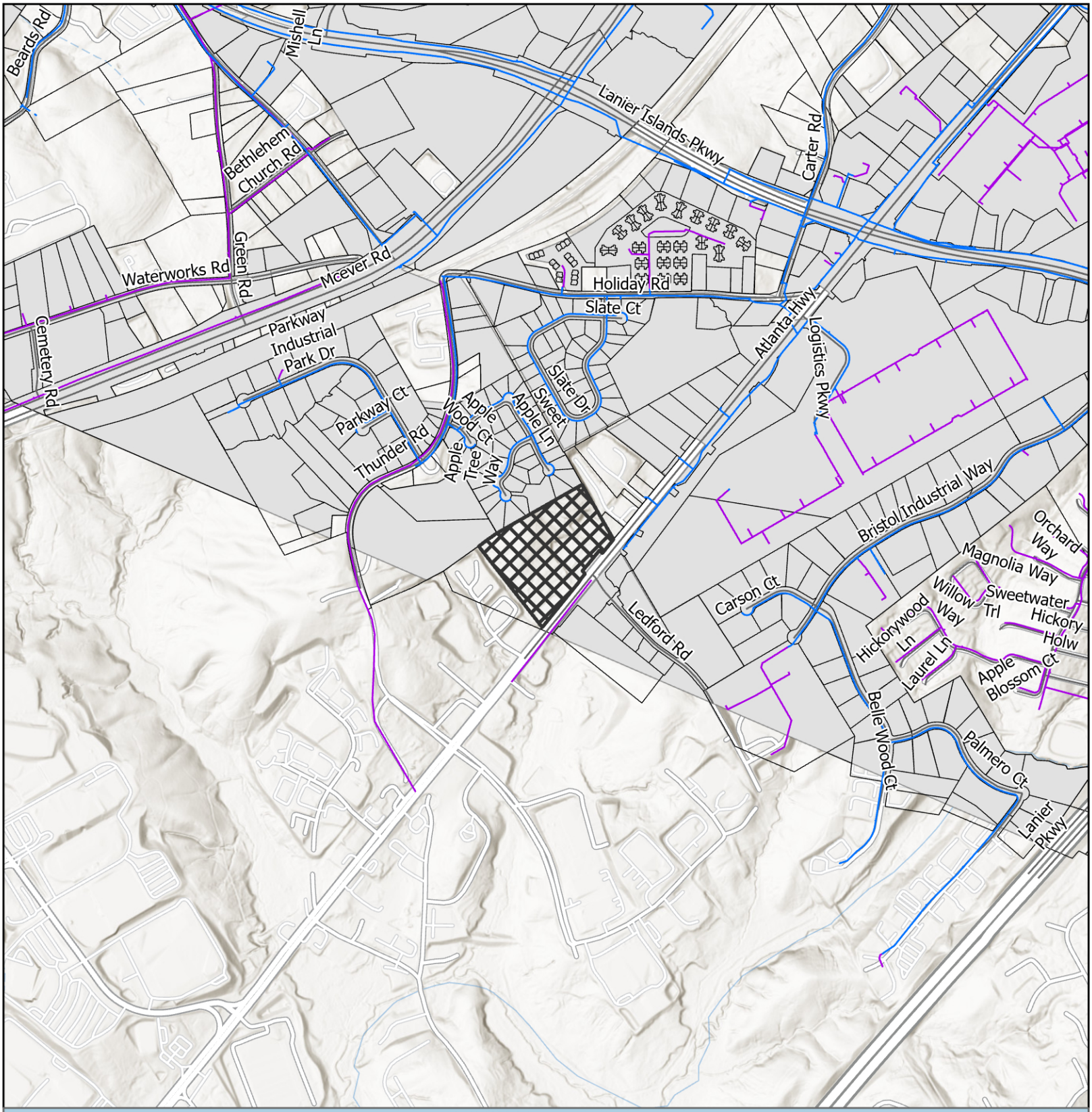
Date Prepared: 4/24/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
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Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Taylor & Mathis
Tax Parcel #: 07298 000009
Location: 866 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
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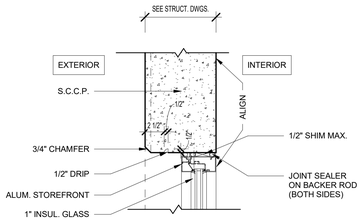
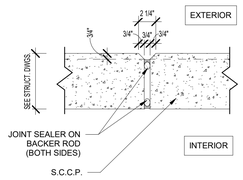
Date Prepared: 4/27/2026



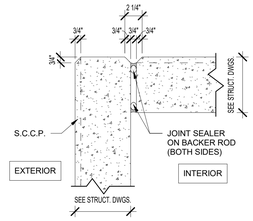
5 TYPICAL S.C.C.P./ SF DETAIL

SCALE: 1 1/2" = 1'-0"



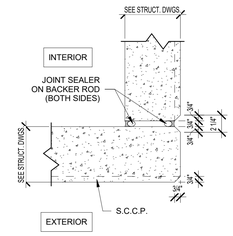
4 TYPICAL S.C.C.P. JOINT DETAIL

SCALE: 1 1/2" = 1'-0"



3 TYPICAL S.C.C.P. CORNER DETAIL

SCALE: 1 1/2" = 1'-0"



2 TYPICAL S.C.C.P. ENTRY CORNER DET.

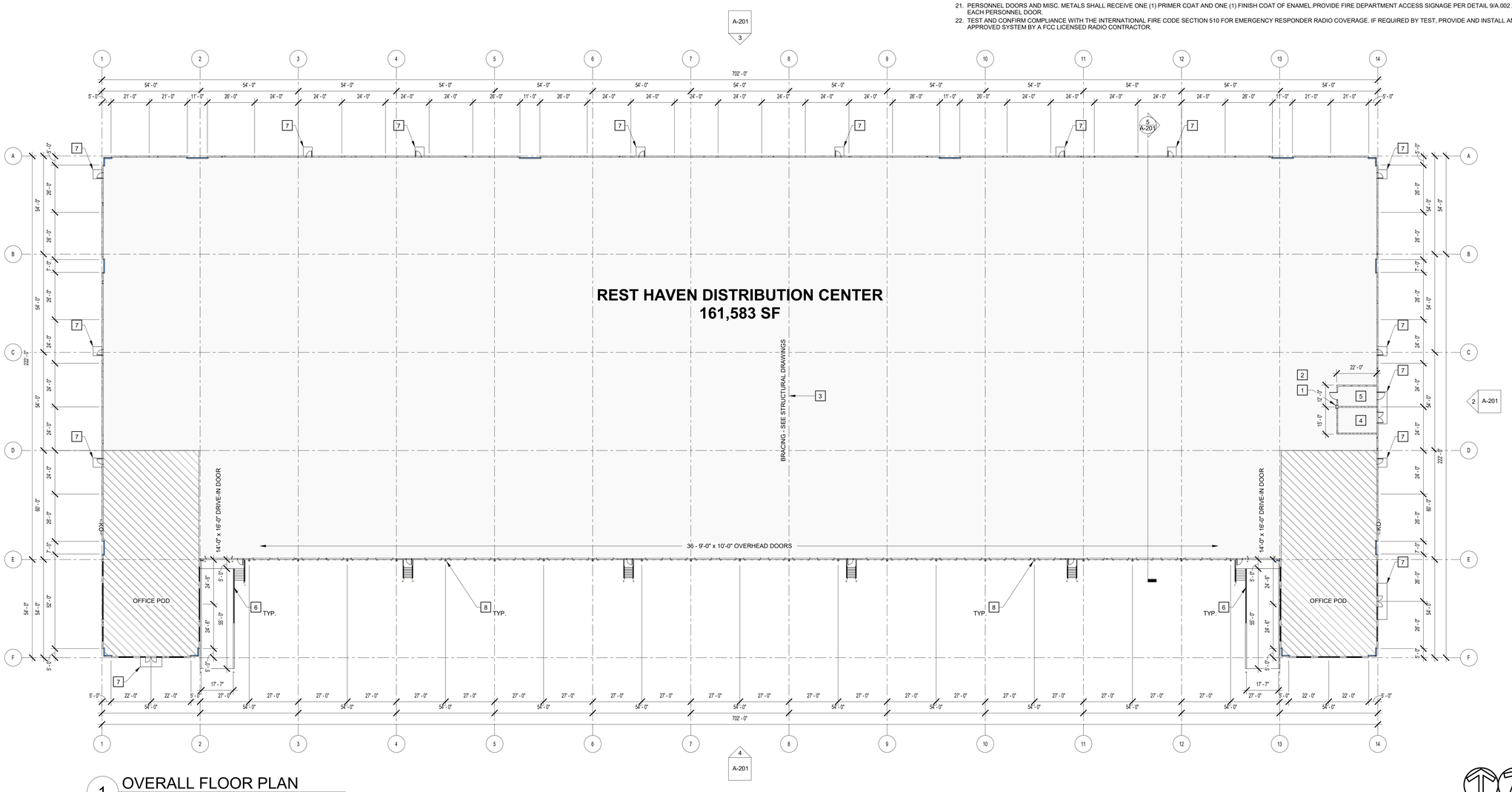
SCALE: 1 1/2" = 1'-0"

KEYNOTES

1. ACCESS LADDER TO CONCRETE ROOF OF ELECTRICAL ROOM - SEE ENLARGED PLANS.
2. 3'-0" X 3'-0" ROOF HATCH WITH ACCESS LADDER FROM CONCRETE ROOF AT ELECTRICAL ROOF BELOW. G.C. TO COORDINATE WITH STRUCTURE. PAINTED SAFETY YELLOW - SEE ENLARGED PLANS AND ROOF PLAN.
3. BRACING DOWN TO 14' A.F.F. - SEE STRUCTURAL
4. ELECTRICAL ROOM - 2 HOUR RATED
5. FIRE PUMP ROOM - 2 HOUR RATED
6. RAMP GUARDRAIL - SEE DETAILS 4, 12 & 13 ON A-401
7. 5' X 5' (UNO) CONCRETE PAD, SLOPE AWAY FROM BUILDING AT 1/4" PER FT. MAX.
8. 9" X 9" 24 GAUGE METAL DOWNSPOUTS WITH KYNAR FINISH
9. RECESSED CAN LIGHT IN SOFFIT ABOVE

GENERAL NOTES

1. BUILDING TO BE 32' CLEAR JUST PAST THE FIRST COLUMN LINE IN FROM THE DOCK WALL.
2. SLAB CONTROL JOINTS TO BE SAWCUT AND NOT TO EXCEED 15' - 0" ON CENTER. SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB CONTROL JOINTS. EPOXY JOINT FILLER —USE MM80 A TWO COMPONENT, HEAVY DUTY SEMI-RIGID EPOXY JOINT FILLER DESIGNED TO FILL AND PROTECT CONTRACTION AND CONSTRUCTION JOINTS. USE IN ENTIRE FACILITY/SPEED BAY FLOORS ONLY.
3. SLAB CONSTRUCTION JOINTS TO HAVE SMOOTH DOWELS AT 24" O.C. OR STEEL DIAMOND PLATES - SEE STRUCTURAL DRAWINGS. CAULK AROUND COLUMN DIAMOND/SLEEVE.
4. SLAB WILL BE CURED WITH A WATER-BASED DISSIPATIVE CURING COMPOUND AND WILL RECEIVE TWO COATS OF ASHFORD FORMULA FLOOR HARDENER.
5. SLAB ON GRADE WILL BE PRE-TREATED WITH TERMITICIDE.
6. 10-MIL CLASS 'A' VAPOR BARRIER TO BE PROVIDED BELOW THE SLAB ON GRADE THROUGHOUT. ALL SEAMS AND PENETRATIONS TO BE SEALED AND TAPED.
7. 7" THICK UNREINFORCED, 4,000 PSI CONCRETE SLAB BEARING ON 6" GAB OR 10" SOIL CEMENT. VERIFY SUB-GRADE WITH GEOTECH REPORT. SLAB TO RECEIVE HARD TROWEL FINISH AND LASER SCREED SHALL BE UTILIZED TO ATTAIN MINIMUM LOCAL & OVERALL SLAB TOLERANCE OF FF 40/FL 30.
8. PROVIDE A ESFR SPRINKLER SYSTEM THROUGHOUT.
9. PROVIDE PORTABLE FIRE EXTINGUISHERS OF THE QUANTITY AND AT THE LOCATIONS AS INDICATED OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. EXTINGUISHERS SHALL BE EQUAL TO J.L. INDUSTRIES COSMIC 10E, 10 POUND, 4A-60BC. TO BE COORDINATED WITH OWNERS LAYOUT.
10. METAL ROOF DECK SHALL BE 1-1/2" TYPE "B" WIDE RIB DECKING SHOP PRIMED WHITE ON THE UNDERSIDE/INSIDE FACE - SEE STRUCTURAL DRAWINGS.
11. RACKING, FLOOR STORAGE AND EQUIPMENT BY OTHERS.
12. SEE ELEVATIONS FOR GLASS SCHEDULE.
13. ALL BOLLARDS TO BE PAINTED SAFETY YELLOW. (PROVIDE BOLLARDS AT ALL DRIVE-IN OVERHEAD DOOR JAMBS, FIRE PROTECTION RISERS, ELECTRICAL TRANSFORMERS AND EXPOSED ELECTRICAL PANELS).
14. ALL BOLLARDS SHALL BE 6" O.D. SCHEDULE 80 STEEL PIPE SET MINIMUM 2'-0" DEEP IN 2'-0" DIAMETER CONCRETE FOOTING WITH PIPE EXTENDED 4'-0" ABOVE PAVING OR FLOOR. FILL PIPE WITH CONCRETE AND CAP WITH PRECAST CONCRETE DOME TOP - FOOTING TO BE IN SONOTUBE.
15. ROOF ASSEMBLY: SINGLE PLY 45 MIL. WHITE TPO MEMBRANE SYSTEM MECHANICALLY FASTENED OVER R-15 ROOF INSULATION (STAGGERED LAYERS) OVER 1-1/2" METAL DECK. 15-YEAR NDL WARRANTY. R-25 (STAGGERED LAYERS) OVER OFFICE AREA.
16. STAIRS AND RAILINGS TO BE ALUMINUM. ALL MISC. STEEL TO BE HD GALVANIZED FOR EXTERIOR APPLICATIONS. SHOP DE-BURR UNDERSIDE OF HANDRAILS. USE GALVANIZED PAINT TO TOUCH-UP FIELD WELDING AND SCRATCHES.
17. ALL SITE CAST CONCRETE PANEL WIDTHS ARE TO CENTERLINE OF CONCRETE PANEL VERTICAL JOINT U.N.O.
18. ALL TILT WALL PANELS SHALL BE CAULKED TO FULL HEIGHT, BOTH SIDES, WITH MASTERSEAL NP-2 POLYURETHANE SEALANT OR EQUAL WITH BACKER ROD BEHIND THE CAULK.
19. (EXTERIOR) ALL S.C.C.P. SHALL RECEIVE A TEXTURED ACRYLIC COATING SIMILAR TO SHERWIN WILLIAMS ULTRACRETE (MEDIUM TEXTURE) WITH ACCENT STRIPING. SEE ELEVATIONS.
20. (INTERIOR) ALL S.C.C.P. PANELS WILL BE HARD TROWEL FINISHED WITH CAPPED PICK AND BRACE POINTS. G.C. TO PROVIDE PRICING TO PAINT INTERIOR WALLS WITH ONE COAT OF LATEX PAINT - SW 7006 EXTRA WHITE.
21. PERSONNEL DOORS AND MISC. METALS SHALL RECEIVE ONE (1) PRIMER COAT AND ONE (1) FINISH COAT OF ENAMEL.PROVIDE FIRE DEPARTMENT ACCESS SIGNAGE PER DETAIL 9/A.002 AT EACH PERSONNEL DOOR.
22. TEST AND CONFIRM COMPLIANCE WITH THE INTERNATIONAL FIRE CODE SECTION 510 FOR EMERGENCY RESPONDER RADIO COVERAGE. IF REQUIRED BY TEST, PROVIDE AND INSTALL AN APPROVED SYSTEM BY A FCC LICENSED RADIO CONTRACTOR.



1 OVERALL FLOOR PLAN

SCALE: 1" = 25'-0"

PROJECT TRUE NORTH NORTH

ATLAS COLLABORATIVE

TAYLOR&MATHIS

REST HAVEN DISTRIBUTION CENTER

REST HAVEN, GEORGIA

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404.594.8300

Print Record

MARCH 31 , 2026	DESIGN REVIEW
APRIL 2, 2026	CONCEPTUAL DESIGN

Revisions

Issue Date XX/XX/XXXX

Job No. 2601023

Sheet Title

OVERALL FLOOR PLAN

Sheet No.

A-101

NOT ISSUED FOR CONSTRUCTION

SHEET NAME: OVERALL FLOOR PLAN SHEET NUMBER:A-101 PROJECT NAME:REST HAVEN DISTRIBUTION CENTER

FILE PATH: C:\Users\Sasha\Vinitsky\Documents\2601023 - Rest Haven DC_R25_svinitsky.rvt



SHEET NAME: EXTERIOR PERSPECTIVE VIEW SHEET NUMBER:A-200 PROJECT NAME:REST HAVEN DISTRIBUTION CENTER

FILE PATH: C:\Users\SashaVinitsky\Documents\2601023 - Rest Haven DC_R25_svinitsky.rvt

ATLAS COLLABORATIVE

TAYLOR&MATHIS

REST HAVEN
DISTRIBUTION CENTER

REST HAVEN, GEORGIA

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404.594.8300

Print Record

MARCH 31 , 2026	DESIGN REVIEW
APRIL 2, 2026	CONCEPTUAL DESIGN

Revisions

Issue Date	*Job No.*
XX/XX/XXXX	2601023

Sheet Title

EXTERIOR
PERSPECTIVE VIEW

Sheet No.

A-200

NOT ISSUED FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE

101	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS : 7757 HIGH REFLECTIVE WHITE	COLOR LEGEND SEE ELEVATION
102	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS : 7073 NETWORK GRAY	COLOR LEGEND SEE ELEVATION
103	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS ULTRACRETE OR EQUAL COLOR: 7075 WEB GRAY	COLOR LEGEND SEE ELEVATION
104	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS : 7076 CYBERSPACE	COLOR LEGEND SEE ELEVATION
105	EXTERIOR TEXTURE COATING: PAINTED CONCRETE SHERWIN WILLIAMS : TBD	COLOR LEGEND SEE ELEVATION
106	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS MANUFACTURER/COLOR: TBD	

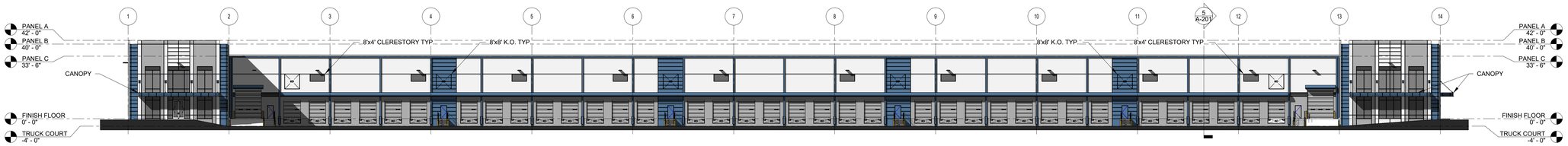
107	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: BLACK ANODIZED
108	JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: BLACK
109	JOINT SEALER: S.C.C.P. JOINTS MASTERSEAL NP-2 POLYURETHANE OR EQUAL COLOR: TBD
110	EXPOSED METAL DOORS & FRAMES COLOR: SEE ELEVATION FOR PAINT COLOR
111	PRE-ENGINEERED METAL CANOPY WITH ACM FASCIA AND FASCIA GUTTER; ALCOA ARCHITECTURAL PRODUCTS: REYNOBOND (OR EQUAL), COLOR: TBD

GENERAL NOTES

1. EXTERIOR WALL PACKS ARE INCLUDED
   - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
2. REVEALS SHALL WRAP EXPOSED PANEL EDGES AND EXPOSED BACK SIDES `U.N.O.

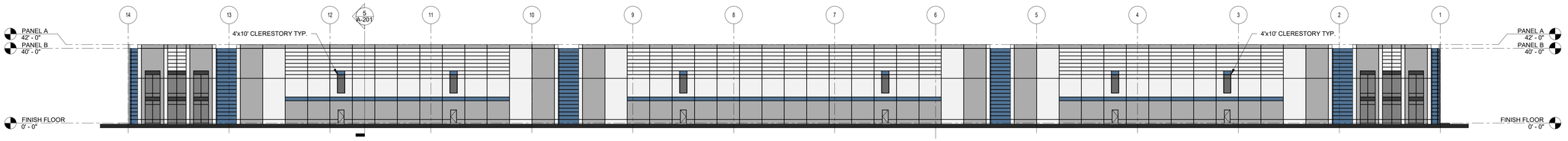
KEYNOTES

- E1 CONCRETE SERVICE RAMP, SEE 12/A-401
- E2 STAIR AND GUARDRAIL, TYP. SEE 6/A-401, 8/A-401, 10/A-401
- E3 DOCK BUMPER - SEE WALL SECTIONS
- E4 LOUVER - SEE MECHANICAL DRAWINGS
- E5 LED WALL PACK - SEE ELECTRICAL DRAWINGS



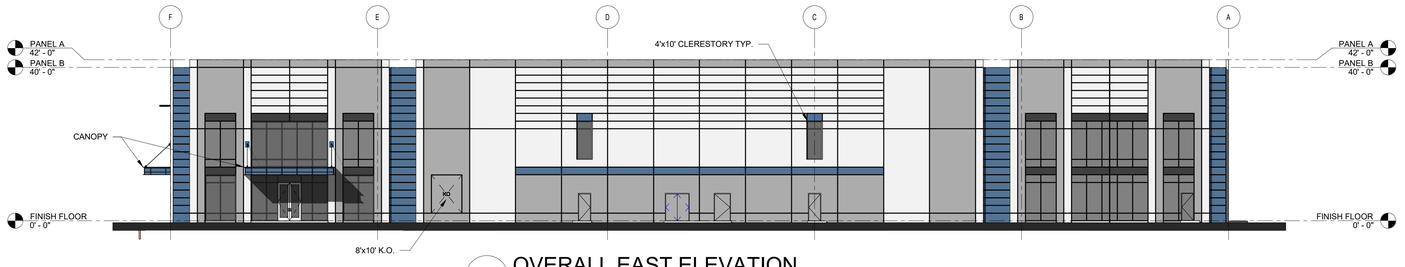
4 OVERALL SOUTH ELEVATION

SCALE: 1" = 25'-0"



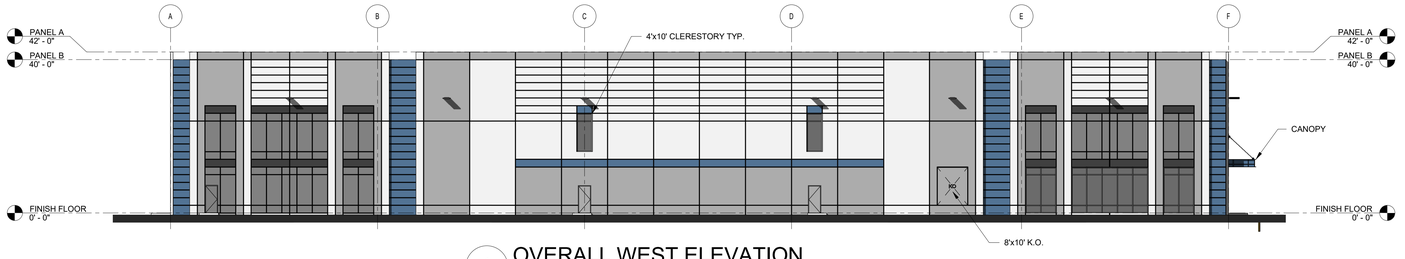
3 OVERALL NORTH ELEVATION

SCALE: 1" = 25'-0"



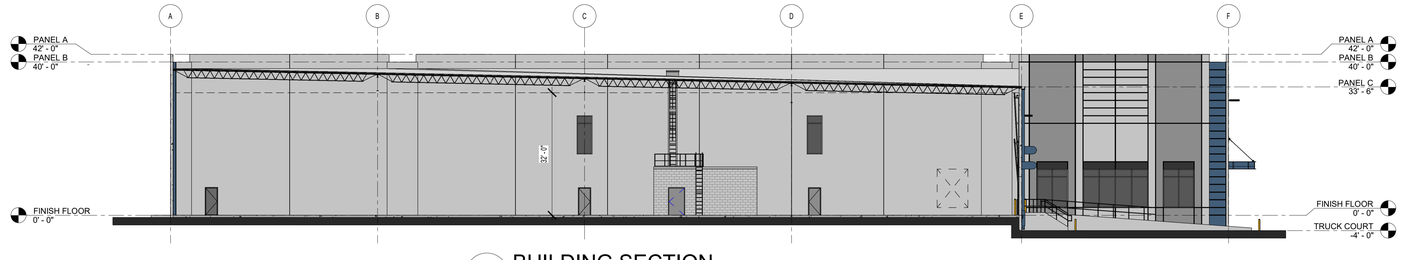
2 OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0"



1 OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"



5 BUILDING SECTION

SCALE: 1/16" = 1'-0"

ATLAS COLLABORATIVE

TAYLOR&MATHIS

REST HAVEN
DISTRIBUTION CENTER

REST HAVEN, GEORGIA

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Print Record

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APRIL 2, 2026	CONCEPTUAL DESIGN

Revisions

Issue Date: XX/XX/XXXX
Job No.: 2601023

Sheet Title

EXTERIOR ELEVATIONS & BUILDING SECTION

Sheet No.

A-201

ISSUED FOR CONSTRUCTION

SHEET NAME: EXTERIOR ELEVATIONS & BUILDING SECTION SHEET NUMBER:A-201 PROJECT NAME:REST HAVEN DISTRIBUTION CENTER
FILE PATH: C:\Users\SashaVinitsky\Documents\2601023 - Rest Haven DC_R25_svinitsky.rvt

000758

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 12-1-14
Charles Baker
Superior Court Clerk
By JN
PT61 069-2014 007689

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 1 day of December
20 14 at 12:29 Pm. Recorded in Deed
Book 7447 Page(s) 758 761
Charles Baker, Clerk By JN

022664

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording, please return to:
WEBB, TANNER, POWELL, MERTZ & WILSON, LLP
10 Lumpkin Street
Lawrenceville, GA 30046

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made this 12th day of August, 2014, between **T & B, LLC**, a Georgia limited liability company, **JAMES TIMOTHY ROBINSON, JR. and JAMES TIMOTHY ROBINSON, SR., APRIL ROBINSON QUEEN and AMANDA ROBINSON SMITH,** as parties of the first part, hereinafter called Grantor, and **RESTHAVEN PROPERTY, LLC,** a Georgia limited liability company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That: Grantor, for and in consideration of ONE AND NO/100 ($1.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 298 of the 7th District of Hall County, Georgia, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

1

7447-758

000761

EXHIBIT "A"

(LEGAL DESCRIPTION)

ALL THAT TRACT or parcel of land lying and being in Land Lot 298 of the 7th District of Hall County, Georgia, and being shown as Tract 2 containing 15.352 Acres on a plat of survey by Apalachee Land Surveying, Inc. (Charles D. Norton, Registered Land Surveyor No. 2872), dated May 25, 2005, and being more particularly described according to said plat as follows:

TO LOCATE THE POINT OF BEGINNING, begin at the point of intersection of the centerline of Burnett Street with the northwest right of way line of Georgia Highway No. 13, a/k/a Buford Highway, (having a 100-foot right of way); run thence along the northwest right of way line of Georgia Highway No. 13, North 41 degrees 11 minutes 44 seconds East a distance of 271.46 feet to a point; continue thence northeast along said right of way line, North 41 degrees 11 minutes 44 seconds East a distance of 516.61 feet to a point marked by an iron pin, which is the TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 35 degrees 56 minutes 28 seconds West a distance of 862.65 feet to a point marked by an iron pin; run thence North 56 degrees 46 minutes 44 seconds East a distance of 181.27 feet to a point marked by an iron pin; run thence North 62 degrees 43 minutes 37 seconds East a distance of 824.64 feet to a point marked by a 3/8-inch rebar found; run thence South 27 degrees 35 minutes 10 seconds East a distance of 313.20 feet to a 1/2-inch rebar found; run thence South 28 degrees 11 minutes 27 seconds East a distance of 211.20 feet to a point on the northwest right of way line of Georgia Highway No. 13; run thence along said right of way line, South 41 degrees 11 minutes 44 seconds West a distance of 946.04 feet to a point marked by an iron pin, which is the true place or point of beginning.

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 owning, holding or claiming by, through, or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My commission expires:

T & B, LLC,
a Georgia limited liability company

By: _____(Seal)
Ty Robinson, Manager

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My commission expires:

_____(SEAL)
James T. Robinson, Jr.

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My commission expires:

_____(SEAL)
James T. Robinson, Sr.

ALEX J. TALLMAN
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 03/10/2018

{Signatures continue on next page.}

City of Buford
Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

March 27, 2026

Ms. Margie Ferguson
Taylor & Mathis
400 Interstate North Parkway SE
Suite 850
Atlanta, GA 30339

RE: 866 Gainesville Highway

Dear Ms. Ferguson,

The City of Buford provides water service to the above referenced property. Capacity is available under existing zonings subject to regulations and ordinances adopted by the City of Buford.

If you have any questions, please feel free to give me a call.

Sincerely yours,

Kim C. Wolfe
Planning Director

KCW/kcw

Bryan B. Kerlin, City Manager • Kim C. Wolfe, City Clerk • Lamar Sudderth, Administrative Assistant
Phillip Beard, Chairman Commissioners • L. Chris Burge, Vice Chairman Commissioners • Bradley W. Weeks, Commissioner

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

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POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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

HALL COUNTY
GEORGIA
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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN April 30, 2026 AND NO LATER THAN May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 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, Tyler Lasser **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 5/1/2026 **for** TAYLOR & MATHIS.

Please Print Name

Date

(Name application filed as)

Signature Tyler Lasser

(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: TAYLOR & MATHIS

REQUEST: REZONE FROM AR-1 TO I-1 FOR WAREHOUSE DISTRIBUTION; VARIANCE FROM GCOD STANDARDS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: MAY 28, 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: TAYLOR & MATHIS

REQUEST: REZONE FROM AR-1 TO I-1 FOR WAREHOUSE DISTRIBUTION; VARIANCE FROM GOOD STANDARDS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 268/2026

SUBJECT: **5989 Lanier Islands Parkway| Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D **| Proposed Use: Office warehouse |** Commission District 2 **| Benji Wood, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommendfs approval, with conditions, as the proposed zoning 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 20, 2026, and as described in the project narrative dated March 16, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5989 Lanier Islands Parkway| Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Office warehouse** | Commission District 2 | **Benji Wood, 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
Rendering
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Benji Wood
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) (B) **Special Use** | Outdoor storage within GCOD (C) **Variance** | GCOD standards
Proposed Use	(A) Office warehouse (B) Outdoor storage (C) Office warehouse
Size	8.08± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) **Proposed:** Light Industrial (I-1)
Location	**5989 Lanier Islands Parkway |** Tax Parcel 07329 002001D
Commission District	Two
Commission Date	May 28, 2026
Staff Recommendation	(A) **Approval, with conditions,** as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan. (B) **Approval**, **with conditions,** as the proposed use is consistent with the "Business Nodes and Corridors" future land use classification within the Comprehensive Plan. (C) **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0013 (B) HZCU26-0014 (C) HVAR26-0017

(A) & (B) Staff recommends <u>APPROVAL</u> of the applicant's requests with the following conditions:

1. The property shall be developed in accordance with the site plan dated April 20, 2026, and as described in the project narrative dated March 16, 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.

(C) Staff recommends DENIAL of the applicant's request.

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

- **Section 6.2.5.C.2.d – Parking Lot Design – Surface** – All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
  - Gravel surface is proposed within the outdoor storage yard area.

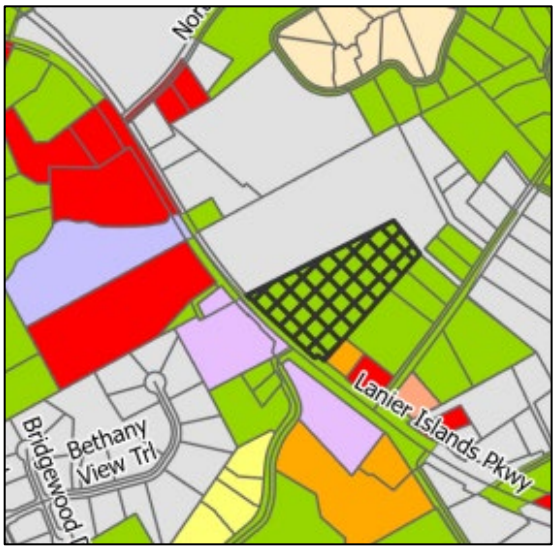
- **Section 6.2.5.C.2.e – Parking Lot Design – Location** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - Parking proposed between the building and Lanier Islands Parkway.

Summary Analysis

The applicant has submitted three concurrent requests: (A) to rezone an 8.08± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for a new office warehouse; (B) a Special Use to allow outdoor storage within the Gateway Corridor Overlay District (GCOD); and (C) a variance to the Gateway Corridor Overlay District (GCOD) standards.

According to the Hall County Tax Assessor records, the property is currently developed with a 2,152 square foot single-family residence constructed in 1967. Water service is currently provided by the City of Gainesville Department of Water Resources, and sanitary sewer services are provided by private septic.

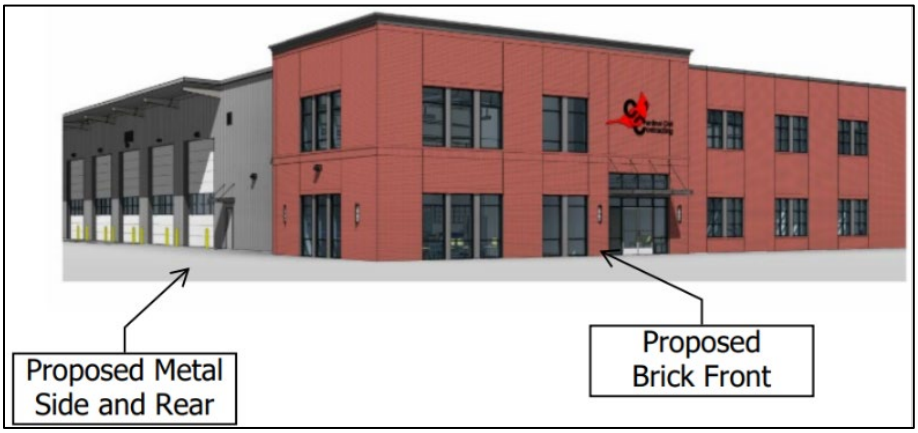
The surrounding properties are zoned and developed as outlined below:



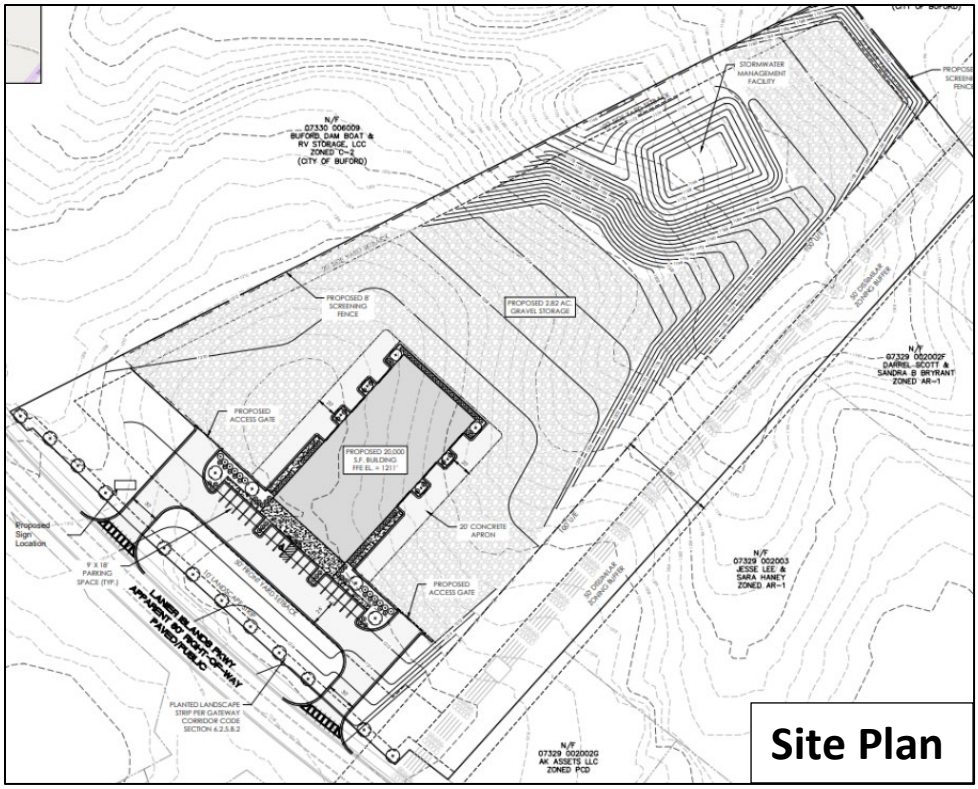
- North: City of Buford General Business (C-2): Boat Storage
- East: City of Buford General Business (C-2): Boat storage; Agricultural Residential 1 (AR-1): Single-family residences;
- South: Light Industrial (I-1): Equipment rentals; Agricultural Residential 1 (AR-1): Single-family residences; Planned Commercial Development (PCD): Boat repair
- West: Light Industrial (I-1): Equipment rentals

Per the submitted narrative, the applicant is proposing to develop the site for a contracting business. The project includes a 20,000 square-foot building with associated parking and an outdoor storage yard. Project details on the site plan identify approximately 4,000 square feet designated for office use and 16,000 square feet for warehouse operations. The business proposes operating hours of 7:00 a.m. to 6:00 p.m.

The elevations submitted by the applicant reflect the proposed appearance of the 20,000 square-foot building.



Per the submitted site plan, the site would be accessed by two driveways on Lanier Islands Parkway. The development includes a paved parking lot in front of the building, with a gravel surface extending beyond the gated entries to the storage yard. Perimeter fencing is identified as well as a 50-foot landscape buffer along the eastern property line where the site abuts residentially-zoned properties.



The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	50-foot buffer along the eastern property boundary.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the buffer width must be at least 50 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Gravel surface within the storage yard area.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Deficient
6.2.5.C.2.e – Parking Lot Design – Off-street parking	Off-street parking area is identified between the building and the street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street	Deficient

6.2.5.C.3.b – Perimeter Landscaping	Where parking lots abut public streets, a frontage landscape strip is required as provided in Section 8.1.3. The depth of such strip is 10 feet for industrial zoned property.	10-foot landscape strip provided	Complies
6.2.6.B.3 – Architectural Standards	The front elevation of the proposed building will comply with GCOD standards, while the side and rear elevations will utilize metal siding, as these façades are not visible from the public right-of-way.	Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.	Deficient
6.2.7 – Signs	Ground style sign complying with Hall County standards	Signage shall comply with GCOD standards.	Shall comply

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Business Nodes and Corridors within the South Hall character area. Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New development along these major road corridors and intersections should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

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

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be suitable in view of the use and development of adjacent and nearby properties as the surrounding area consists of a variety of development including industrial uses, warehouses and offices.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties as the buffer requirement from adjacent residential properties is being met.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Business Nodes and Corridors future land use designation in the Comprehensive Plan in that the proposed business is a consumer-facing industrial use that will serve nearby communities.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with a 2,152 square foot single-family residence constructed in 1967. The current request is to rezone the property to Light Industrial (I-1) to allow for a new office warehouse and outdoor storage area.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district unrelated to the surrounding developments and districts. Adjacent parcels across Lanier Islands Parkway are also zoned Light Industrial (I-1).**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are 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.**

(C) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The applicant has cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout and architectural standards. However, these factors reflect choices in site design and business operations rather than extraordinary or exceptional physical conditions inherent to the lot itself. The lot's size, shape, and topography do not create a hardship that necessitates the requested variance.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The applicant's justification is based on operational needs and circulation preferences. These considerations reflect choices in site design and business operations rather than demonstrating that the UDC's requirements themselves impose an unusual hardship.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not**

common to other properties in the neighborhood. The cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout and architectural standards are specific to the proposed business operations rather than conditions beyond the owner's control.

4. Such conditions are not the result of any actions of the property owner**; The cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout, and architectural standards are specific to the proposed business operations rather than conditions beyond the owner's control.**

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; **Based on the information provided, the requested variances do not demonstrate consistency with the purposes and intent of the Unified Development Code, including the standards of the Gateway Corridor Overlay District related to site design, architectural treatment, and development character. Granting relief in this case would weaken the application of these requirements and could impair the regulatory intent of the UDC.**

11.2.6.E - Submission requirements

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

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

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

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

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

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated April 29, 2026, the Hall County Environmental Health Department stated: "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan."

Georgia Department of Transportation
In an email dated April 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated: "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways."

Hall County Public Works and Utilities
In a memorandum dated April 28, 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:
Access to the proposed development is from SR 347. A GDOT access permit will be required.

Utilities:
No Comment. Property is not located in the Hall County service delivery area.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's Office provided the following comments:

1) The 20,000 SF building will require a supervised fire protection system.
2) Based off the location of the existing fire hydrants additional fire hydrant(s) may be required.

3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Hall County Business License Division

In a memorandum dated April 21, 2026, Brandi Smith, Business License Director stated: "Any future businesses will need to obtain a business license with the Hall County Business License department."

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)
Benji Wood
110 Peachtree Industrial Boulevard
Sugar Hill, Georgia 30518
Phone Benji Wood/ [redacted]
Email Address bwood@algc.net

Property Owner (Name & Mailing Address)
Darrell S. Bryant
5989 Lanier Islands Parkway
Buford, Georgia 30518
Phone [redacted]
Email Address [redacted]

Proposed Use Office/ Warehouse/Storage

Contact Person (Name & Mailing Address)
Benji Wood
110 Peachtree Industrial Boulevard
Sugar Hill, Georgia 30518
Phone [redacted]
Email Address bwood@algc.net

Status of Applicant
ϒ Owner
ϒ Option to Purchase
ϒ Area Resident
ϒ Other

Requested Action
Existing Zoning: AR1
Rezone to: I-1
Fee:$
Receipt #:
Check #:

Tax Parcel Number 07329 002001D
Acreage 8.08 Acres
Location Address 5989 Lanier Islands Parkway

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

Print: Benji Wood Date:
Sign: Date: 3/25/26

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

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:
Tentative Planning Commission Date: Tentative County Commission Date:
County Commission District:

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

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Darrell S. Bryant

Address 5989 Lanier Islands Parkway
Buford, Georgia 30518

Phone Number [redacted]

Name of applicant(s) Benji Wood

Address 110 Peachtree Industrial Boulevard
Sugar Hill, Georgia 30518

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Darrell S. Bryant

Personally appeared before me

Tonya Woods

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

Notary Public

TONYA WOODS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 26, 2029

3.17.2026
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
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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: Darrell S. Bryant **Date:** 3.17.2025

Applicant's/Owner's Name (Printed): Darrell S. Bryant

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3/25/24

Applicant's/Owner's Name (Printed): Benji Wood/ Applicant

Letter of Intent

March 16, 2026

Hall County Planning and Development
2875 Browns Bridge Road
Gainesville, Georgia 30504

RE: Rezoning, Conditional Use, and Variance Application
5989 Lanier Islands Parkway
Tax Parcel: 07329 002001D

To whom it may concern:
Please let this letter serve as the letter of intent to rezone the property located at 5989 Lanier Islands Parkway from the existing AR1 (Agricultural) zoning designation to I-1 (Light Industrial) The proposed project is a 20,000 square foot building and associated parking and storage yard. The project will be a contracting business with operating hours from 7 am until 6 pm.

The Hall County Unified Development Code designates this location in the Gateway Corridor Overlay District, and in addition the subject property is shown as Business Corridor on the Future Land Use Map. The subject property's surrounding uses are as follows: to the east is AR-1, west and north (City of Buford Industrial) and across Lanier Islands Parkway is Light Industrial.

The following applications are requested for consideration from Hall County:

1. Rezoning from AR-1 (Agricultural) to L-1 (Light Industrial)
    - The proposed use is a contractor building with related outdoor storage.
2. Variance Requests within the Gateway Corridor Overlay District
    A. Variance to allow gravel in the storage area. Section 6.2.5.C.2.D
    - A Variance is requested to allow gravel in the storage area due to the weight of the equipment being stored.

    B. Variance to all Metal on sides and rear of building. Section 6.2.6 3.B
    - A Variance request for metal on the sides and rear of the building due to the nature of the business and the sides and rear aren't visible from the public right-of-way.

C. Variance to allow for parking between the street and building. Section 6.2.5.C.2.E

- A Variance request to allow parking directly in front of the building since there will be a security fence from the sides of the building to the rear. The fencing would prevent parking to be located in the side and rear of the building as enumerated in Section 6.2.5.C.2.E of the Hall County Unified Development Code.

3. Conditional Use to allow outdoor storage in the Gateway Corridor District
    - Due to the nature of the business, outdoor storage is needed.

The following are the proposed development standards for the proposed project:

Setbacks:
Front 50-feet
Side 20-feet
Rear 20-Feet
Density: 2,475 square feet per acre
Proposed sign: Proposed ground sign will show compliance with Sign Ordinance
Proposed Lighting: Lighting on building that will comply with standards.
Water Providers: City of Gainesville
Sewer Provider: Provided by on-site septic
Abutting Properties: Buffer provided to residentially zoned property to the east.

The proposed project is in keeping with surrounding properties that are similar in nature. We appreciate your consideration of these requests, and please do not hesitate to give me a call if you have any questions.

Sincerely,
Benji Wood



VICINITY MAP
1" = 1000'

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±8.08 AC.
   (PARCEL ID # 07329 002001D)
2. CURRENT ZONING: AR-1
   PROPOSED ZONING: I-1
3. PROPOSED SETBACKS I-1:
   FRONT SETBACK = 50 FEET
   SIDE SETBACK = 20 FEET
   REAR SETBACK = 20 FEET
4. PROPOSED BUILDING SIZE (LIGHT INDUSTRIAL) = 20,000 SQFT
5. PARKING SUMMARY:
   OFFICE = 3 SPACES PER 1,000 SQFT = $(3*\frac{4000}{1000})$ = 12 SPACES
   LIGHT INDUSTRIAL/MANUFACTURING = 1.5 SPACES PER 5,000 SQFT = $(1.5*\frac{16000}{5000})$ = 5 SPACES
   TOTAL SPACES REQUIRED = 17 SPACES
   TOTAL SPACES PROVIDED = 17 SPACES
6. THIS PROPERTY LIES WITHIN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
7. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

GRADING SUMMARY

NEAT CUT VOLUME: 31,772 C.Y.

NEAT FILL VOLUME: 26,884 C.Y.

ADJUSTED NET VOLUME: 487 C.Y (FILL)

N/F
07330 006009
BUFORD DAM BOAT &
RV STORAGE, LCC
ZONED C-2
(CITY OF BUFORD)

N/F
07330 006009
BUFORD DAM BOAT &
RV STORAGE, LCC
ZONED C-2
(CITY OF BUFORD)

STORMWATER MANAGEMENT FACILITY

20' SIDE YARD SETBACK

20' REAR YARD SETBACK

PROPOSED 8' SCREENING FENCE

100' U/E

50' DISSIMILAR ZONING BUFFER

N/F
07329 002002D
HUU DUY PHAN
ZONED AR-1

N/F
07329 002002F
DARREL SCOTT &
SANDRA B BRYRANT
ZONED AR-1

N/F
07329 002003
JESSE LEE &
SARA HANEY
ZONED AR-1

N/F
07329 002002G
AK ASSETS LLC
ZONED PCD

20' SIDE YARD SETBACK

PROPOSED 8' SCREENING FENCE

PROPOSED 2.82 AC. GRAVEL STORAGE

PROPOSED ACCESS GATE

PROPOSED 20,000 S.F. BUILDING FFE EL. = 1211'

20' CONCRETE APRON

PROPOSED ACCESS GATE

9' X 18' PARKING SPACE (TYP.)

50' FRONTYARD SETBACK

10' LANDSCAPE STRIP

LANIER ISLANDS PKWY
APPARENT 80' RIGHT-OF-WAY
PAVED/PUBLIC

PLANTED LANDSCAPE STRIP PER GATEWAY CORRIDOR CODE SECTION 6.2.5.B.2

ZONING EXHIBIT

5989 LANIER ISLANDS PKWY

HALL COUNTY, GA

PREPARED FOR:

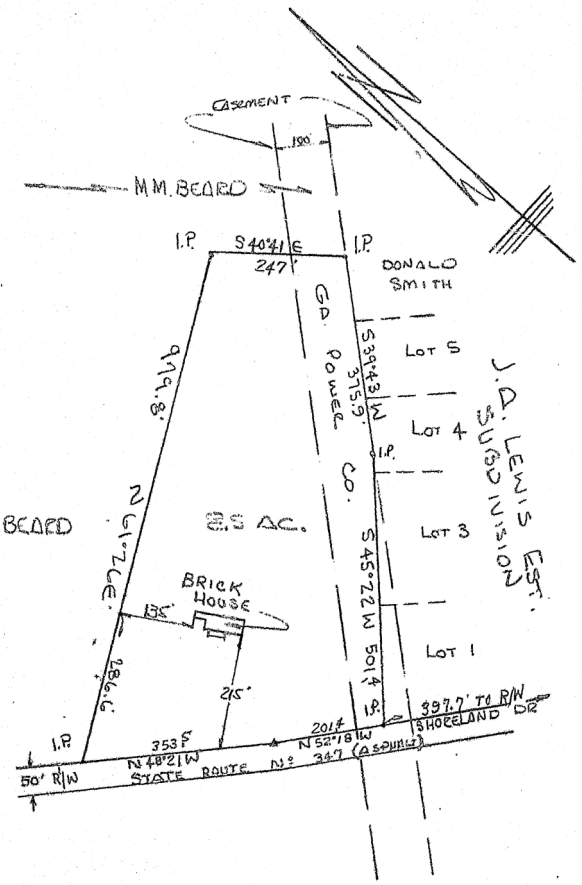
105 PIB GROUP, LLC.

PREPARED BY:

THOMAS & HUTTON
5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770.271.2868
www.thomasandhutton.com

50 0 25 50
1 INCH = 50 FEET

JOB NO: J-33800.0000	DATE: 4/20/2026
DRAWN: SWH	SCALE: 1" = 50'
REVIEWED: RJP	SHEET: C1.1



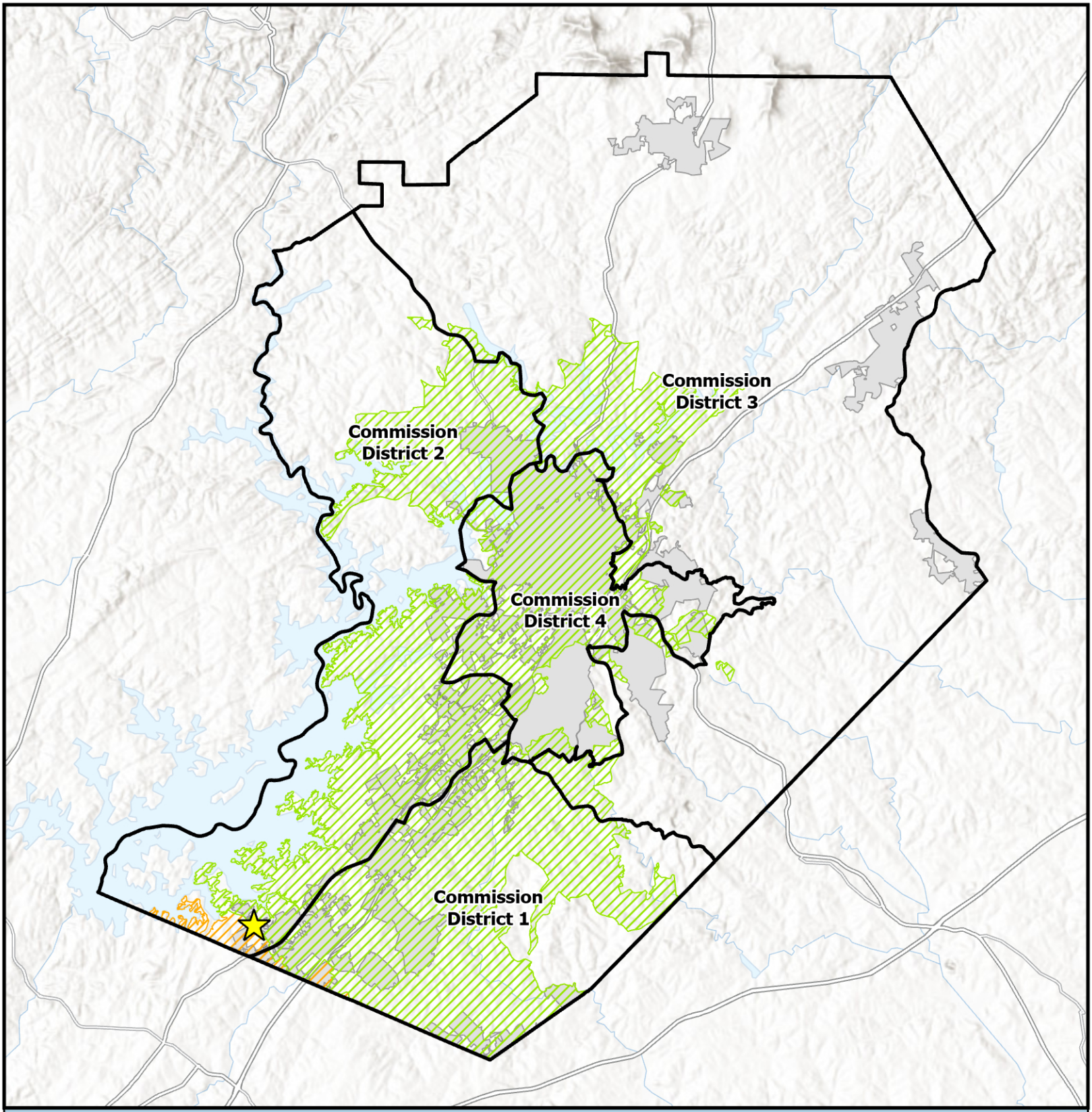
GEORGIA REGISTERED No. 1122 PROFESSIONAL LAND SURVEYOR HENRY GRADY JARRARD

PROPERTY OF LARRY L. & SANDRA B. BRYANT
LOCATED IN L.L. 329 7TH DISTRICT
HALL COUNTY GEORGIA
SCALE: 1" = 200

6-27-66

Recorded July 6-1966

N Grady Watson
clerk



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District: 2

HALL COUNTY
GEORGIA
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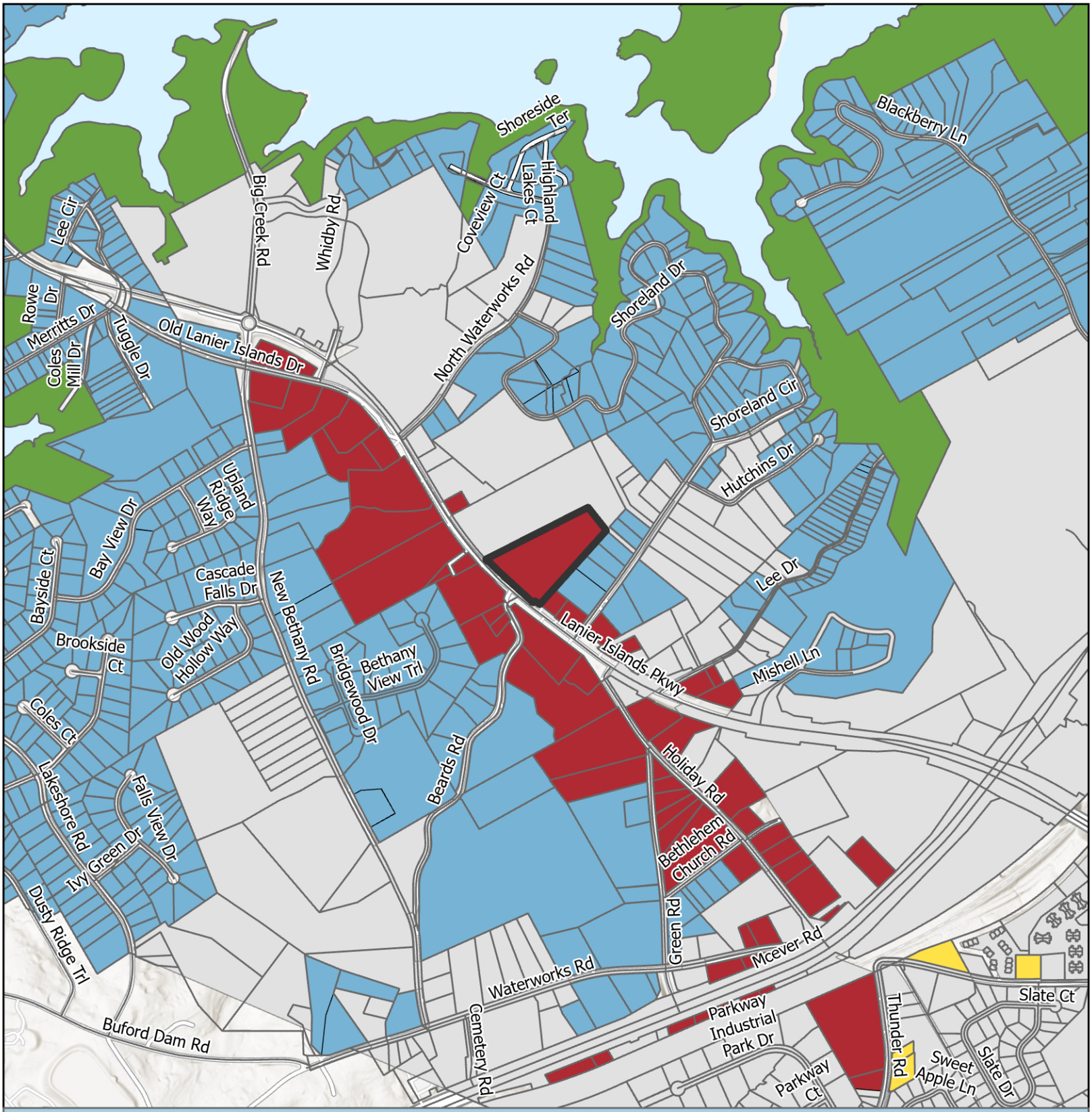
Date Prepared: 4/24/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Lakeside Residential
- Suburban Neighborhood, Low-Density

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
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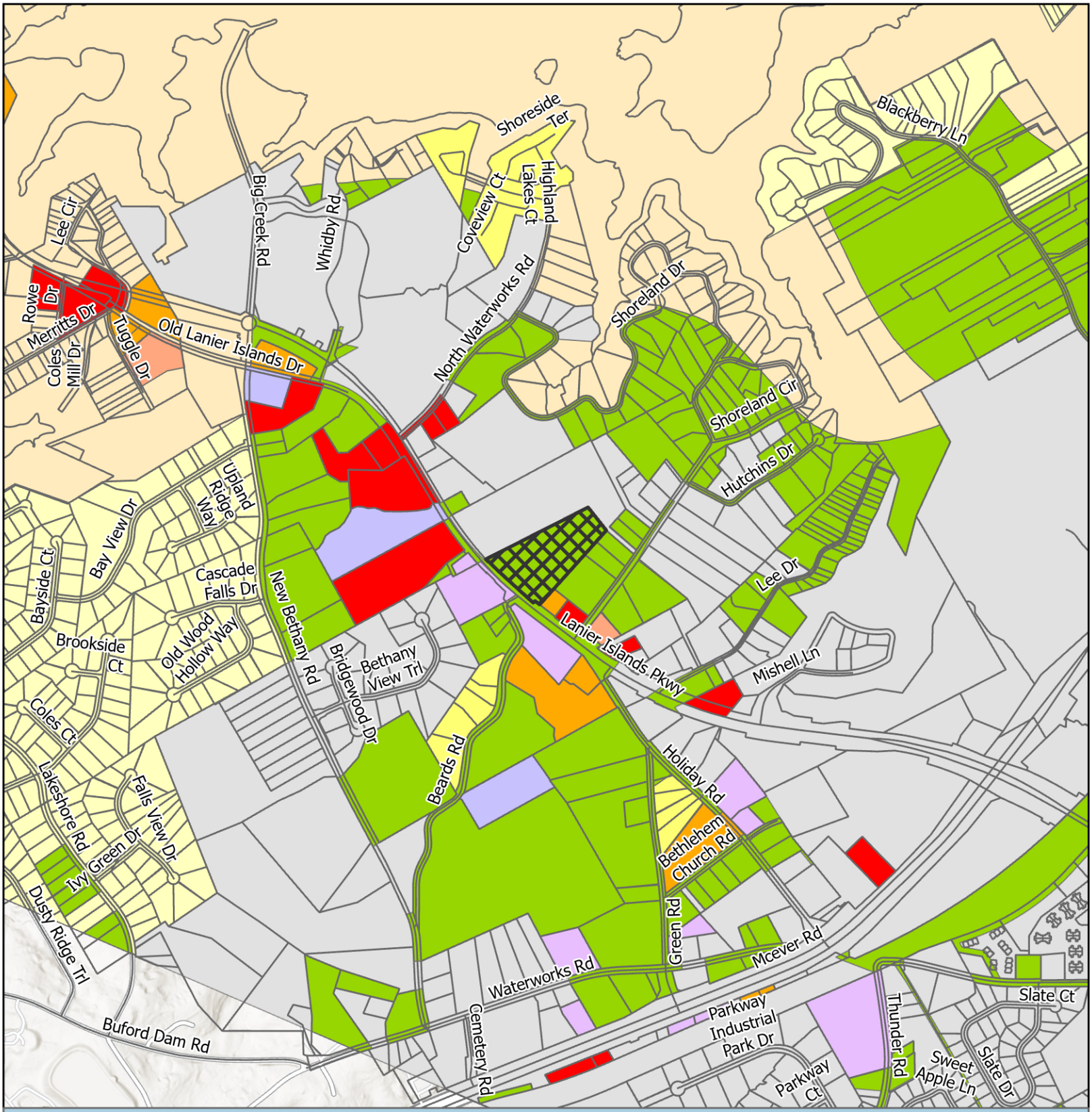
Date Prepared: 4/24/2026



Zoning Map

Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- PCD
- PID
- PRD
- R-1
- S-S
- V-C

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
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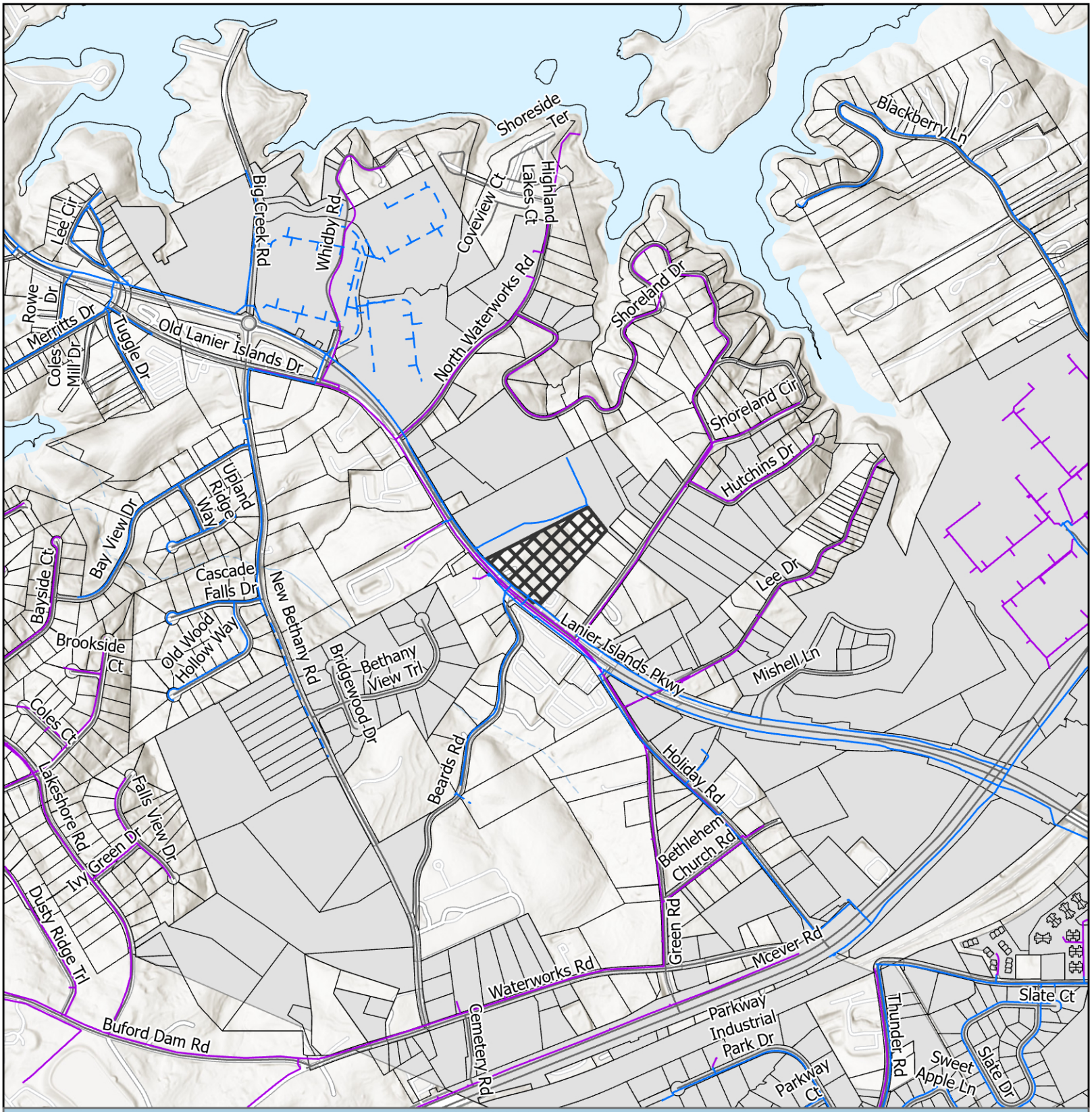
Date Prepared: 4/24/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area

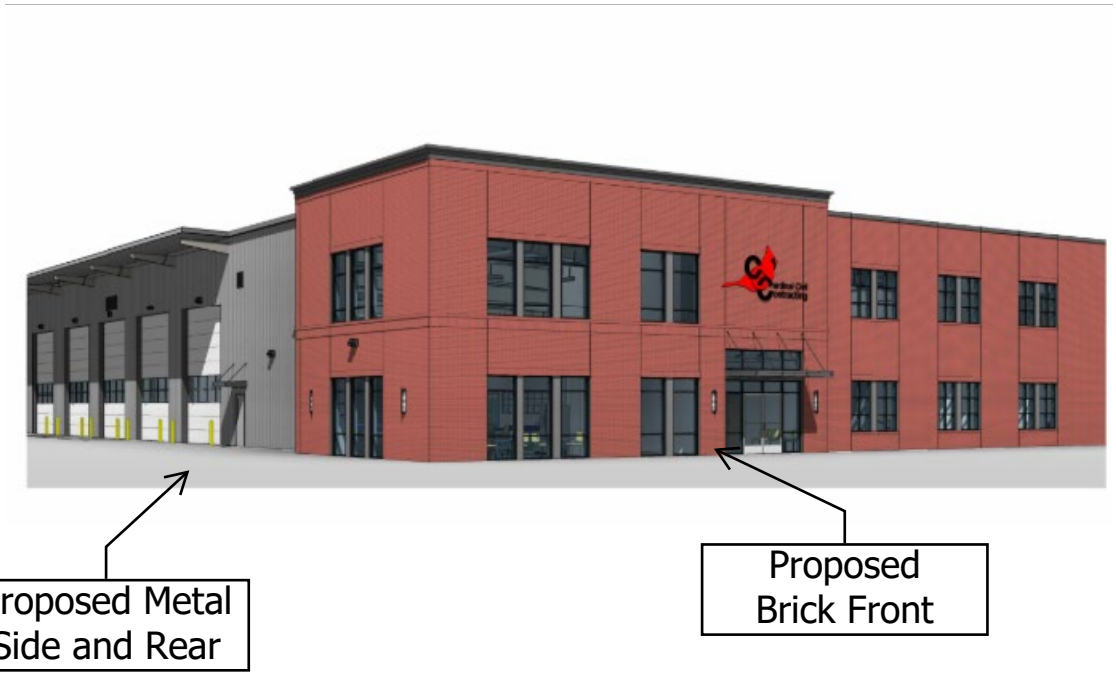
parcel

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026

Proposed Rendering
5989 Lanier Islands Parkway



000775

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 6 day of October
20 10 at 11:20 Am. Recorded in Deed
Book 6751 Page(s) 775-776
Charles Baker, Clerk By JN

018248

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 10-06-10
Charles Baker
Superior Court Clerk
By JN
PT61 069- 2010-006424

AFTER RECORDING
RETURN TO:
DEBRA K. GREESON
ATTORNEY AT LAW
503 S. HILL STREET
BUFORD, GA 30518

*DOCUMENT PREPARATION ONLY

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 30 day of September, 2010, between, **SANDRA BEARD BRYANT**, as party or parties of the first part, hereinafter called Grantee, **SANDRA BEARD BRYANT and DARRELL SCOTT BRYANT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of **LOVE AND AFFECTION** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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

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

Signed, sealed and delivered in the
Presence of:

Ashley Jones
(Unofficial witness)

Notary Public

Sandra B. Bryant
SANDRA BEARD BRYANT

DEBRA K. GREESON NOTARY PUBLIC COM. EXP. EXP 03-27-2011 HALL COUNTY, GEORGIA

000776

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 329, 7TH DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 8.5 ACRES AS SHOWN ON SURVEY PREPARED BY HENRY GRADY JARRARD, REGISTERED SURVEYOR, FOR LARRY L. AND SANDRA B. BRYANT, DATED JUNE 27, 1966, RECORDED IN PLAT BOOK 36, PAGE 119, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE; AND

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 329, 7TH DISTRICT, HALL COUNTY, GEORGIA, LOT 5 AS SHOWN ON SURVEY PREPARED BY HENRY GRADY JARRARD, REGISTERED SURVEYOR, FOR THE J. A. LEWIS ESTATE SUBDIVISION, DATED MARCH 14, 1966, RECORDED IN PLAT BOOK 35, PAGE 112, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

L E G A L D E S C R I P T I O N
Boundary

All that tract of parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia, and being more particularly described as follows:

To Find the TRUE POINT OF BEGINNING, begin at the northwesterly right-of-way of Shoreland Drive (80' R/W) and the northeasterly right-of-way of Lanier Island Parkway (R/W varies); THENCE following the right-of-way of Lanier Islands Parkway in a northwesterly direction a distance of 397.70 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE continuing on said right-of-way North 52 degrees 18 minutes West a distance of 201.40 feet to a point;
THENCE North 48 degrees 21 minutes West a distance of 353.50 feet to a point;
THENCE leaving said right-of-way North 61 degrees 26 minutes East a distance of 979.80 feet to a point;
THENCE South 40 degrees 41 minutes East a distance of 247.00 feet to a point;
THENCE South 39 degrees 43 minutes West a distance of 375.90 feet to a point;
THENCE South 45 degrees 22 minutes West a distance of 501.40 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above-described tract contains 8.57 Acres (373,448 SF)

CITY OF
GAINESVILLE

WATER RESOURCES

May 08, 2026

Thomas and Hutton
Attn: Tonya Woods
5074 Bristol Industrial Way, Suite A
Buford, GA 30518

Re: Water Availability
Proposed Office-Warehouse
5989 Lanier Islands Parkway
PIN: 07329 002001D

Dear Tonya,

The purpose of this letter is to confirm the availability of water service to the above-referenced property.

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Lanier Islands Parkway along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed office-warehouse development.

Confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN April 30, 2026 AND NO LATER THAN May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 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, Tonya Wood (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** 5.5.2026 (Date) **for** Benji Wood (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: BENJI WOOD
REQUEST: REZONE FROM AR-1 TO I-1 FOR OFFICE WAREHOUSE; VARIANCE FROM GCOD STANDARDS; SPECIAL USE FOR OUTDOOR STORAGE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NO E
APPLICANT: BENJI WOOD
REQUEST: REZONE FROM AR-1 TO I-1 F
WAREHOUSE, VARIANCE FROM GOOD STANDARDS, SPECIAL
USE FOR OUTDOOR STORAGE
Date: N/A
Time: N/A
Date: MAY 21, 2026
Time: 6:00 p.m.
FOR MORE INFORMATION CALL

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 269/2026

SUBJECT: **5989 Lanier Islands Parkway | Special Use |** for outdoor storage within the GCOD | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D **| Proposed Use: Outdoor storage |** Commission District 2 **| Benji Wood, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: LT

Recommendation:

Approval, with conditions, as the proposed use is consistent with the "Business Nodes and Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated April 20, 2026, and as described in the project narrative dated March 16, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5989 Lanier Islands Parkway | Special Use | for outdoor storage within the GCOD | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Road | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Outdoor storage |** Commission District 2 | **Benji Wood, 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
Rendering
Deed
Water Availability Letter
Environmental Health Comment
Public Works Comment
GDOT Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Benji Wood
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) (B) **Special Use** | Outdoor storage within GCOD (C) **Variance** | GCOD standards
Proposed Use	(A) Office warehouse (B) Outdoor storage (C) Office warehouse
Size	8.08± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) **Proposed:** Light Industrial (I-1)
Location	**5989 Lanier Islands Parkway |** Tax Parcel 07329 002001D
Commission District	Two
Commission Date	May 28, 2026
Staff Recommendation	(A) **Approval, with conditions,** as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan. (B) **Approval**, **with conditions,** as the proposed use is consistent with the "Business Nodes and Corridors" future land use classification within the Comprehensive Plan. (C) **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0013 (B) HZCU26-0014 (C) HVAR26-0017

(A) & (B) Staff recommends <u>APPROVAL</u> of the applicant's requests with the following conditions:

1. The property shall be developed in accordance with the site plan dated April 20, 2026, and as described in the project narrative dated March 16, 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.

(C) Staff recommends DENIAL of the applicant's request.

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

- **Section 6.2.5.C.2.d – Parking Lot Design – Surface** – All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
  - Gravel surface is proposed within the outdoor storage yard area.

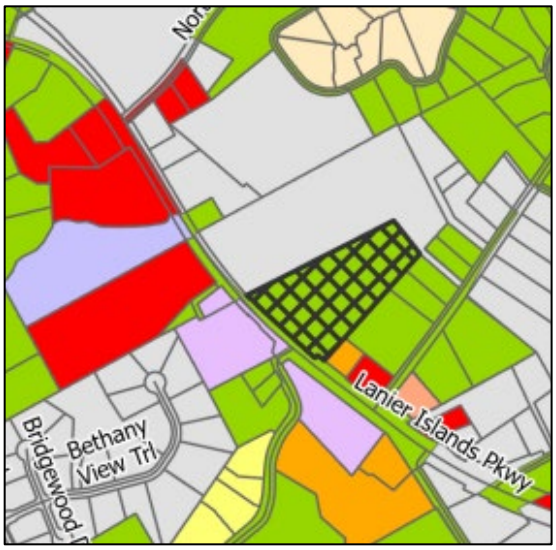
- **Section 6.2.5.C.2.e – Parking Lot Design – Location** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - Parking proposed between the building and Lanier Islands Parkway.

Summary Analysis

The applicant has submitted three concurrent requests: (A) to rezone an 8.08± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for a new office warehouse; (B) a Special Use to allow outdoor storage within the Gateway Corridor Overlay District (GCOD); and (C) a variance to the Gateway Corridor Overlay District (GCOD) standards.

According to the Hall County Tax Assessor records, the property is currently developed with a 2,152 square foot single-family residence constructed in 1967. Water service is currently provided by the City of Gainesville Department of Water Resources, and sanitary sewer services are provided by private septic.

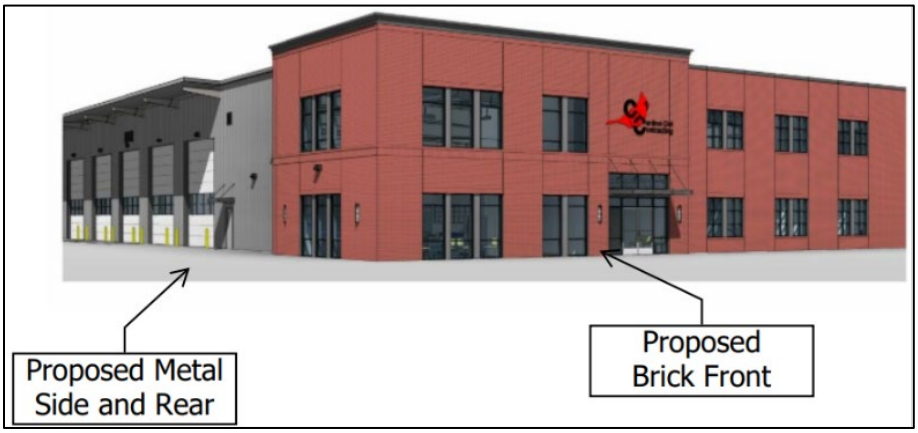
The surrounding properties are zoned and developed as outlined below:



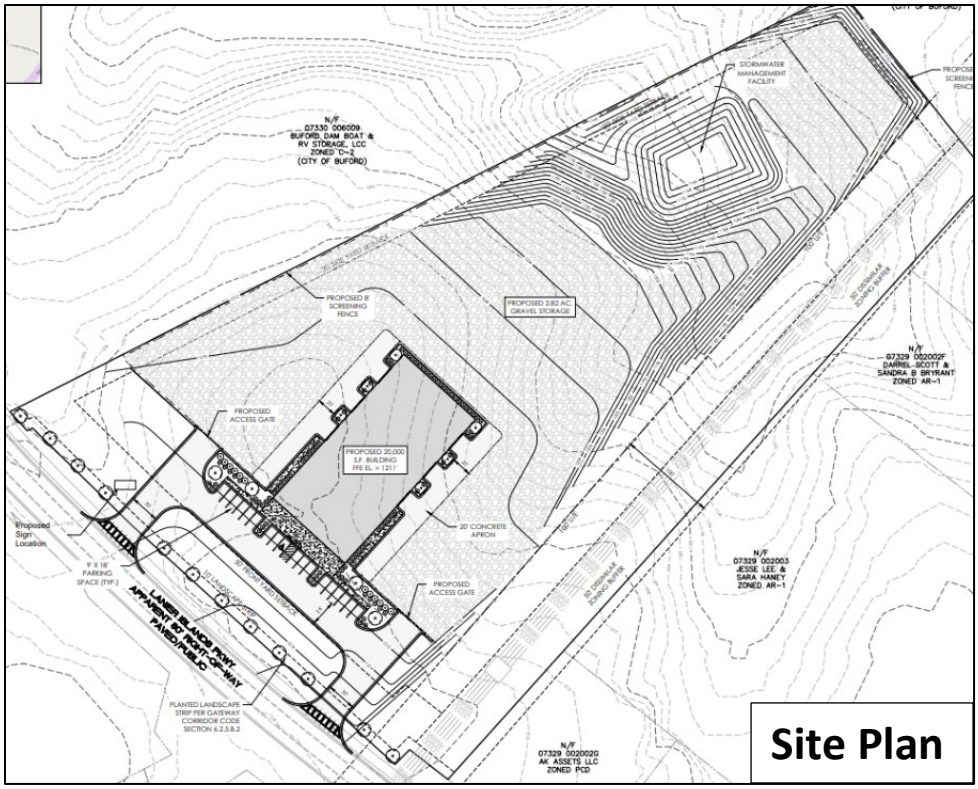
- North: City of Buford General Business (C-2): Boat Storage
- East: City of Buford General Business (C-2): Boat storage; Agricultural Residential 1 (AR-1): Single-family residences;
- South: Light Industrial (I-1): Equipment rentals; Agricultural Residential 1 (AR-1): Single-family residences; Planned Commercial Development (PCD): Boat repair
- West: Light Industrial (I-1): Equipment rentals

Per the submitted narrative, the applicant is proposing to develop the site for a contracting business. The project includes a 20,000 square-foot building with associated parking and an outdoor storage yard. Project details on the site plan identify approximately 4,000 square feet designated for office use and 16,000 square feet for warehouse operations. The business proposes operating hours of 7:00 a.m. to 6:00 p.m.

The elevations submitted by the applicant reflect the proposed appearance of the 20,000 square-foot building.



Per the submitted site plan, the site would be accessed by two driveways on Lanier Islands Parkway. The development includes a paved parking lot in front of the building, with a gravel surface extending beyond the gated entries to the storage yard. Perimeter fencing is identified as well as a 50-foot landscape buffer along the eastern property line where the site abuts residentially-zoned properties.



The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	50-foot buffer along the eastern property boundary.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the buffer width must be at least 50 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Gravel surface within the storage yard area.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Deficient
6.2.5.C.2.e – Parking Lot Design – Off-street parking	Off-street parking area is identified between the building and the street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street	Deficient

6.2.5.C.3.b – Perimeter Landscaping	Where parking lots abut public streets, a frontage landscape strip is required as provided in Section 8.1.3. The depth of such strip is 10 feet for industrial zoned property.	10-foot landscape strip provided	Complies
6.2.6.B.3 – Architectural Standards	The front elevation of the proposed building will comply with GCOD standards, while the side and rear elevations will utilize metal siding, as these façades are not visible from the public right-of-way.	Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.	Deficient
6.2.7 – Signs	Ground style sign complying with Hall County standards	Signage shall comply with GCOD standards.	Shall comply

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Business Nodes and Corridors within the South Hall character area. Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New development along these major road corridors and intersections should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

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

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be suitable in view of the use and development of adjacent and nearby properties as the surrounding area consists of a variety of development including industrial uses, warehouses and offices.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties as the buffer requirement from adjacent residential properties is being met.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Business Nodes and Corridors future land use designation in the Comprehensive Plan in that the proposed business is a consumer-facing industrial use that will serve nearby communities.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with a 2,152 square foot single-family residence constructed in 1967. The current request is to rezone the property to Light Industrial (I-1) to allow for a new office warehouse and outdoor storage area.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district unrelated to the surrounding developments and districts. Adjacent parcels across Lanier Islands Parkway are also zoned Light Industrial (I-1).**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are 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.**

(C) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The applicant has cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout and architectural standards. However, these factors reflect choices in site design and business operations rather than extraordinary or exceptional physical conditions inherent to the lot itself. The lot's size, shape, and topography do not create a hardship that necessitates the requested variance.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The applicant's justification is based on operational needs and circulation preferences. These considerations reflect choices in site design and business operations rather than demonstrating that the UDC's requirements themselves impose an unusual hardship.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not**

common to other properties in the neighborhood. The cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout and architectural standards are specific to the proposed business operations rather than conditions beyond the owner's control.

4. Such conditions are not the result of any actions of the property owner**; The cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout, and architectural standards are specific to the proposed business operations rather than conditions beyond the owner's control.**

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; **Based on the information provided, the requested variances do not demonstrate consistency with the purposes and intent of the Unified Development Code, including the standards of the Gateway Corridor Overlay District related to site design, architectural treatment, and development character. Granting relief in this case would weaken the application of these requirements and could impair the regulatory intent of the UDC.**

11.2.6.E - Submission requirements

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

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

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

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

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

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated April 29, 2026, the Hall County Environmental Health Department stated: "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan."

Georgia Department of Transportation
In an email dated April 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated: "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways."

Hall County Public Works and Utilities
In a memorandum dated April 28, 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:
Access to the proposed development is from SR 347. A GDOT access permit will be required.

Utilities:
No Comment. Property is not located in the Hall County service delivery area.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's Office provided the following comments:

1) The 20,000 SF building will require a supervised fire protection system.
2) Based off the location of the existing fire hydrants additional fire hydrant(s) may be required.

3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Hall County Business License Division

In a memorandum dated April 21, 2026, Brandi Smith, Business License Director stated: "Any future businesses will need to obtain a business license with the Hall County Business License department."

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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SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Benji Wood
110 Peachtree Industrial Boulevard
Sugar Hill, Georgia 30518

Phone Benji Wood [redacted]
Email Address bwood@algc.net

Property Owner (Name & Mailing Address)

Darrell S. Bryant
5989 Lanier Islands Parkway
Buford, Georgia 30518

Phone [redacted]
Email Address [redacted]

Proposed Use Office/ Warehouse/Storage

Contact Person (Name & Mailing Address)

Benji Wood
110 Peachtree Industrial Boulevard
Sugar Hill, Georgia 30518

Phone [redacted]
Email Address bwood@algc.net

Tax Parcel Number 07329 002001D
Location Address 5989 Lanier Islands Parkway

Status of Applicant

- ☐ Owner
- ☒ Option to Purchase
- ☐ Area Resident
- ☐ Other

Zoning: AR1 to I-1
Acreage 8.08 acres

Requested Action

Type of Request:
☐ SU ☒ CUP
Fee:$
Receipt #:
Check #:

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

Print Benji Wood Date:
Sign Date: 3/25/26

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:

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Darrell S. Bryant

Address 5989 Lanier Islands Parkway
Buford, Georgia 30518

Phone Number [redacted]

Name of applicant(s) Benji Wood

Address 110 Peachtree Industrial Boulevard
Sugar Hill, Georgia 30518

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Darrell S. Bryant

Personally appeared before me

Tonya Woods

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

Notary Public

TONYA WOODS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 26, 2029

3.17.2026
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

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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: Darrell S. Bryant **Date:** 3.17.2025

Applicant's/Owner's Name (Printed): Darrell S. Bryant

PLANNING AND ZONING DEPARTMENT
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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3/25/24

Applicant's/Owner's Name (Printed): Benji Wood/ Applicant

Letter of Intent

March 16, 2026

Hall County Planning and Development
2875 Browns Bridge Road
Gainesville, Georgia 30504

RE: Rezoning, Conditional Use, and Variance Application
5989 Lanier Islands Parkway
Tax Parcel: 07329 002001D

To whom it may concern:
Please let this letter serve as the letter of intent to rezone the property located at 5989 Lanier Islands Parkway from the existing AR1 (Agricultural) zoning designation to I-1 (Light Industrial) The proposed project is a 20,000 square foot building and associated parking and storage yard. The project will be a contracting business with operating hours from 7 am until 6 pm.

The Hall County Unified Development Code designates this location in the Gateway Corridor Overlay District, and in addition the subject property is shown as Business Corridor on the Future Land Use Map. The subject property's surrounding uses are as follows: to the east is AR-1, west and north (City of Buford Industrial) and across Lanier Islands Parkway is Light Industrial.

The following applications are requested for consideration from Hall County:

1. Rezoning from AR-1 (Agricultural) to L-1 (Light Industrial)
    - The proposed use is a contractor building with related outdoor storage.
2. Variance Requests within the Gateway Corridor Overlay District
    A. Variance to allow gravel in the storage area. Section 6.2.5.C.2.D
    - A Variance is requested to allow gravel in the storage area due to the weight of the equipment being stored.

    B. Variance to all Metal on sides and rear of building. Section 6.2.6 3.B
    - A Variance request for metal on the sides and rear of the building due to the nature of the business and the sides and rear aren't visible from the public right-of-way.

C. Variance to allow for parking between the street and building. Section 6.2.5.C.2.E

- A Variance request to allow parking directly in front of the building since there will be a security fence from the sides of the building to the rear. The fencing would prevent parking to be located in the side and rear of the building as enumerated in Section 6.2.5.C.2.E of the Hall County Unified Development Code.

3. Conditional Use to allow outdoor storage in the Gateway Corridor District
    - Due to the nature of the business, outdoor storage is needed.

The following are the proposed development standards for the proposed project:

Setbacks:
Front 50-feet
Side 20-feet
Rear 20-Feet
Density: 2,475 square feet per acre
Proposed sign: Proposed ground sign will show compliance with Sign Ordinance
Proposed Lighting: Lighting on building that will comply with standards.
Water Providers: City of Gainesville
Sewer Provider: Provided by on-site septic
Abutting Properties: Buffer provided to residentially zoned property to the east.

The proposed project is in keeping with surrounding properties that are similar in nature. We appreciate your consideration of these requests, and please do not hesitate to give me a call if you have any questions.

Sincerely,
Benji Wood



VICINITY MAP
1" = 1000'

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±8.08 AC.
   (PARCEL ID # 07329 002001D)
2. CURRENT ZONING: AR-1
   PROPOSED ZONING: I-1
3. PROPOSED SETBACKS I-1:
   FRONT SETBACK = 50 FEET
   SIDE SETBACK = 20 FEET
   REAR SETBACK = 20 FEET
4. PROPOSED BUILDING SIZE (LIGHT INDUSTRIAL) = 20,000 SQFT
5. PARKING SUMMARY:
   OFFICE = 3 SPACES PER 1,000 SQFT = $(3*\frac{4000}{1000})$ = 12 SPACES
   LIGHT INDUSTRIAL/MANUFACTURING = 1.5 SPACES PER 5,000 SQFT = $(1.5*\frac{16000}{5000})$ = 5 SPACES
   TOTAL SPACES REQUIRED = 17 SPACES
   TOTAL SPACES PROVIDED = 17 SPACES
6. THIS PROPERTY LIES WITHIN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
7. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

GRADING SUMMARY

NEAT CUT VOLUME: 31,772 C.Y.

NEAT FILL VOLUME: 26,884 C.Y.

ADJUSTED NET VOLUME: 487 C.Y (FILL)

N/F
07330 006009
BUFORD DAM BOAT &
RV STORAGE, LCC
ZONED C-2
(CITY OF BUFORD)

N/F
07330 006009
BUFORD DAM BOAT &
RV STORAGE, LCC
ZONED C-2
(CITY OF BUFORD)

STORMWATER MANAGEMENT FACILITY

20' SIDE YARD SETBACK

20' REAR YARD SETBACK

PROPOSED 8' SCREENING FENCE

100' U/E

50' DISSIMILAR ZONING BUFFER

N/F
07329 002002D
HUU DUY PHAN
ZONED AR-1

N/F
07329 002002F
DARREL SCOTT &
SANDRA B BRYRANT
ZONED AR-1

N/F
07329 002003
JESSE LEE &
SARA HANEY
ZONED AR-1

N/F
07329 002002G
AK ASSETS LLC
ZONED PCD

20' SIDE YARD SETBACK

PROPOSED 8' SCREENING FENCE

PROPOSED 2.82 AC. GRAVEL STORAGE

PROPOSED ACCESS GATE

PROPOSED 20,000 S.F. BUILDING FFE EL. = 1211'

20' CONCRETE APRON

PROPOSED ACCESS GATE

9' X 18' PARKING SPACE (TYP.)

50' FRONTYARD SETBACK

10' LANDSCAPE STRIP

LANIER ISLANDS PKWY
APPARENT 80' RIGHT-OF-WAY
PAVED/PUBLIC

PLANTED LANDSCAPE STRIP PER GATEWAY CORRIDOR CODE SECTION 6.2.5.B.2

ZONING EXHIBIT

5989 LANIER ISLANDS PKWY

HALL COUNTY, GA

PREPARED FOR:

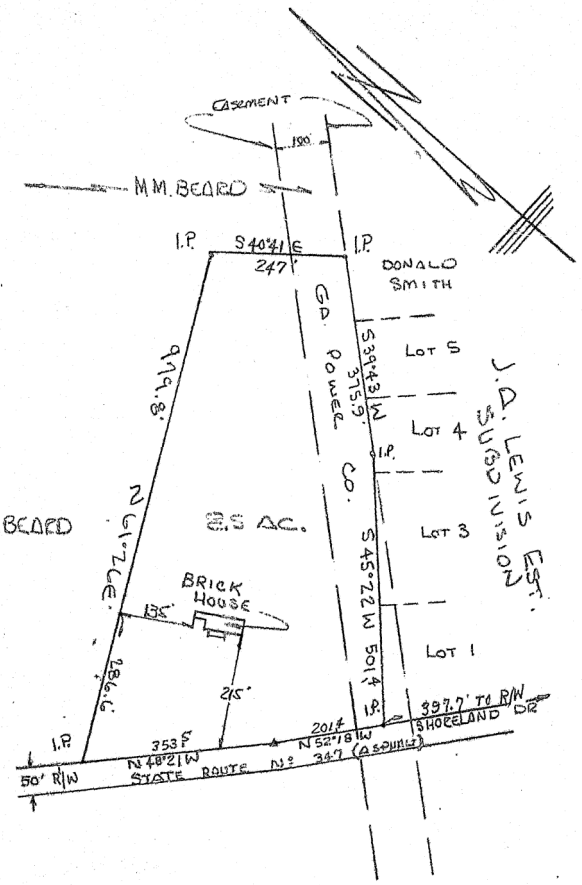
105 PIB GROUP, LLC.

PREPARED BY:

THOMAS & HUTTON
5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770.271.2868
www.thomasandhutton.com

50 0 25 50
1 INCH = 50 FEET

JOB NO: J-33800.0000	DATE: 4/20/2026
DRAWN: SWH	SCALE: 1" = 50'
REVIEWED: RJP	SHEET: C1.1



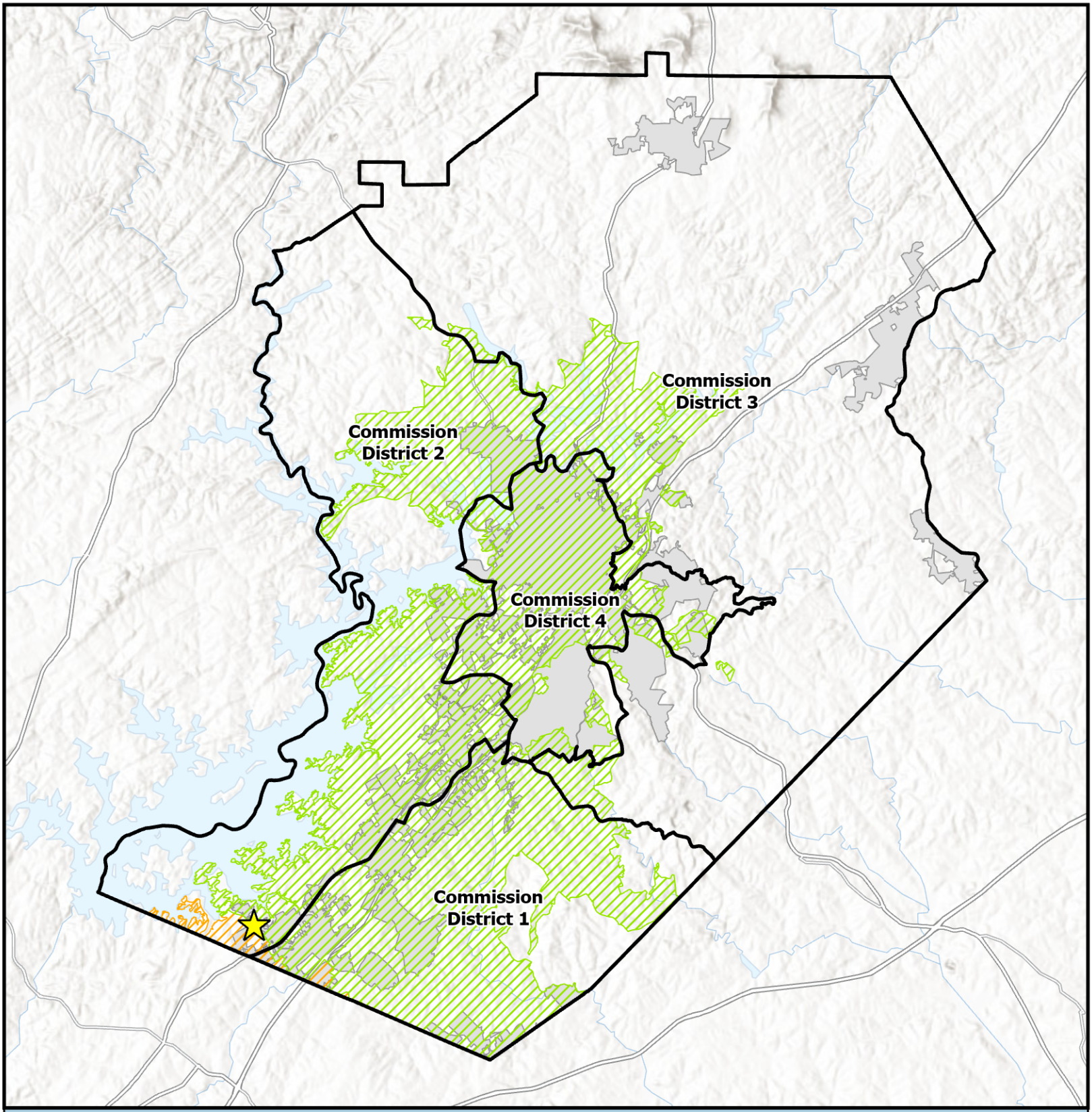
GEORGIA REGISTERED No. 1122 PROFESSIONAL LAND SURVEYOR HENRY GRADY JARRARD

PROPERTY OF LARRY L. & SANDRA B. BRYANT
LOCATED IN L.L. 329 7TH DISTRICT
HALL COUNTY GEORGIA
SCALE: 1" = 200

6-27-66

Recorded July 6-1966

N Grady Watson
clerk



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District: 2

HALL COUNTY
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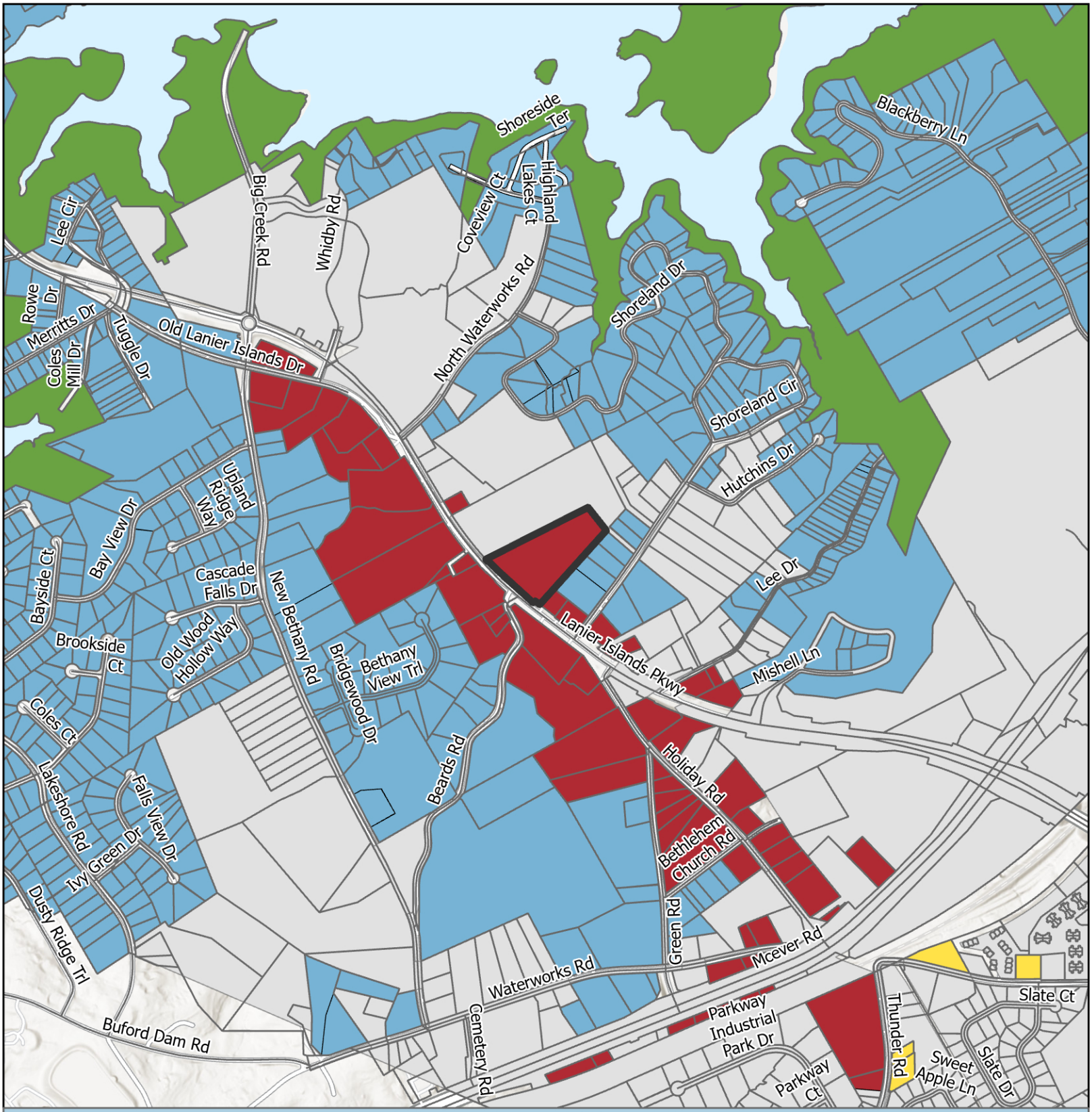
Date Prepared: 4/24/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Lakeside Residential
- Suburban Neighborhood, Low-Density

Applicant: Benji Wood
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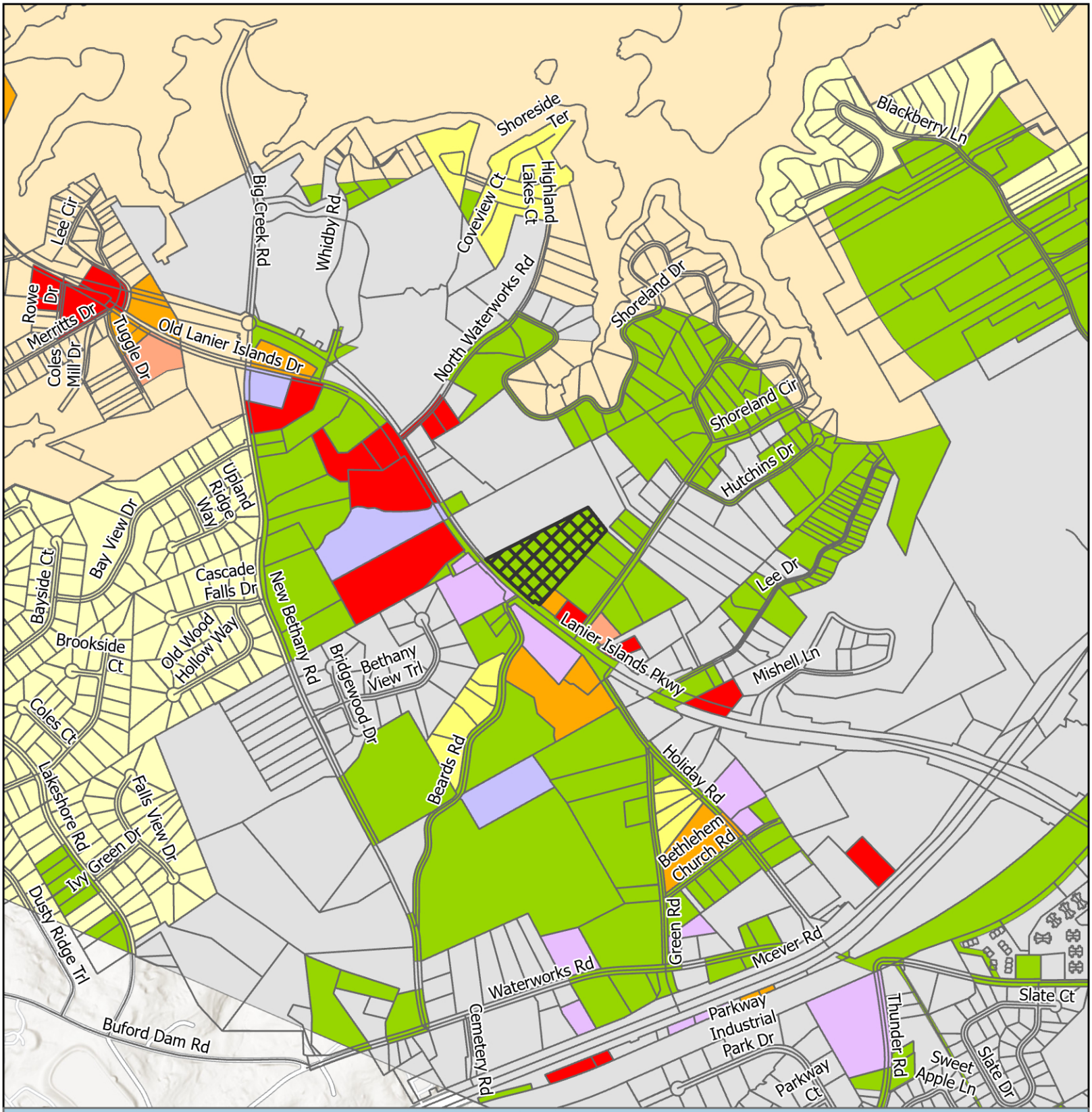

Zoning Map

Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- PCD
- PID
- PRD
- R-1
- S-S
- V-C

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
GEORGIA
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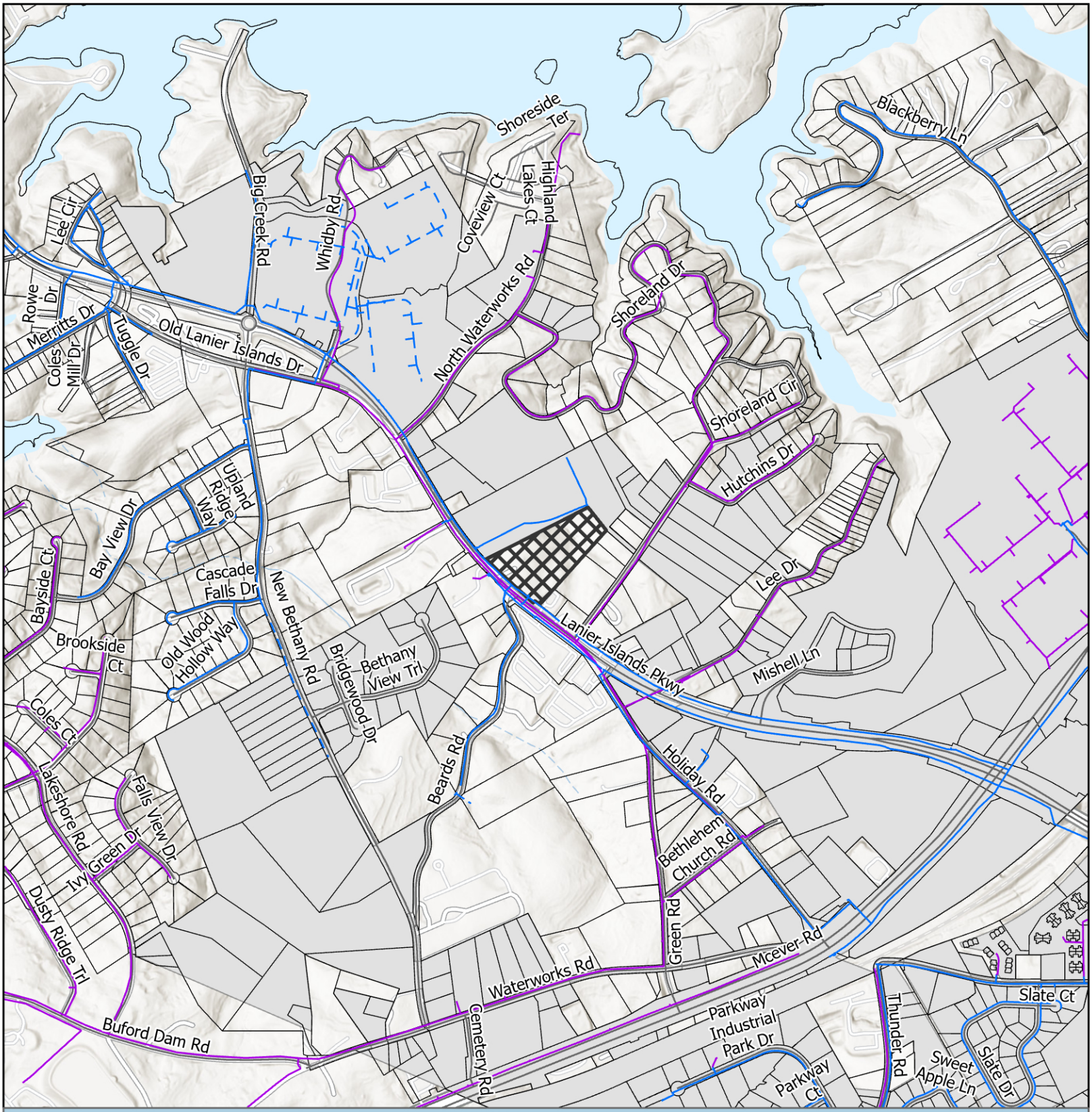
Date Prepared: 4/24/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
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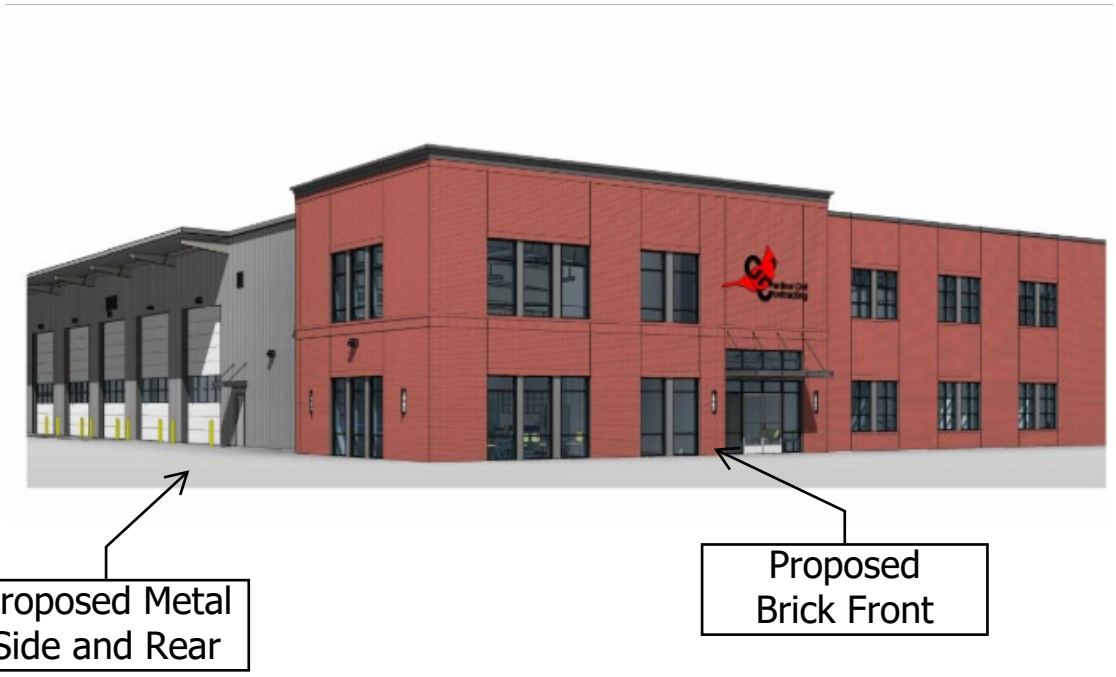
Date Prepared: 4/27/2026

Proposed Rendering
5989 Lanier Islands Parkway



000775

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 6 day of October
20 10 at 11:20 Am. Recorded in Deed
Book 6751 Page(s) 775-776
Charles Baker, Clerk By JN

018248

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 10-06-10
Charles Baker
Superior Court Clerk
By JN
PT61 069- 2010-006424

AFTER RECORDING
RETURN TO:
DEBRA K. GREESON
ATTORNEY AT LAW
503 S. HILL STREET
BUFORD, GA 30518

*DOCUMENT PREPARATION ONLY

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 30 day of September, 2010, between, **SANDRA BEARD BRYANT**, as party or parties of the first part, hereinafter called Grantee, **SANDRA BEARD BRYANT and DARRELL SCOTT BRYANT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of **LOVE AND AFFECTION** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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

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

Signed, sealed and delivered in the
Presence of:

Ashley Jones
(Unofficial witness)

Notary Public

Sandra B. Bryant
SANDRA BEARD BRYANT

DEBRA K. GREESON NOTARY PUBLIC COM. EXP. EXP 03-27-2011 HALL COUNTY, GEORGIA

000776

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 329, 7TH DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 8.5 ACRES AS SHOWN ON SURVEY PREPARED BY HENRY GRADY JARRARD, REGISTERED SURVEYOR, FOR LARRY L. AND SANDRA B. BRYANT, DATED JUNE 27, 1966, RECORDED IN PLAT BOOK 36, PAGE 119, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE; AND

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 329, 7TH DISTRICT, HALL COUNTY, GEORGIA, LOT 5 AS SHOWN ON SURVEY PREPARED BY HENRY GRADY JARRARD, REGISTERED SURVEYOR, FOR THE J. A. LEWIS ESTATE SUBDIVISION, DATED MARCH 14, 1966, RECORDED IN PLAT BOOK 35, PAGE 112, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

L E G A L D E S C R I P T I O N
Boundary

All that tract of parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia, and being more particularly described as follows:

To Find the TRUE POINT OF BEGINNING, begin at the northwesterly right-of-way of Shoreland Drive (80' R/W) and the northeasterly right-of-way of Lanier Island Parkway (R/W varies); THENCE following the right-of-way of Lanier Islands Parkway in a northwesterly direction a distance of 397.70 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE continuing on said right-of-way North 52 degrees 18 minutes West a distance of 201.40 feet to a point;
THENCE North 48 degrees 21 minutes West a distance of 353.50 feet to a point;
THENCE leaving said right-of-way North 61 degrees 26 minutes East a distance of 979.80 feet to a point;
THENCE South 40 degrees 41 minutes East a distance of 247.00 feet to a point;
THENCE South 39 degrees 43 minutes West a distance of 375.90 feet to a point;
THENCE South 45 degrees 22 minutes West a distance of 501.40 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above-described tract contains 8.57 Acres (373,448 SF)

CITY OF
GAINESVILLE

WATER RESOURCES

May 08, 2026

Thomas and Hutton
Attn: Tonya Woods
5074 Bristol Industrial Way, Suite A
Buford, GA 30518

Re: Water Availability
Proposed Office-Warehouse
5989 Lanier Islands Parkway
PIN: 07329 002001D

Dear Tonya,

The purpose of this letter is to confirm the availability of water service to the above-referenced property.

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Lanier Islands Parkway along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed office-warehouse development.

Confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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

HALL COUNTY
GEORGIA
We have it all in Hall!

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN April 30, 2026 AND NO LATER THAN May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 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, Tonya Wood (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** 5.5.2026 (Date) **for** Benji Wood (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: BENJI WOOD
REQUEST: REZONE FROM AR-1 TO I-1 FOR OFFICE WAREHOUSE; VARIANCE FROM GCOD STANDARDS; SPECIAL USE FOR OUTDOOR STORAGE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NO E
APPLICANT: BENJI WOOD
REQUEST: REZONE FROM AR-1 TO I-1 F
WAREHOUSE, VARIANCE FROM GOOD STANDARDS, SPECIAL
USE FOR OUTDOOR STORAGE
Date: N/A
Time: N/A
Date: MAY 21, 2026
Time: 6:00 p.m.
FOR MORE INFORMATION CALL

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 270/2026

SUBJECT: **5989 Lanier Islands Parkway | Variance to Section 6.2 |** GCOD standards | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Drive | Zoned AR-1; Tax Parcel 07329 002001D **| Proposed Use: Office warehouse |** Commission District 2 **| Benji Wood, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends denial, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

5989 Lanier Islands Parkway | Variance to Section 6.2 | GCOD standards | on a 8.08± acre tract located on the northeast side of Lanier Islands Parkway at its intersection with Beards Drive | Zoned AR-1; Tax Parcel 07329 002001D | **Proposed Use: Office warehouse** | Commission District 2 | **Benji Wood, 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
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Rendering
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Benji Wood
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) (B) **Special Use** | Outdoor storage within GCOD (C) **Variance** | GCOD standards
Proposed Use	(A) Office warehouse (B) Outdoor storage (C) Office warehouse
Size	8.08± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) **Proposed:** Light Industrial (I-1)
Location	**5989 Lanier Islands Parkway |** Tax Parcel 07329 002001D
Commission District	Two
Commission Date	May 28, 2026
Staff Recommendation	(A) **Approval, with conditions,** as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan. (B) **Approval**, **with conditions,** as the proposed use is consistent with the "Business Nodes and Corridors" future land use classification within the Comprehensive Plan. (C) **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0013 (B) HZCU26-0014 (C) HVAR26-0017

(A) & (B) Staff recommends <u>APPROVAL</u> of the applicant's requests with the following conditions:

1. The property shall be developed in accordance with the site plan dated April 20, 2026, and as described in the project narrative dated March 16, 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.

(C) Staff recommends DENIAL of the applicant's request.

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

- **Section 6.2.5.C.2.d – Parking Lot Design – Surface** – All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
  - Gravel surface is proposed within the outdoor storage yard area.

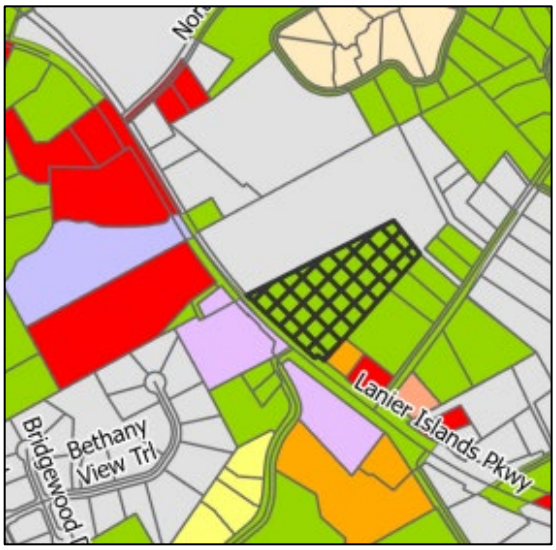
- **Section 6.2.5.C.2.e – Parking Lot Design – Location** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - Parking proposed between the building and Lanier Islands Parkway.

Summary Analysis

The applicant has submitted three concurrent requests: (A) to rezone an 8.08± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for a new office warehouse; (B) a Special Use to allow outdoor storage within the Gateway Corridor Overlay District (GCOD); and (C) a variance to the Gateway Corridor Overlay District (GCOD) standards.

According to the Hall County Tax Assessor records, the property is currently developed with a 2,152 square foot single-family residence constructed in 1967. Water service is currently provided by the City of Gainesville Department of Water Resources, and sanitary sewer services are provided by private septic.

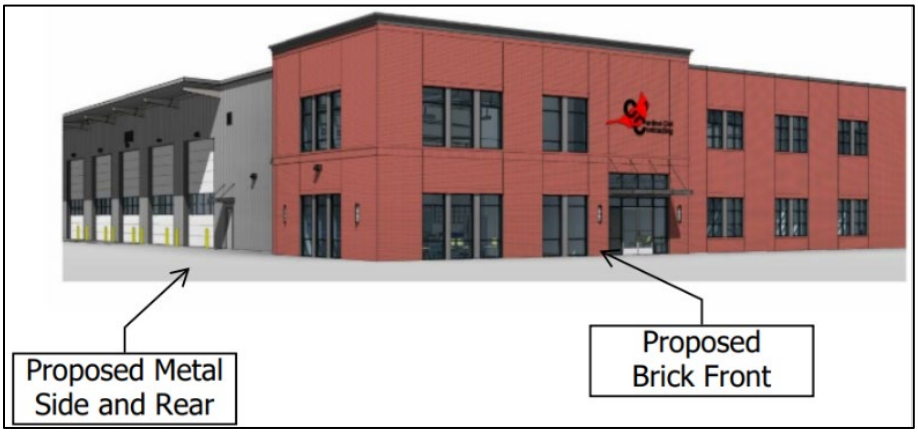
The surrounding properties are zoned and developed as outlined below:



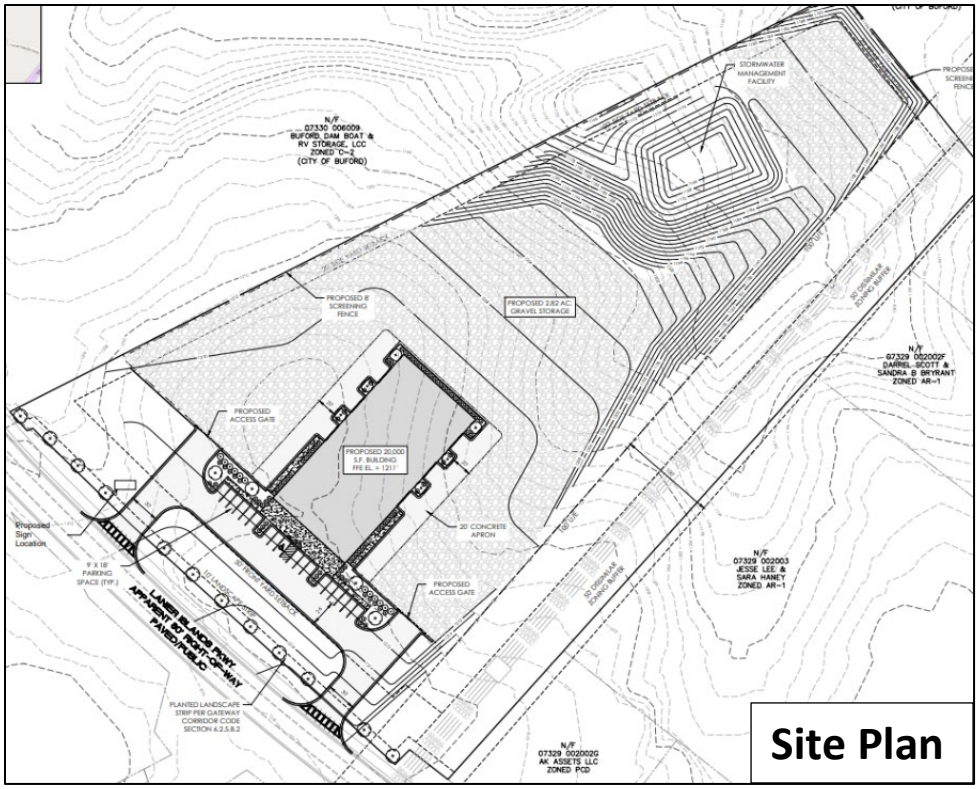
- North: City of Buford General Business (C-2): Boat Storage
- East: City of Buford General Business (C-2): Boat storage; Agricultural Residential 1 (AR-1): Single-family residences;
- South: Light Industrial (I-1): Equipment rentals; Agricultural Residential 1 (AR-1): Single-family residences; Planned Commercial Development (PCD): Boat repair
- West: Light Industrial (I-1): Equipment rentals

Per the submitted narrative, the applicant is proposing to develop the site for a contracting business. The project includes a 20,000 square-foot building with associated parking and an outdoor storage yard. Project details on the site plan identify approximately 4,000 square feet designated for office use and 16,000 square feet for warehouse operations. The business proposes operating hours of 7:00 a.m. to 6:00 p.m.

The elevations submitted by the applicant reflect the proposed appearance of the 20,000 square-foot building.



Per the submitted site plan, the site would be accessed by two driveways on Lanier Islands Parkway. The development includes a paved parking lot in front of the building, with a gravel surface extending beyond the gated entries to the storage yard. Perimeter fencing is identified as well as a 50-foot landscape buffer along the eastern property line where the site abuts residentially-zoned properties.



The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	50-foot buffer along the eastern property boundary.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the buffer width must be at least 50 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Gravel surface within the storage yard area.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Deficient
6.2.5.C.2.e – Parking Lot Design – Off-street parking	Off-street parking area is identified between the building and the street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street	Deficient

6.2.5.C.3.b – Perimeter Landscaping	Where parking lots abut public streets, a frontage landscape strip is required as provided in Section 8.1.3. The depth of such strip is 10 feet for industrial zoned property.	10-foot landscape strip provided	Complies
6.2.6.B.3 – Architectural Standards	The front elevation of the proposed building will comply with GCOD standards, while the side and rear elevations will utilize metal siding, as these façades are not visible from the public right-of-way.	Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.	Deficient
6.2.7 – Signs	Ground style sign complying with Hall County standards	Signage shall comply with GCOD standards.	Shall comply

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Business Nodes and Corridors within the South Hall character area. Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New development along these major road corridors and intersections should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

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

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be suitable in view of the use and development of adjacent and nearby properties as the surrounding area consists of a variety of development including industrial uses, warehouses and offices.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties as the buffer requirement from adjacent residential properties is being met.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Business Nodes and Corridors future land use designation in the Comprehensive Plan in that the proposed business is a consumer-facing industrial use that will serve nearby communities.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with a 2,152 square foot single-family residence constructed in 1967. The current request is to rezone the property to Light Industrial (I-1) to allow for a new office warehouse and outdoor storage area.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district unrelated to the surrounding developments and districts. Adjacent parcels across Lanier Islands Parkway are also zoned Light Industrial (I-1).**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are 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.**

(C) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The applicant has cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout and architectural standards. However, these factors reflect choices in site design and business operations rather than extraordinary or exceptional physical conditions inherent to the lot itself. The lot's size, shape, and topography do not create a hardship that necessitates the requested variance.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The applicant's justification is based on operational needs and circulation preferences. These considerations reflect choices in site design and business operations rather than demonstrating that the UDC's requirements themselves impose an unusual hardship.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not**

common to other properties in the neighborhood. The cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout and architectural standards are specific to the proposed business operations rather than conditions beyond the owner's control.

4. Such conditions are not the result of any actions of the property owner**; The cited operational needs and circulation preferences related to equipment maneuvering, gravel surfacing, parking layout, and architectural standards are specific to the proposed business operations rather than conditions beyond the owner's control.**

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; **Based on the information provided, the requested variances do not demonstrate consistency with the purposes and intent of the Unified Development Code, including the standards of the Gateway Corridor Overlay District related to site design, architectural treatment, and development character. Granting relief in this case would weaken the application of these requirements and could impair the regulatory intent of the UDC.**

11.2.6.E - Submission requirements

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

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

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

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

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

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated April 29, 2026, the Hall County Environmental Health Department stated: "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan."

Georgia Department of Transportation
In an email dated April 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated: "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways."

Hall County Public Works and Utilities
In a memorandum dated April 28, 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:
Access to the proposed development is from SR 347. A GDOT access permit will be required.

Utilities:
No Comment. Property is not located in the Hall County service delivery area.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's Office provided the following comments:

1) The 20,000 SF building will require a supervised fire protection system.
2) Based off the location of the existing fire hydrants additional fire hydrant(s) may be required.

3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Hall County Business License Division

In a memorandum dated April 21, 2026, Brandi Smith, Business License Director stated: "Any future businesses will need to obtain a business license with the Hall County Business License department."

PLANNING AND ZONING DEPARTMENT
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t: 770-531-6809 I f: 770-531-3902

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)
Benji Wood
110 Peachtree Industrial Boulevard
Sugar Hill, Georgia 30518

Phone Benji Wood/[redacted]
Email Address bwood@algc.net

Property Owner (Name and Mailing Address)
Darrell S. Bryant
5989 Lanier Islands Parkway
Buford, Georgia 30518

Phone [redacted]
Email Address [redacted]

Location of Property 5989 Lanier Islands Parkway
Present Zoning AR 1 Existing Structures Single Family House

Type of Appeal:

_____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
_____ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
x(3) Other: To allow gravel storage area in Overlay District/ Section 6.2.5.C.2.D Metal on sides and rear of building/6.2.6 3.b	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Allow parking between street and building/6.2.5.C.2.E

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

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

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

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

Print Benji Wood Date _____
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: _____

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Darrell S. Bryant

Address 5989 Lanier Islands Parkway
Buford, Georgia 30518

Phone Number [redacted]

Name of applicant(s) Benji Wood

Address 110 Peachtree Industrial Boulevard
Sugar Hill, Georgia 30518

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Darrell S. Bryant

Personally appeared before me

Tonya Woods

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

Notary Public

TONYA WOODS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 26, 2029

3.17.2026
Date

PLANNING AND ZONING DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Darrell S. Bryant **Date:** 3.17.2025

Applicant's/Owner's Name (Printed): Darrell S. Bryant

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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:** 3/25/24

Applicant's/Owner's Name (Printed): Benji Wood/ Applicant

Letter of Intent

March 16, 2026

Hall County Planning and Development
2875 Browns Bridge Road
Gainesville, Georgia 30504

RE: Rezoning, Conditional Use, and Variance Application
5989 Lanier Islands Parkway
Tax Parcel: 07329 002001D

To whom it may concern:
Please let this letter serve as the letter of intent to rezone the property located at 5989 Lanier Islands Parkway from the existing AR1 (Agricultural) zoning designation to I-1 (Light Industrial) The proposed project is a 20,000 square foot building and associated parking and storage yard. The project will be a contracting business with operating hours from 7 am until 6 pm.

The Hall County Unified Development Code designates this location in the Gateway Corridor Overlay District, and in addition the subject property is shown as Business Corridor on the Future Land Use Map. The subject property's surrounding uses are as follows: to the east is AR-1, west and north (City of Buford Industrial) and across Lanier Islands Parkway is Light Industrial.

The following applications are requested for consideration from Hall County:

1. Rezoning from AR-1 (Agricultural) to L-1 (Light Industrial)
    - The proposed use is a contractor building with related outdoor storage.
2. Variance Requests within the Gateway Corridor Overlay District
    A. Variance to allow gravel in the storage area. Section 6.2.5.C.2.D
    - A Variance is requested to allow gravel in the storage area due to the weight of the equipment being stored.

    B. Variance to all Metal on sides and rear of building. Section 6.2.6 3.B
    - A Variance request for metal on the sides and rear of the building due to the nature of the business and the sides and rear aren't visible from the public right-of-way.

C. Variance to allow for parking between the street and building. Section 6.2.5.C.2.E

- A Variance request to allow parking directly in front of the building since there will be a security fence from the sides of the building to the rear. The fencing would prevent parking to be located in the side and rear of the building as enumerated in Section 6.2.5.C.2.E of the Hall County Unified Development Code.

3. Conditional Use to allow outdoor storage in the Gateway Corridor District
    - Due to the nature of the business, outdoor storage is needed.

The following are the proposed development standards for the proposed project:

Setbacks:
Front 50-feet
Side 20-feet
Rear 20-Feet
Density: 2,475 square feet per acre
Proposed sign: Proposed ground sign will show compliance with Sign Ordinance
Proposed Lighting: Lighting on building that will comply with standards.
Water Providers: City of Gainesville
Sewer Provider: Provided by on-site septic
Abutting Properties: Buffer provided to residentially zoned property to the east.

The proposed project is in keeping with surrounding properties that are similar in nature. We appreciate your consideration of these requests, and please do not hesitate to give me a call if you have any questions.

Sincerely,
Benji Wood

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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).

Due to the property containing environmental features, buffers, and a power easement the shape and topography affect the conditions of the property.

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

Due to the nature of the items being stored at the project, a paved storage area would be prone to degradation and wear due to the weight of the equipment. Parking is needed in the front, since fencing will be in the side and rear. Metal building is requested due to the contracting business and equipment.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

There are several businesses in the immediate vicinity and across the street that have outdoor storage with gravel. Most of the businesses around the subject property are metal, and parking is located in the front yards.

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

The conditions are the result of the property owner.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

If gravel storage is allowed it would not cause detriment to the public good or impair the purposes of the resolution. Metal on the sides and rear of the proposed building and parking in the front would not cause detriment to the public or intent of the resolution.

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

Applicant Benji Wood **Date** 3/25/26



VICINITY MAP
1" = 1000'

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±8.08 AC.
   (PARCEL ID # 07329 002001D)
2. CURRENT ZONING: AR-1
   PROPOSED ZONING: I-1
3. PROPOSED SETBACKS I-1:
   FRONT SETBACK = 50 FEET
   SIDE SETBACK = 20 FEET
   REAR SETBACK = 20 FEET
4. PROPOSED BUILDING SIZE (LIGHT INDUSTRIAL) = 20,000 SQFT
5. PARKING SUMMARY:
   OFFICE = 3 SPACES PER 1,000 SQFT = $(3*\frac{4000}{1000})$ = 12 SPACES
   LIGHT INDUSTRIAL/MANUFACTURING = 1.5 SPACES PER 5,000 SQFT = $(1.5*\frac{16000}{5000})$ = 5 SPACES
   TOTAL SPACES REQUIRED = 17 SPACES
   TOTAL SPACES PROVIDED = 17 SPACES
6. THIS PROPERTY LIES WITHIN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
7. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

GRADING SUMMARY

NEAT CUT VOLUME: 31,772 C.Y.

NEAT FILL VOLUME: 26,884 C.Y.

ADJUSTED NET VOLUME: 487 C.Y (FILL)

N/F
07330 006009
BUFORD DAM BOAT &
RV STORAGE, LCC
ZONED C-2
(CITY OF BUFORD)

N/F
07330 006009
BUFORD DAM BOAT &
RV STORAGE, LCC
ZONED C-2
(CITY OF BUFORD)

STORMWATER MANAGEMENT FACILITY

20' SIDE YARD SETBACK

20' REAR YARD SETBACK

PROPOSED 8' SCREENING FENCE

100' U/E

50' DISSIMILAR ZONING BUFFER

N/F
07329 002002D
HUU DUY PHAN
ZONED AR-1

N/F
07329 002002F
DARREL SCOTT &
SANDRA B BRYRANT
ZONED AR-1

N/F
07329 002003
JESSE LEE &
SARA HANEY
ZONED AR-1

N/F
07329 002002G
AK ASSETS LLC
ZONED PCD

20' SIDE YARD SETBACK

PROPOSED 8' SCREENING FENCE

PROPOSED 2.82 AC. GRAVEL STORAGE

PROPOSED ACCESS GATE

PROPOSED 20,000 S.F. BUILDING FFE EL. = 1211'

20' CONCRETE APRON

PROPOSED ACCESS GATE

9' X 18' PARKING SPACE (TYP.)

50' FRONTYARD SETBACK

10' LANDSCAPE STRIP

LANIER ISLANDS PKWY
APPARENT 80' RIGHT-OF-WAY
PAVED/PUBLIC

PLANTED LANDSCAPE STRIP PER GATEWAY CORRIDOR CODE SECTION 6.2.5.B.2

ZONING EXHIBIT

5989 LANIER ISLANDS PKWY

HALL COUNTY, GA

PREPARED FOR:

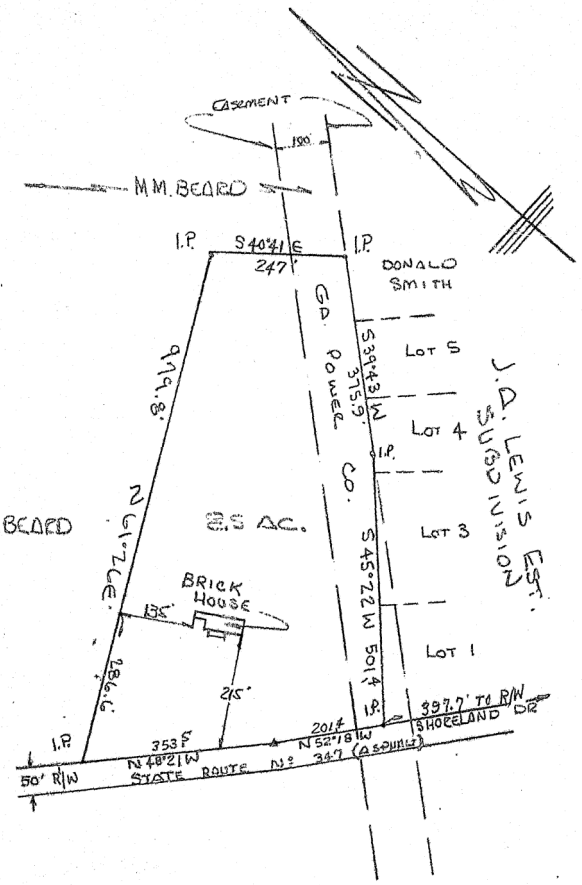
105 PIB GROUP, LLC.

PREPARED BY:

THOMAS & HUTTON
5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770.271.2868
www.thomasandhutton.com

50 0 25 50
1 INCH = 50 FEET

JOB NO: J-33800.0000	DATE: 4/20/2026
DRAWN: SWH	SCALE: 1" = 50'
REVIEWED: RJP	SHEET: C1.1



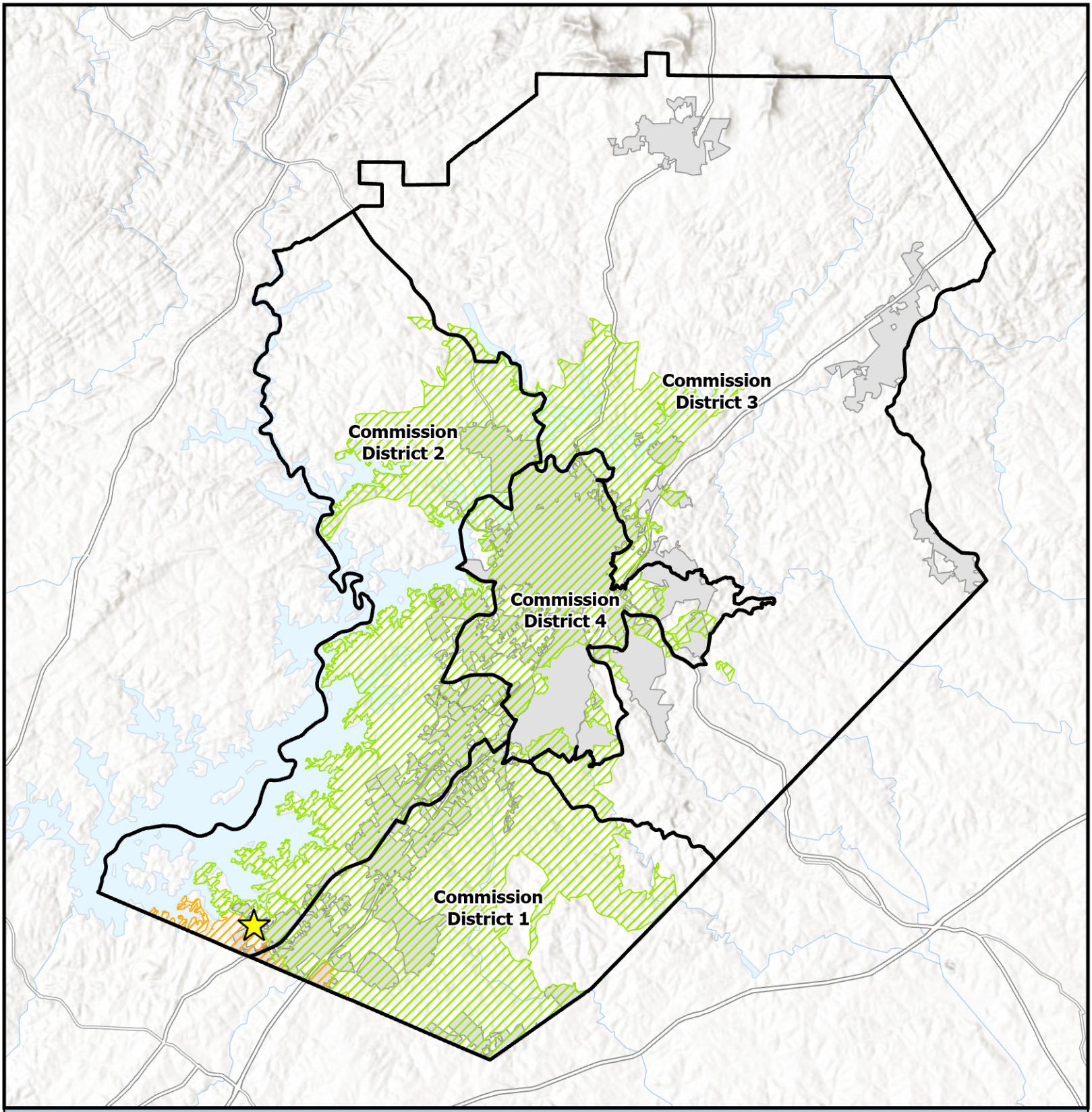
GEORGIA REGISTERED No. 1122 PROFESSIONAL LAND SURVEYOR HENRY GRADY JARRARD

PROPERTY OF LARRY L. & SANDRA B. BRYANT
LOCATED IN L.L. 329 7TH DISTRICT
HALL COUNTY GEORGIA
SCALE: 1" = 200

6-27-66

Recorded July 6-1966

N Grady Watson
clerk



Overview Map

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

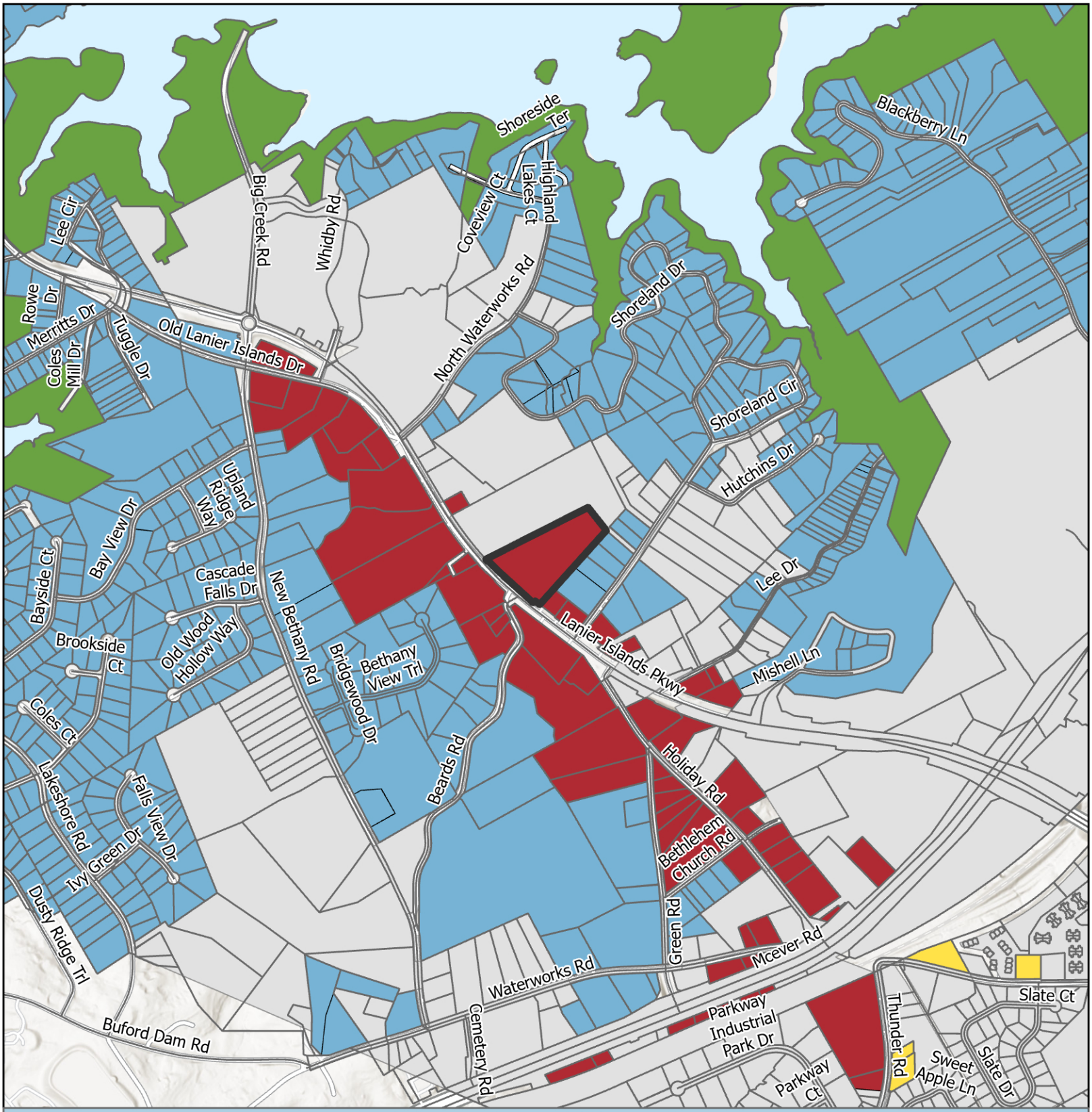
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Lakeside Residential
- Suburban Neighborhood, Low-Density

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District: 2

HALL COUNTY
GEORGIA
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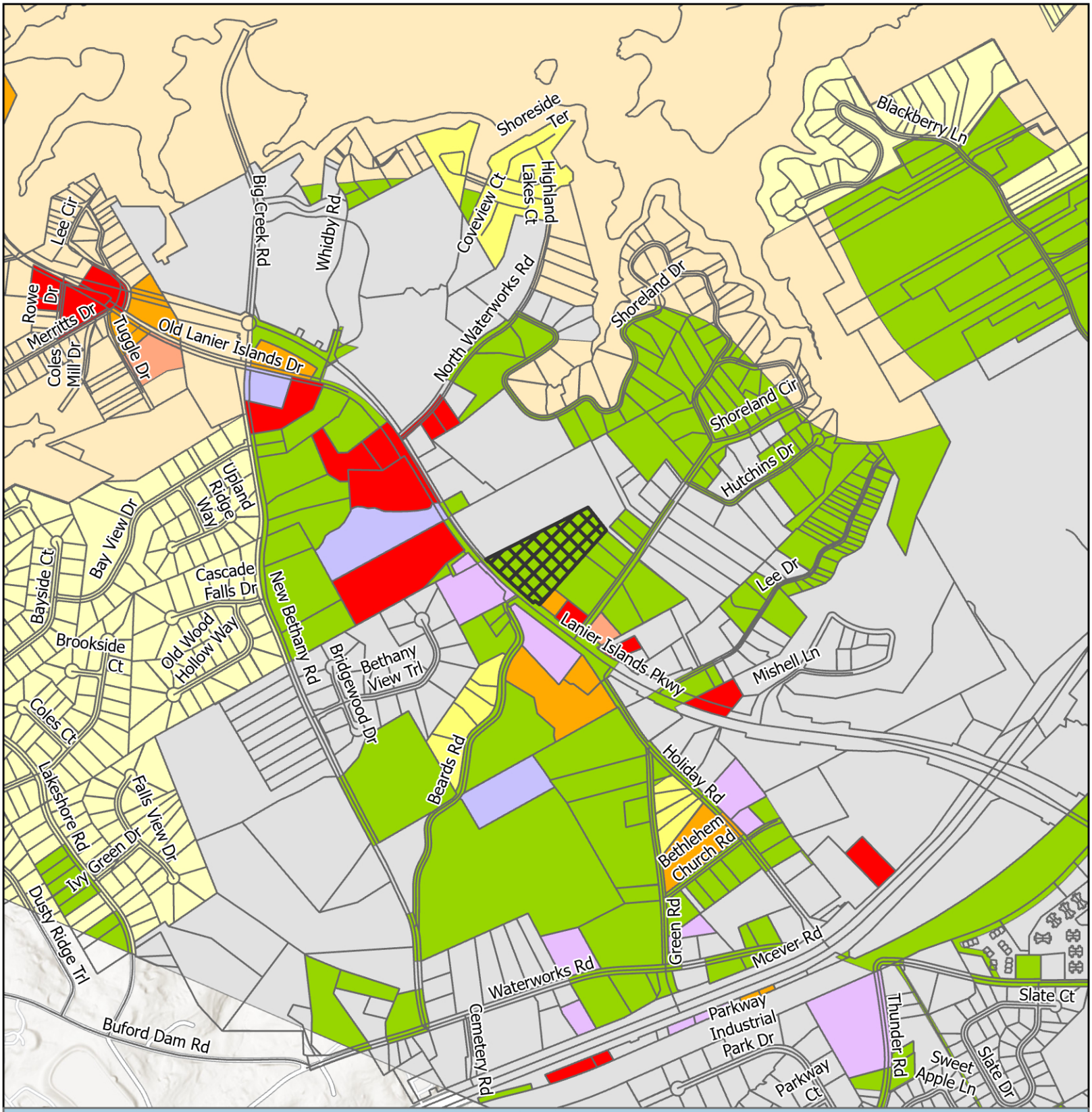
Date Prepared: 4/24/2026



Zoning Map

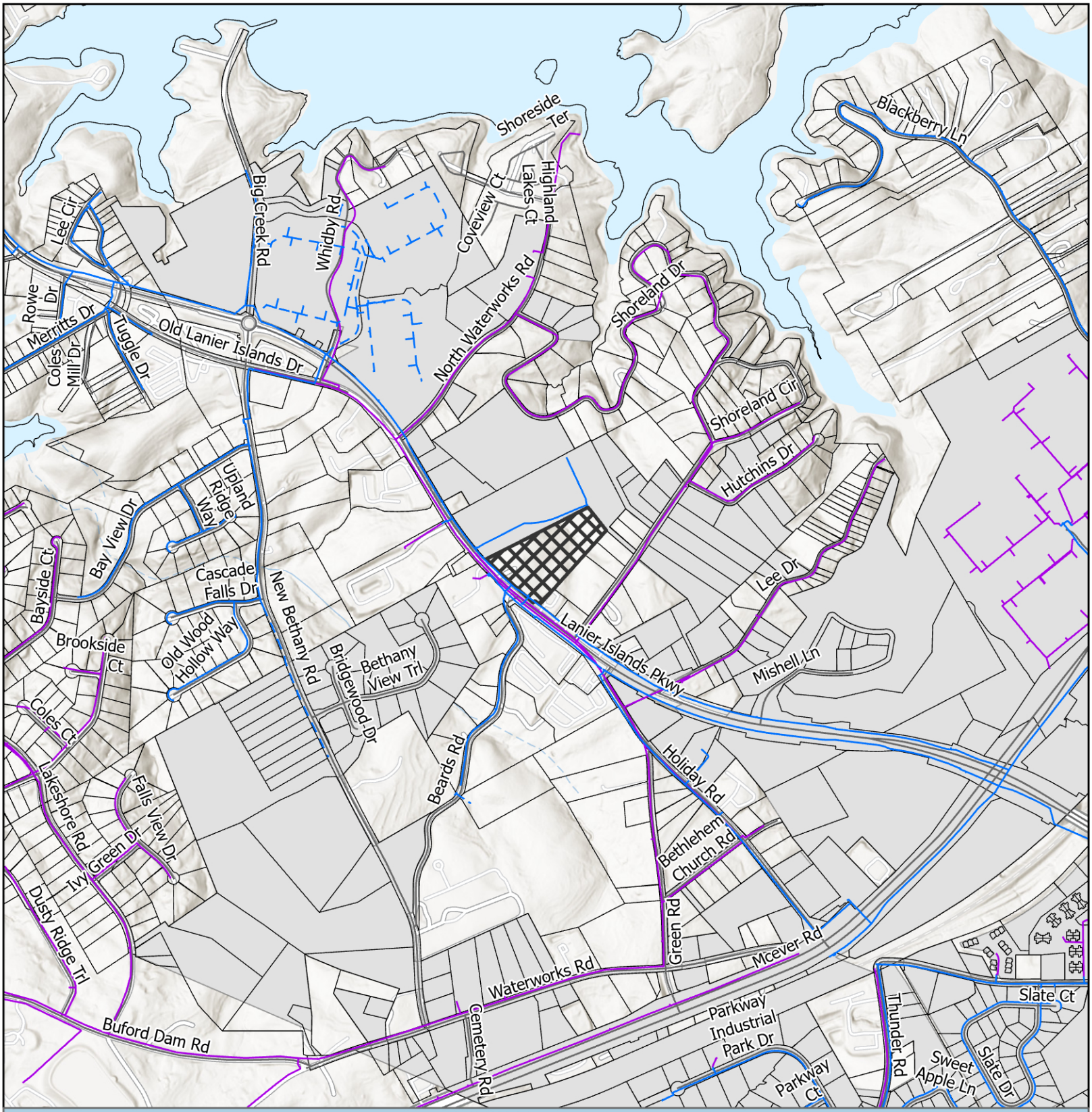
Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- PCD
- PID
- PRD
- R-1
- S-S
- V-C

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area

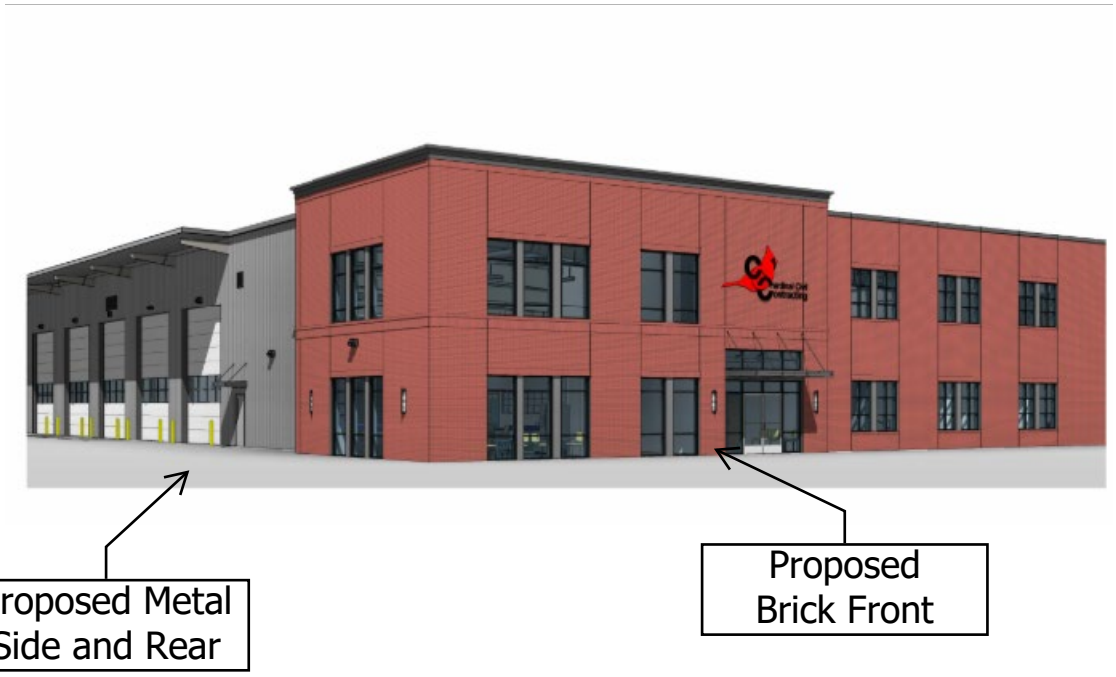
parcel

Applicant: Benji Wood
Tax Parcel #: 07329 002001D
Location: 5989 Lanier Islands Parkway
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026

Proposed Rendering
5989 Lanier Islands Parkway



000775

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 6 day of October
20 10 at 11:20 Am. Recorded in Deed
Book 6751 Page(s) 775-776
Charles Baker, Clerk By JN

018248

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 10-06-10
Charles Baker
Superior Court Clerk
By JN
PT61 069- 2010-006424

AFTER RECORDING
RETURN TO:
DEBRA K. GREESON
ATTORNEY AT LAW
503 S. HILL STREET
BUFORD, GA 30518

*DOCUMENT PREPARATION ONLY

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 30 day of September, 2010, between, **SANDRA BEARD BRYANT**, as party or parties of the first part, hereinafter called Grantee, **SANDRA BEARD BRYANT and DARRELL SCOTT BRYANT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of **LOVE AND AFFECTION** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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

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

Signed, sealed and delivered in the
Presence of:

Ashley Jones
(Unofficial witness)

Notary Public

Sandra B. Bryant
SANDRA BEARD BRYANT

DEBRA K. GREESON NOTARY PUBLIC COM. EXP. EXP 03-27-2011 HALL COUNTY, GEORGIA

000776

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 329, 7TH DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 8.5 ACRES AS SHOWN ON SURVEY PREPARED BY HENRY GRADY JARRARD, REGISTERED SURVEYOR, FOR LARRY L. AND SANDRA B. BRYANT, DATED JUNE 27, 1966, RECORDED IN PLAT BOOK 36, PAGE 119, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE; AND

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 329, 7TH DISTRICT, HALL COUNTY, GEORGIA, LOT 5 AS SHOWN ON SURVEY PREPARED BY HENRY GRADY JARRARD, REGISTERED SURVEYOR, FOR THE J. A. LEWIS ESTATE SUBDIVISION, DATED MARCH 14, 1966, RECORDED IN PLAT BOOK 35, PAGE 112, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

L E G A L D E S C R I P T I O N
Boundary

All that tract of parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia, and being more particularly described as follows:

To Find the TRUE POINT OF BEGINNING, begin at the northwesterly right-of-way of Shoreland Drive (80' R/W) and the northeasterly right-of-way of Lanier Island Parkway (R/W varies); THENCE following the right-of-way of Lanier Islands Parkway in a northwesterly direction a distance of 397.70 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE continuing on said right-of-way North 52 degrees 18 minutes West a distance of 201.40 feet to a point;
THENCE North 48 degrees 21 minutes West a distance of 353.50 feet to a point;
THENCE leaving said right-of-way North 61 degrees 26 minutes East a distance of 979.80 feet to a point;
THENCE South 40 degrees 41 minutes East a distance of 247.00 feet to a point;
THENCE South 39 degrees 43 minutes West a distance of 375.90 feet to a point;
THENCE South 45 degrees 22 minutes West a distance of 501.40 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above-described tract contains 8.57 Acres (373,448 SF)

CITY OF
GAINESVILLE

WATER RESOURCES

May 08, 2026

Thomas and Hutton
Attn: Tonya Woods
5074 Bristol Industrial Way, Suite A
Buford, GA 30518

Re: Water Availability
Proposed Office-Warehouse
5989 Lanier Islands Parkway
PIN: 07329 002001D

Dear Tonya,

The purpose of this letter is to confirm the availability of water service to the above-referenced property.

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Lanier Islands Parkway along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed office-warehouse development.

Confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

---

Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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

HALL COUNTY
GEORGIA
We have it all in Hall!

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN April 30, 2026 AND NO LATER THAN May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 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, Tonya Wood (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** 5.5.2026 (Date) **for** Benji Wood (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: BENJI WOOD
REQUEST: REZONE FROM AR-1 TO I-1 FOR OFFICE WAREHOUSE; VARIANCE FROM GCOD STANDARDS; SPECIAL USE FOR OUTDOOR STORAGE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NO E
APPLICANT: BENJI WOOD
REQUEST: REZONE FROM AR-1 TO I-1 F
WAREHOUSE, VARIANCE FROM GOOD STANDARDS, SPECIAL
USE FOR OUTDOOR STORAGE
Date: N/A
Time: N/A
Date: MAY 21, 2026
Time: 6:00 p.m.
FOR MORE INFORMATION CALL

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 265/2026

SUBJECT: **5964 Overby Road | Rezone |** from Vacation Cottage (V-C) and Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.879± acre tract located on the northwest side of Overby Road approximately 0.59 miles west of its intersection with Jim Crow Road | Zoned V-C & AR-1; Tax Parcel 08109 000015 **| Proposed Use: Uses permitted in AG-1 |** Commission District 2 **| Nancy E Riggs, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: VP

Recommendation:

Staff recommends approval, as the proposed zoning is consistent with the residential nature of the surrounding properties.

Purpose of Request:

5964 Overby Road | Rezone | from Vacation Cottage (V-C) and Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.879± acre tract located on the northwest side of Overby Road approximately 0.59 miles west of its intersection with Jim Crow Road | Zoned V-C & AR-1; Tax Parcel 08109 000015 | **Proposed Use: Uses permitted in AG-1** | Commission District 2 | **Nancy E Riggs, 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
Elevation
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Nancy E. Riggs

Request ..... **Rezone** | from Vacation Cottage (V-C) & Agricultural Residential 1 (AR-1) to Agricultural (AG-1)

Proposed Use ..... Uses permitted in AG-1

Size ..... 9.879± acres

Zoning ..... **Current:** Vacation Cottage (V-C) & Agricultural Residential 1 (AR-1)
Proposed: Agricultural (AG-1)

Location ..... **5964 Overby Road** | Tax parcel 08109 000015

Commission District ..... Two

Planning Commission Date ..... May 28, 2026

Staff Recommendation ..... **Approval,** as the proposed zoning is consistent with the residential nature of the surrounding properties.

Record Number..... HZON26-0009

Staff recommends <u>APPROVAL</u> of the applicant's request.

<u>Summary Analysis</u>

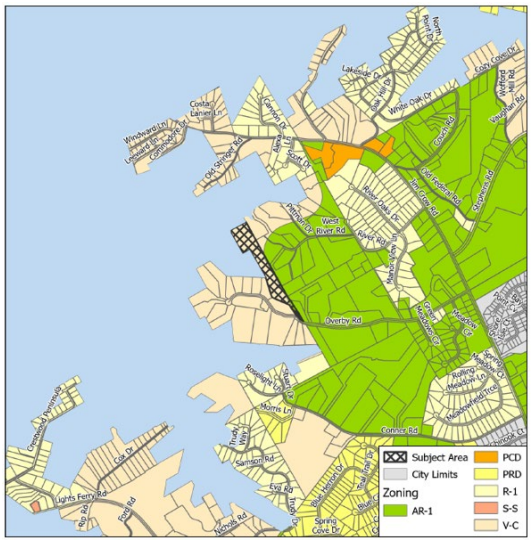
The applicant is requesting to rezone the subject property from Vacation Cottage (V-C) and Agricultural Residential 1 (AR-1) to Agricultural (AG-1) to allow for the addition of a second single-family dwelling on the subject parcel.

According to the Hall County Tax Assessors records, the property is currently developed with a 1,064 square foot single-family residence constructed in 1960.

The surrounding properties are zoned and developed as outlined below:

North: Army Corps of Engineers – Lake Lanier
East: Agricultural Residential 1 (AR-1): Single-family residences; Vacation Cottage (V-C): Single-family residences

South: Vacation Cottage (V-C): Single-family residences
West: Vacation Cottage (V-C): Single-family residences; Army Corps of Engineers – Lake Lanier


Subject Area
City Limits
Zoning
AR-1
PCD
PRD
R-1
S-S
V-C
Overby Rd
Connex Rd
West River Rd
Morris Ln
Lights Ferry Rd
Post Rd
Samaritan Rd
Coral Dr
Truck Way
Eva Rd
Rolling Meadow Ln
Spring Cove Dr
Coastal Lane Dr
Kingsland Dr
Cottage Dr
Old Sawmill Rd
Lakeside Dr
Cove Dr
Windy Oak Dr
Sandhill Rd
Rolling Hills Dr
Pine Forest Rd
Ridgeway Rd
Sawmill Rd
Cove Cir
Pine Rd
North Pine Rd
Lakeside Cir
Oak Ridge Dr
Oak Ridge Cir
Oak Ridge Ct
Oak Ridge Trl
Oak Ridge Pl
Oak Ridge Way
Oak Ridge Rd
Oak Ridge Ln

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed rezoning does not adversely affect the existing use or usability of adjacent residential properties**.

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service. The property will be served by private well and an individual on-site septic system**.

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed zoning is consistent with the Comprehensive Plan's Future Land Use designation of Lakeside Residential. It also aligns with the residential character of the surrounding properties.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently developed with a 1,064 square foot single-family residence constructed in 1960 as reflected in the county tax records.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **The Agricultural (AG-1) zoning district was created to accommodate agricultural uses and to allow a second dwelling unit on parcels of 5 acres or more which is directly relevant to the applicant's request.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The Hall County Comprehensive Plan and Unified Development Code adopted in 2024 established the Agricultural (AG-1) zoning district. As such, the rezoning of this property to Agricultural (AG-1) would not be considered an isolated district.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the county that are permitted to have a second dwelling unit, excluding Accessory Dwelling Units (ADU), without approval from the Board of Commissioners.**

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

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

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

11.2.6.E - Submission requirements

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

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

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

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site

improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district**. The proposal meets the requirement.**

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

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated April 29, 2026, the Hall County Environmental Health Department states: "Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated April 17, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts to state route expected."

Hall County Public Works and Utilities
In a memorandum dated April 28, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
Show FEMA and Hall County studied Flood plains that are present on site.

Traffic:
The proposed zoning change will not significantly increase traffic volumes.

Utilities:
No comment. Property is not located in the Hall County service delivery area.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's Office 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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ZONING APPLICATION

Applicant (Name & Mailing Address)

Nancy E Riggs
3920 Wieuca Rd
Atlanta Fulton GA 30342
Phone [redacted]
Email Address [redacted]

Property Owner (Name & Mailing Address)

Marie E Murdaugh & Nancy E Riggs
3920 Wieuca Rd
tlanta Fulton GA 30342
Phone [redacted]
Email Address [redacted]

Proposed Use single family residence (2)

Contact Person (Name & Mailing Address)

Nancy E Riggs
3920 Wieuca Rd
Atlanta Fulton GA 30342
Phone [redacted]
Email Address [redacted]

Status of Applicant

Y X Owner
Y Option to Purchase
Y Area Resident
Y Other

Requested Action

Existing Zoning: V-C
Rezone to: AG
Fee:$
Receipt #:
Check #:

Tax Parcel Number 08109-000015
Acreage 9.879 acres
Location Address 5964 Overby Rd, Flowery Branch, GA 30542

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

Print: Nancy E Riggs Date: 3/23/26
Sign: Nancy E Riggs Date: 3/23/26

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:

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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: Nancy E Riggs
Nancy E Riggs (Mar 24, 2026 09:56:04 EDT) **Date:** 3/24/26

Applicant's/Owner's Name (Printed): Nancy E Riggs (I have not made any campaign contributions)

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Marie E. Murdaugh **Date:** March 26, 2026

Applicant's/Owner's Name (Printed): Marie Ellis Murdaugh

Nancy Riggs
3920 Wieuca Rd, Atlanta, GA 30342

March 24, 2025

Hall County Planning & Development
2875 Browns Bridge Road
Gainesville, GA 30504

RE: Letter of Intent to Rezone Parcel 08109-0000015 known as 5964 Overby Rd, Flowery Branch, GA from V-C to AG

To the Hall County Planning Commission and Board of Commissioners,

I, Nancy Riggs, am submitting this request to rezone the property located at 5964 Overby Rd, Flowery Branch, GA totaling 9.879 acres from V-C (Vacation-Cottage) to AG (Agricultural).

Purpose of Request
The purpose of this rezoning is to allow for the construction and placement of a second single-family detached dwelling on the property that has been in the family trust for years. Currently, the property is zoned (V-C), which does not allow for multiple residential units. Rezoning to AG will enable me to build a second home on the property allowing both families to have their own residences on the land.

Justification for Rezoning

1. **Consistant with Neighborhood:** The surrounding area is primarily characterized by agricultural and residential uses. Re-zoning to AG is consistent with the surrounding land use patterns and will preserve the rural character of the neighborhood.
2. **No Adverse Impact:** The addition of a second home will have minimal impact on infrastructure and public services. A second, approved septic system will be installed, as will a new second well.
3. **Increased Utility:** Re-zoning to Agricultural (AG) allows for better utilization of the property compared to its current status, which is not suitable for our needs.

Summary
This proposal aligns with the community development goals by preserving agricultural land while addressing the need for additional housing on private, family-held property.

Thank you for your consideration.

Sincerely,

Nancy Riggs

Nancy Riggs

LAKE LANIER FULL POOL/U.S. ARMY CORP OF ENGINEERS FLOOD LIMIT—1085 CONTOUR

N62°10'17"E (RECORD DISTANCE) 350.00'

S28°28'40"E 499.70'

cnr angle iron

5' SEPTIC PROPERTY LINE SETBACK

Replacement Drain Field
450 LF Full Length Product
(No reduction)
(5) 90 LF Trenches
24-36" Install Depth
3 ft Trench Width
7 ft Center-To-Center Spacing
Serial/Equal Distribution

Primary Drain Field
292 LF Hi-Cap Chamber Product
(35% reduction)
Trenches as Shown
24-36" Install Depth
3 ft Trench Width
7 ft Center-To-Center Spacing
Serial Distribution

90' (TYP.)

76'

76'

76'

64'

15' Setback from fill

Proposed 2" Force Main Sch 40 pvc +/- 235'

Proposed Drop Box

0.58'

TALLAPOOSA/ MADISON 12-22%

2
md
A 7.5yr sl 10/bt scl 5-2.5yr fcf mica 30
bc cf mica mix sapr sl 50/c sl mica sapr 5+ cr 60+

4
tp
A 7.5yr sl 10/bt scl 5-2.5yr fcf mica 24
bcr cf mica mix sapr sl 30/cr sl mica sapr 30+ ref 60

5
md
A 7.5yr sl 10/bt scl 2.5yr fcf mica 30
bc cf mica mix sapr sl 36/c sl mica sapr 36+7.5-10yr

6
tp shlw var
A 7.5yr sl 10/bt scl 2.5yr fcf mica 24
bc cf mica mix sapr sl 30/cr sl mica sapr 36+7.5-10yr ref 42-48

7
tp shlw var
A 7.5yr sl 10/bt scl 2.5yr fcf mica 24
bc cf mica mix sapr sl 30/cr sl mica sapr 36+7.5-10yr ref 30,36,48

Approx. Proposed Wall

c.o.

Proposed 4-Bedroom Home
60' x 75' Footprint
Basement Foundation
Main FFE: +/- 1121
Basement FFE: +/- 1111
Septic Stub Out: +/-1109

Proposed 1500 gal Septic Tank

Proposed 1000 gal Pump Tank with 1/2HP effluent pump

10' Septic Tank Setback

tob 14' tiked r lyrd fingrs

broad swale

Proposed Drive

Proposed Berm/Swale to direct surface water

LIMITS OF SOIL SURVEY

100' WELL BUFFER

Approx. Proposed Well

LINDA G. D.B. 65E ZONI TAX PARCEL

FENCE

OHP

[1080] [1090] [1100] [1110] [1120]

(RECORD) bls

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

STATE PLANE 1983 GA WEST

DESIGN FLOW & DISPOSAL FIELD SIZING:

PRIMARY & REPLACEMENT DRAIN FIELD

- NO. OF BEDROOMS: 4
  - *SEPTIC TANK SHALL BE 1500 GAL CAPACITY MINIMUM WITH FOOD DISPOSAL

SOIL TYPE: TALLAPOOSA/MADISON DESIGN PERC RATE: 60 MIN/IN INSTALL DEPTH: 24-36 IN
**LEVEL 3 SOIL SURVEY PERFORMED BY SITE ENHANCEMENT INC. DATED 1-29-26

- ABSORPTION FIELD AREA PER BEDROOM: 335 SQFT/BEDROOM
- DRAIN FIELD AREA: 4 BDRM X 335 SQFT/BDRM = 1340 SQFT
- DRAIN LINE REQUIRED: 1340 SF / 3FT TRENCH = 447 LINEAR FEET (MINIMUM)
- PRIMARY DRAIN FIELD:
  HI-CAP CHAMBER PRODUCT (35% REDUCTION) = 447 FT X 0.65 = 291 FT (MINIMUM)
  292 L.F. SHOWN ON PLANS FOR PRIMARY (WITH 4' PRODUCT)
- REPLACEMENT DRAIN FIELD:
  FULL LENGTH PRODUCT (NO REDUCTION) = 447 FT (MINIMUM)
  450 L.F. SHOWN ON PLANS FOR REPLACEMENT

PUMP TANK & PUMP SIZING CALCULATIONS:

- REQUIRED STORAGE VOLUME OF DOSING TANK:
  DESIGN FLOW + OPERATING LIQUID CAPACITY = 600 GAL + 220 GAL = 820 GAL
  1000 GAL (MIN.) PUMP TANK REQUIRED (SINGLE CHAMBER)
- DOSING VOLUME PER PUMP CYCLE (DEMAND DOSED):
  0.75 GAL x LINEAR FEET DRAIN FIELD = 0.75 GAL/FT x 292 FT = 220 GAL/DOSE
  **0.5-1.0 GAL/FT RECOMMENDED FOR HIGH CAP. CHAMBER PRODUCTS
- DESIGN PUMP FLOW: 30 GPM
  TOTAL LINEAR FEET 2" SCH 40 FORCE MAIN: +/- 235 FT
  DESIGN TOTAL DYNAMIC HEAD:
  PUMP TANK DEPTH + ELEVATION HEAD + FRICTION HEAD = 7' + 24' + 3' = 34'
- DESIGN EFFLUENT PUMP: ½ HP LIBERTY FL50 SERIES SUBMERSIBLE EFFLUENT PUMP (OR APPROVED EQUAL)
  220 GAL PER DOSE ON DEMAND (MAX.), PUMP WILL OPERATE +/- 30 GPM @ 34' HEAD
  PUMP DOSE VOLUME SHALL BE VERIFIED WITH DRAW DOWN TEST
  PUMP SHALL BE CONTROLLED BY A SJE-RHOMBUS IFS CONTROL PANEL OR APPROVED EQUAL

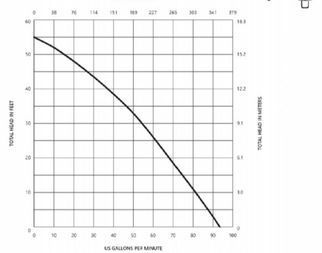
SOIL MAP KEY
:SOIL BORING NUMBER
• : NRCS SOIL SERIES
:BORING NOTES
REF = REFUSAL DEPTH
:LEVEL 3 SOIL BOUNDARY
:GROUND RUN 2' CONTOUR (CLIENT PROVIDED)
:PROPOSED CONTOUR

Liberty Pumps
A Family and Employee Owned Company

Pump Specification

FL50-Series
1/2 hp Submersible Effluent Pumps





SITE DATA:
Address: 5964 Overby Rd
Tax Parcel: 08109 000015
9.68 acs
Zoned: V-C

GENERAL SITE PLAN NOTES

1. Boundary survey provided by client in CAD format and overlaid by SEI. Home was located by SEI with sub-meter gps.
2. All construction of the septic system to comply with Hall Co. Env. Health requirements and all applicable local building regulations.
3. Contractor to verify/confirm location of utilities, setbacks, layout and elevations.
4. Contractor to notify designer, owner and Hall Co. Env. Health of any discrepancy found with existing site conditions prior to installation.
5. This property is serviced by existing private well.
6. Level 3 Soil Survey performed by Site Enhancement, Inc.
7. Contractor shall seed & straw all disturbed area and maintain positive drainage over proposed drain field area to ensure surface water does not pond over proposed drain field area.
8. All downspouts & hardscapes shall be routed away from drain field area to avoid surface water intrusion to drain field area. Positive drainage must be maintained.
9. No grading that includes cut or fill shall be conducted in proposed drain field locations.
10. Intent of this septic plan is for home placement & proposed location of the primary and replacement drain field. Drain field orientation may be field adjusted but must meet trench depths and maintain setbacks as shown on plans. If trench depths exceed 36", class 1 effluent or pit study to better evaluate limiting rock will be required.

SOIL TABLE & NOTES

NRCS Soil Series	Depth To Rock Inches	Depth to Seasonal High Water Table Inches	Recommended Trench Depth Inches	Estimated Percolation Rate Min/in	DPH Code
Tallapoosa/Madison Complex	60->72	>72	24-36	60	N1
Tallapoosa	48-54	>54	18-24	60	N2

* Seasonal high water table indicated by chroma 2 or less redox features.
- Hard rock defined as material impenetrable by hand auger, excluding soft saprolite.

DPH Suitability Codes:
N1: Soil has variable depths/hardness of parent material that is non-limiting in most cases for septic system application but may contain inclusions of shallow rock layers. All soil borings dug with hand auger were excavated to 60" or greater but had partially weathered parent material through out soil profile. Hand material observed was breakable with hand and had clay films along faces of rock fragments indicating subsurface water movement. A shallow installation is recommended to ensure sufficient depth between trench bottom and any apparent limiting layer. Class 1 effluent may be utilized to allow for deeper installation depths if 2' separation from limiting layer can not be maintained or pit studies may be considered to better evaluate rock conditions.
N2: Soil has variable depths/hardness of parent material that is non-limiting in most cases for septic system application but may contain inclusions of shallow rock. All soil borings dug with hand auger were excavated to 48" or greater but had partially weathered parent material in lower portions of the soil profile. These areas are intermingled with varying degrees of weathered parent material. A shallow installation is recommended to ensure sufficient depth between trench bottom and any apparent limiting layer. Class 1 effluent may be utilized to allow for deeper installation depths if 2' separation from limiting layer can not be maintained or pit studies may be considered to better evaluate rock conditions.

Typical Septic Drain Field Buffer Requirements:
Existing Well - 100'
State Waters (Pond or Stream) - 50'
Property Lines - 50' without public water, 5' with public water
Spring Head - 100'
Ditch or Ephemeral Channel - 15'

Area Surveyed:
+/- 64,800 SqFt
or 1.49 Acs

CERTIFICATION STATEMENT

I CERTIFY THAT THIS SEWAGE SYSTEM DESIGN MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF PUBLIC HEALTH AND LOCAL ENVIRONMENTAL HEALTH DEPARTMENT. I HAVE MADE A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS.

Septic System Location Plan For On-Site Wastewater Disposal Permitting For RMS South, Inc. 5964 Overby Road Flowery Branch, GA Hall County

RMS South, Inc.
Contact: Chris White
1072 Michael Rd
Monroe, GA 30656
P: 678-859-6266
E: chris@rmssouth.com

PHILIP A. ARCHER
GA CERTIFIED SOIL CLASSIFIER
CERTIFICATION NUMBER 364
VALID IN RED INK ONLY
SEAL

SEI
SITE ENHANCEMENT, INC.
www.seisoils.com
6345 NOWHERE RD - HULL, GA - 30646
P: 706-202-0909 E: parcher@seisoils.com

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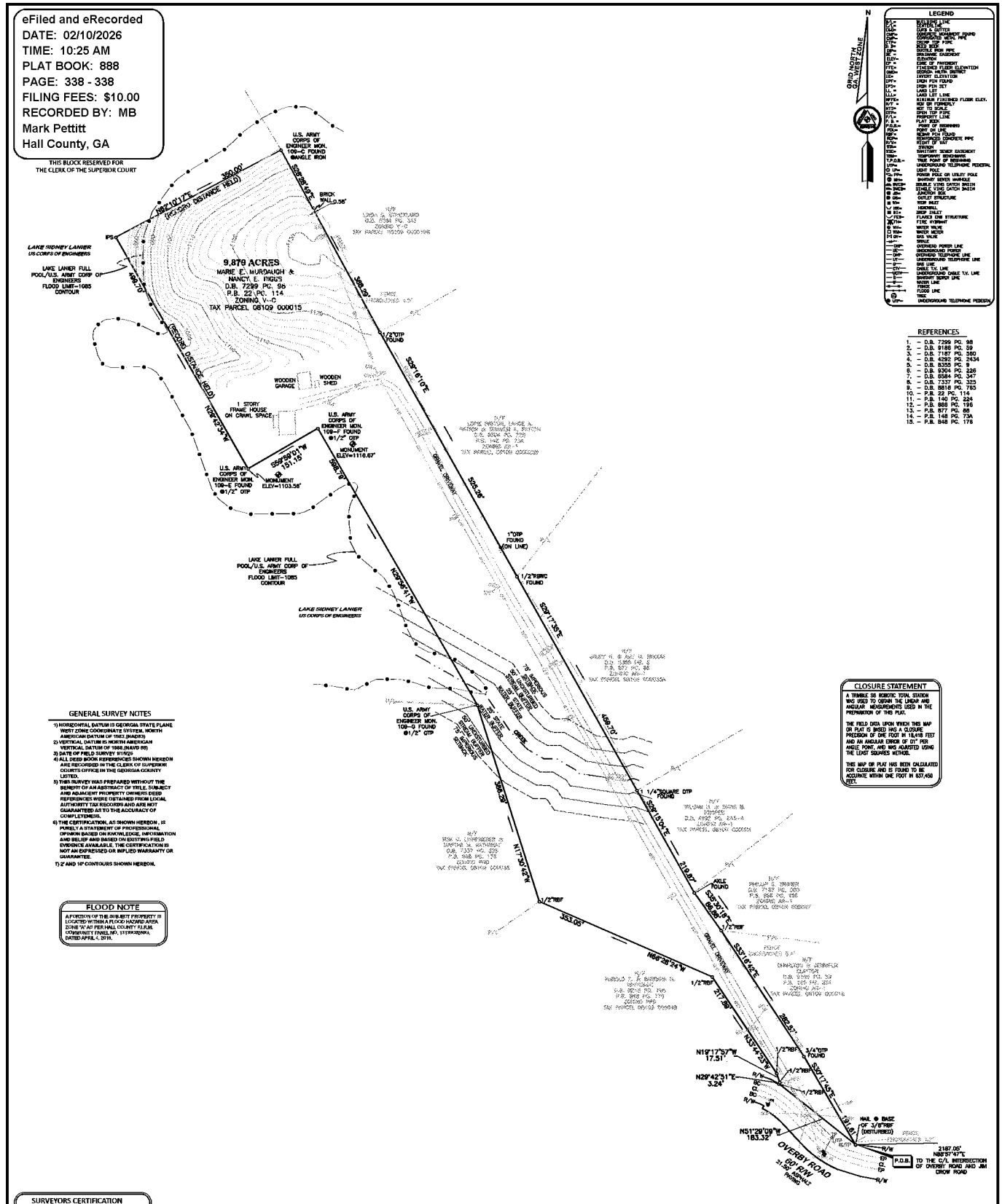
SEI PROJECT NO:	26-0200
DATE:	3-6-26
DRAWING BY:	PAA
CHECKED BY:	PAA

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

eFiled and eRecorded
DATE: 02/10/2026
TIME: 10:25 AM
PLAT BOOK: 888
PAGE: 338 - 338
FILING FEES: $10.00
RECORDED BY: MB
Mark Pettitt
Hall County, GA

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



GENERAL SURVEY NOTES

1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
3) DATE OF FIELD SURVEY 01/15/26
4) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE IN THE GEORGIA COUNTY LISTED.
5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FROM LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
6) THE CERTIFICATION, AS SHOWN HEREON , IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
7) 2' AND 10' CONTOURS SHOWN HEREON.

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ZONE "A" AS PER HALL COUNTY FIRM, COMMUNITY PANEL NO. 13139C0209G, DATED APRIL 1, 2019.

CLOSURE STATEMENT

A TRIMBLE S8 ROBOTIC 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 18,418 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 637,450 FEET.

SURVEYORS 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 characteristics 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.

KEVIN LEE CUNY GA. R.L.S. #3125

GEORGIA REGISTERED NO. 3125 LAND SURVEYOR KEVIN LEE CUNY

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

GRAPHIC SCALE 1" =80'
80' 0' 40' 80' 160' 320'

No.	REVISION	DATE
1		
2		
3		
4		
5		

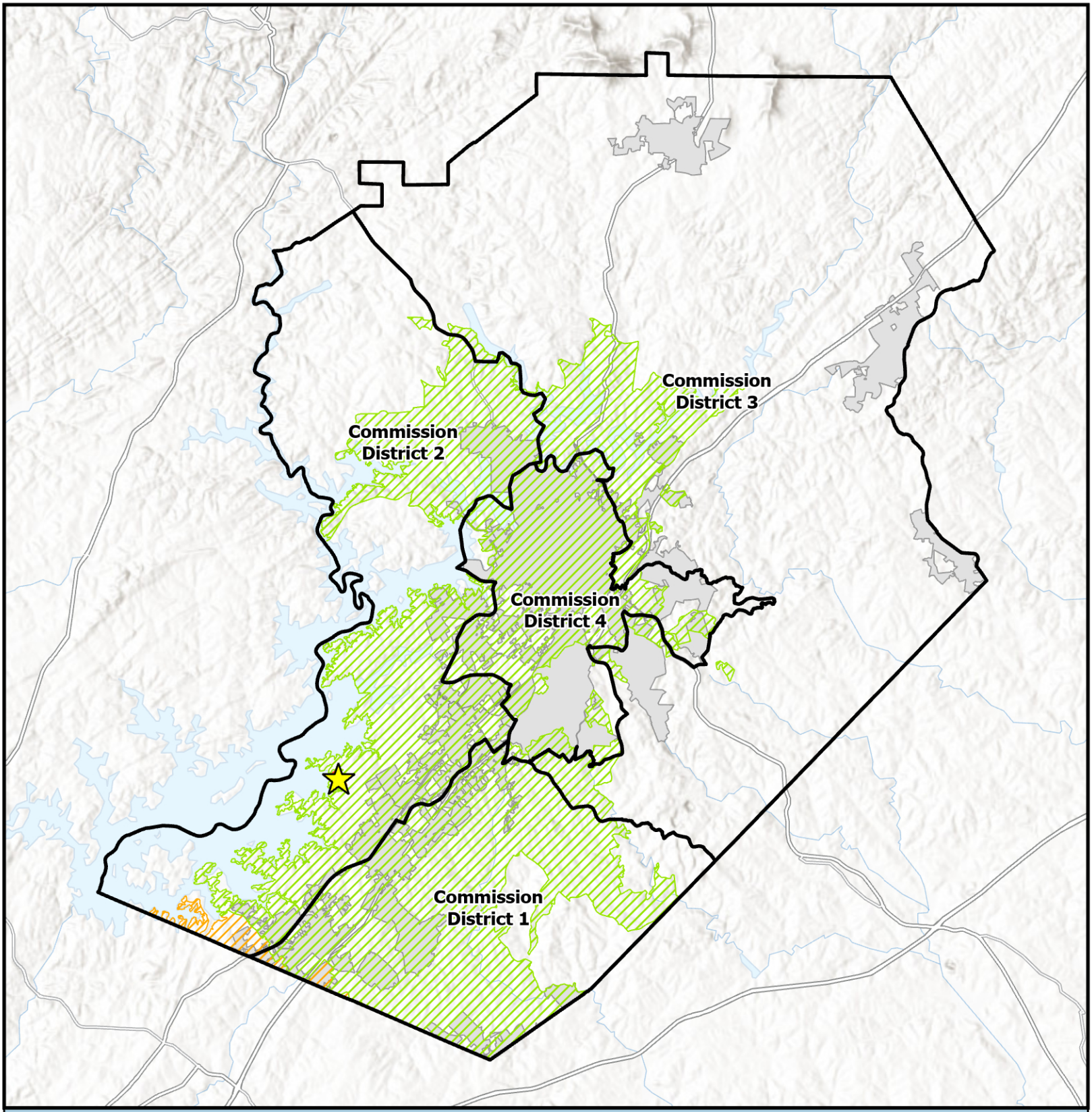
BOUNDARY & TOPOGRAPHIC SURVEY FOR:

MARIE E. MURDAUGH & NANCY E. RIGGS

NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

Project Name:	OVERBY ROAD	DRAWN: KMT	SCALE: 1"=80'
Project Address:	8564 OVERBY ROAD	CHECKED: KLC	1 OF 1
Land Lot No(s): 109	District: 6TH	DATE OF FIELD WORK: 1/15/26	SHEET
City, County, State:	HALL, GEORGIA	DATE: 1/29/26	PROJECT No.: 26-002



Overview Map

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

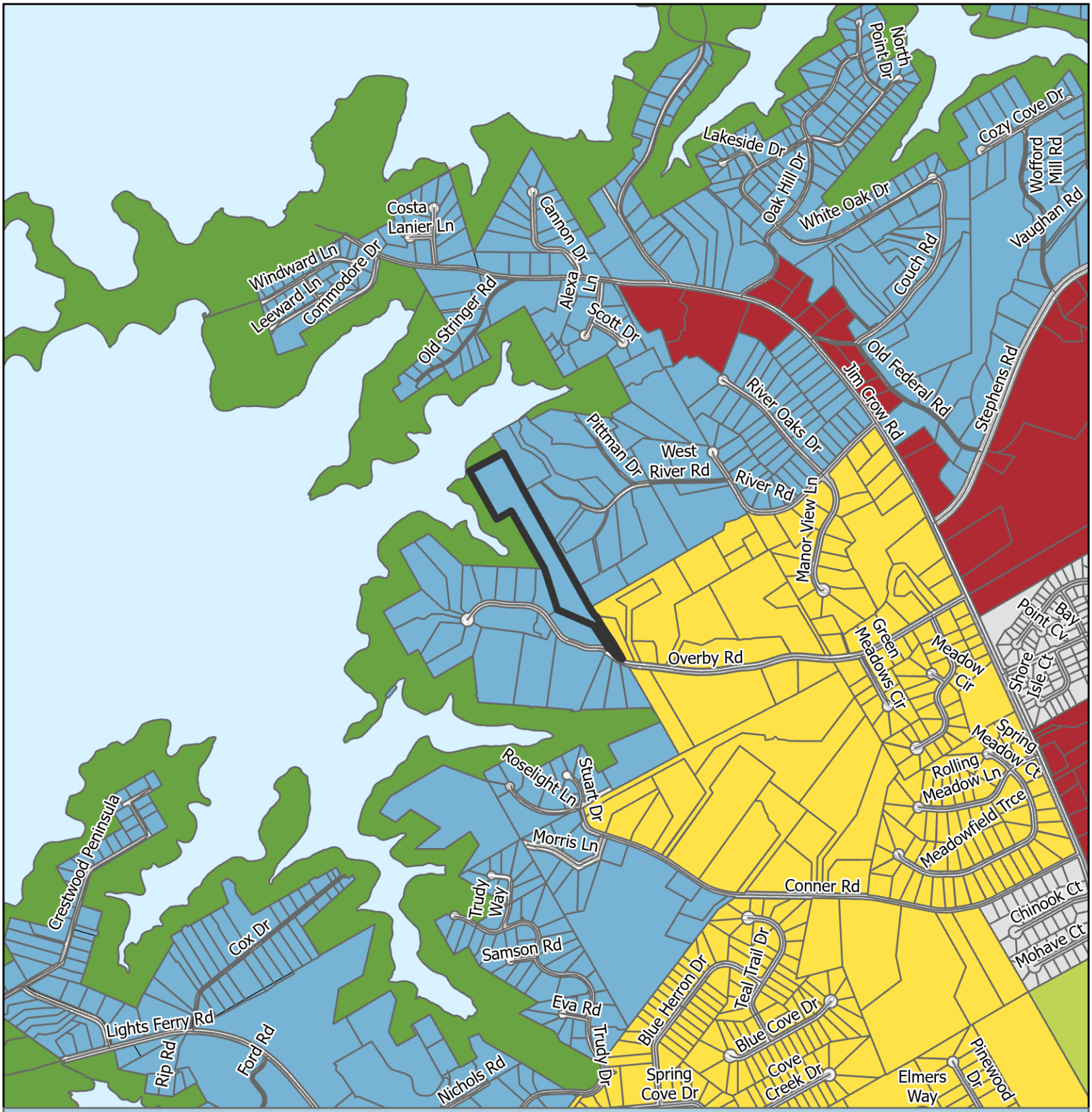
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Nancy E Riggs
Tax Parcel #: 08109 000015
Location: 5964 Overby Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Future Land Use Map

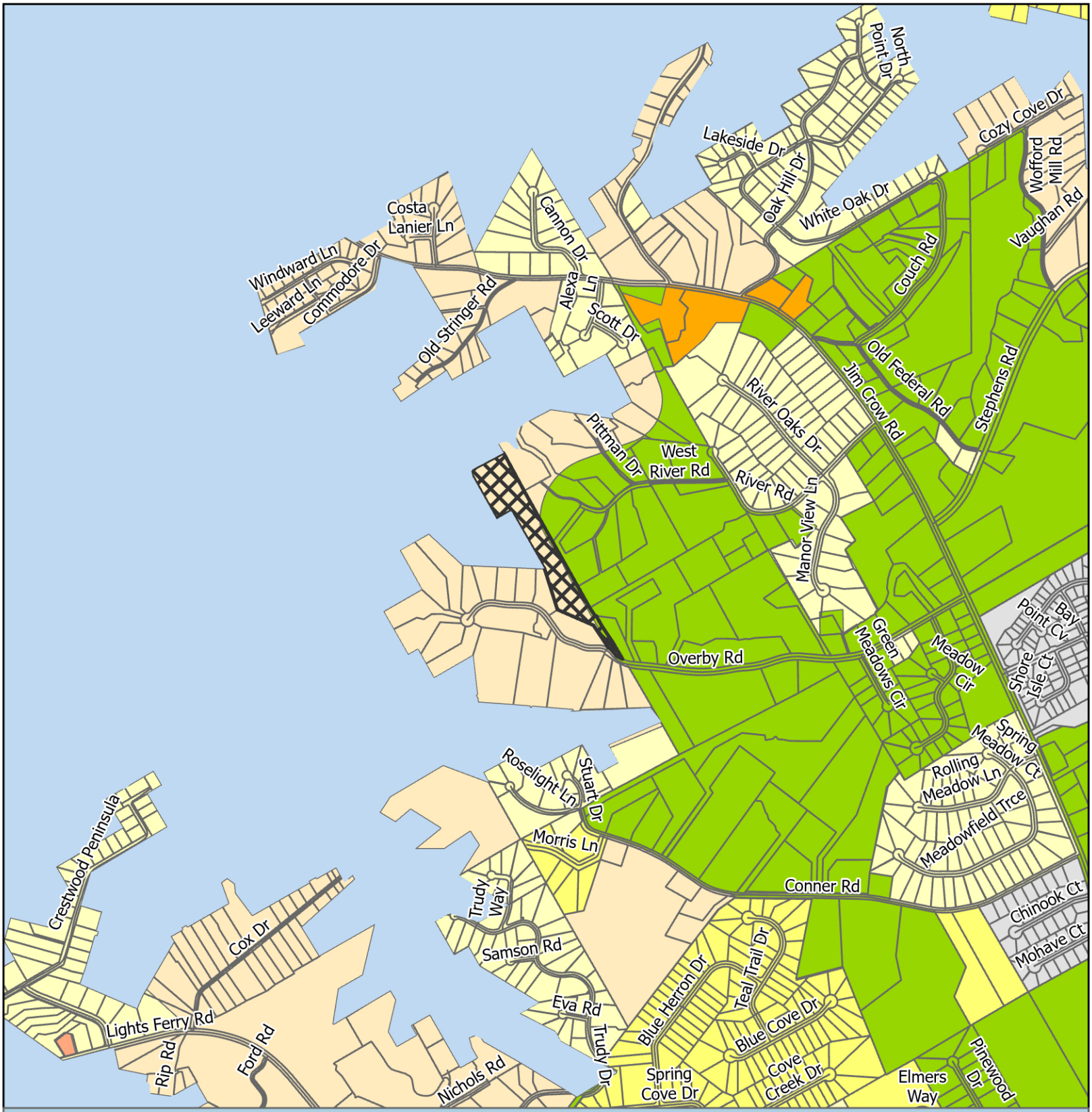
Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Suburban Neighborhood, Low-Density

Applicant: Nancy E Riggs
Tax Parcel #: 08109 000015
Location: 5964 Overby Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Zoning Map

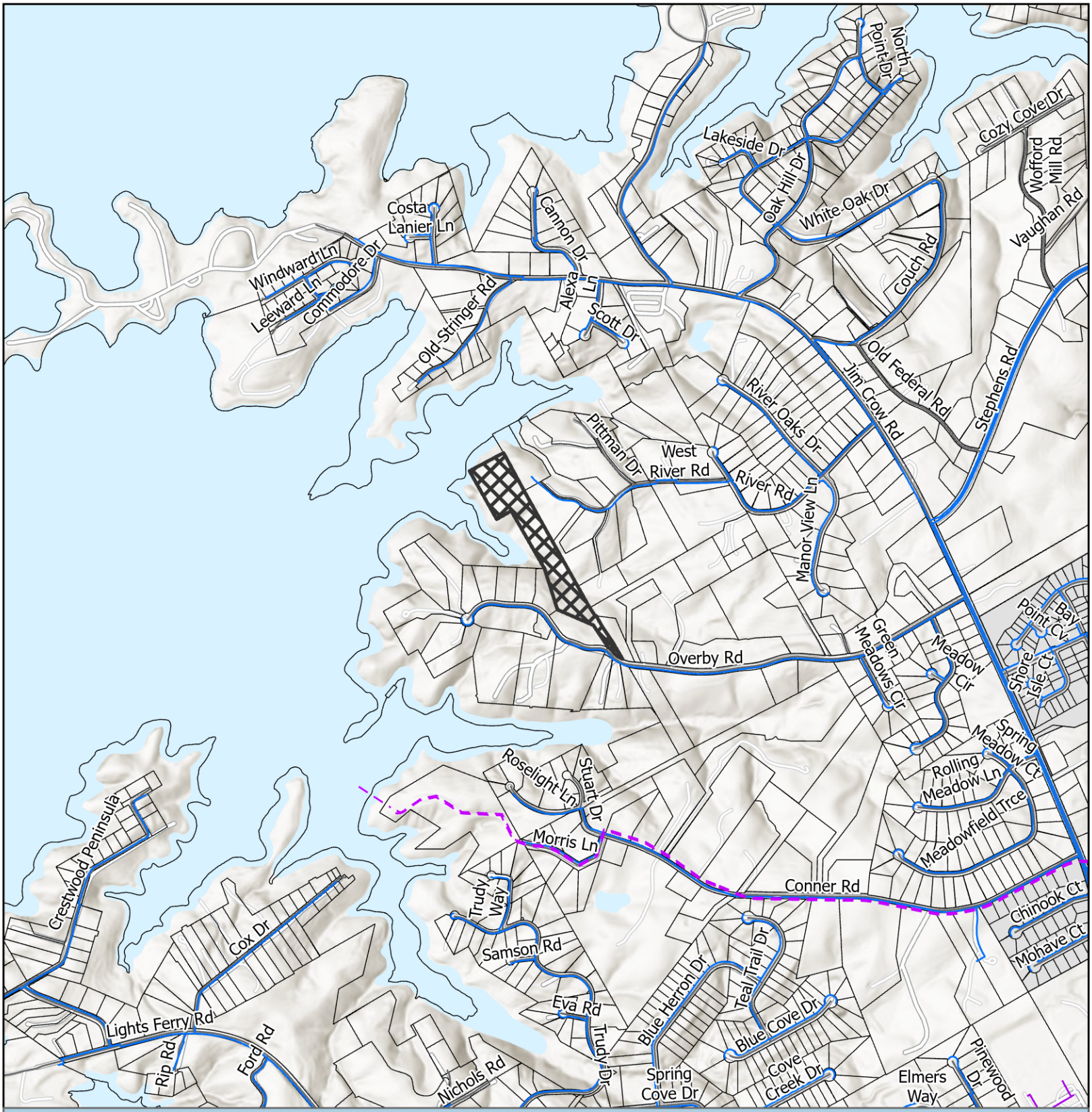
Subject Area
City Limits

Zoning
AR-1
PCD
PRD
R-1
S-S
V-C

Applicant: Nancy E Riggs
Tax Parcel #: 08109 000015
Location: 5964 Overby Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/28/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Raw Waterline
- Subject Area
- City Limits

Applicant: Nancy E Riggs
Tax Parcel #: 08109 000015
Location: 5964 Overby Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Subject Area
parcel

Applicant: Nancy E Riggs
Tax Parcel #: 08109 000015
Location: 5964 Overby Road
Commission District 2

Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
4/27/2026


MUIR STEWART

Nancy

000098

029084

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 18 day of Dec
20 13 at 12:05 PM. Recorded in Deed
Book 7299 Page(s) 98-105
Charles Baker, Clerk By LK

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 12-18-13
Charles Baker
Superior Court Clerk
By LK
PT61 069- 2013-008533

----------Space above this line reserved for recording data----------

STATE OF GEORGIA

COUNTY OF HALL

After recording, return to:
Lola A. Walsh
The Bowden Spratt Law Firm, P.C.
191 Peachtree Street, Suite 4400
Atlanta, Georgia 30303-1741

DEED OF GIFT

THIS INDENTURE, made the 9th day of December, 2013, between DAISY ALMON ELLIS (hereinafter called "Grantor"), and MARIE E. MURDAUGH (formerly Marie Lipscomb Ellis) and NANCY E. RIGGS (formerly Nancy Lynn Ellis), as tenants in common and not as joint tenants with right of survivorship (hereinafter called "Grantees");

WITNESSETH

THAT GRANTOR is the owner of a two-ninths (2/9) undivided interest in the property more particularly described on Exhibit One attached

hereto and by this reference made a part hereof ("the Property"), together with any and all rights, easements, licenses and benefits appurtenant thereto.

THAT GRANTOR, for and in consideration for her love and affection for Grantees, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantees, as tenants in common and not as joint tenants with right of survivorship, and to their heirs, successors and assigns, AS A GIFT, any and all of Grantor's right, title and interest in and to the Property, together with any and all rights, easements, licenses and benefits appurtenant thereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to, the only proper use, benefit and behoof of Grantees, as tenants in common and not as joint tenants with right of survivorship, and to their heirs, successors and assigns, forever, in as full, ample and complete manner as the same was possessed or enjoyed by Grantor.

[SIGNATURE ON NEXT PAGE]

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

Daisy Almon Ellis (SEAL)
DAISY ALMON ELLIS

Signed, sealed and delivered
in the presence of:

Witness

Lola A. Walsh
Notary Public

[SEAL]

LOLA A. WALSH
Notary Public, Cobb County, Georgia
My Commission Expires October 11, 2014

Deed dated October 3, 2004, and recorded on March 28, 2005 in Book 5264, pages 563-564, in the Clerk's Office of the Superior Court of Hall County, Georgia; and by Scrivener's Affidavit by D. Thomas LeFevre, Attorney, dated May 10, 2011, and recorded on May 11, 2011 in Book 6837, pages 499-500, in the Clerk's Office of the Superior Court of Hall County, Georgia.

LESS AND EXCEPT DESCRIPTION
EXHIBIT "A"

All that tract or parcel of land lying and being Land Lot 109, 8th Land District, Hall County, Georgia being 15,981.1 square feet, shown as Tract F on a plat entitled Additional Property Exhibit for Holly Hill prepared by Rochester & Associates, Georgia Registered Land Surveyors dated July 19, 2002 the property being more particularly described according to said plat as follows:

To find the TRUE POINT OF BEGINNING commence at the Southwest corner of Land Lot 109; running thence North 13 degrees 00 minutes 30 seconds East 1,851.48 feet to a point; running thence North 71 degrees 15 minutes 58 seconds East 33.50 feet; running thence South 85 degrees 04 minutes 01 seconds East 22.49 feet to a point; running thence South 74 degrees 22 minutes 24 seconds East 11.16 feet to a point; running thence South 79 degrees 37 minutes 51 seconds East 16.36 feet to a point; Running thence South 69 degrees 25 minutes 12 seconds East 30.61 feet to a point; running thence South 65 degrees 20 minutes 58 seconds East 40.74 feet to a point; running thence South 68 degrees 46 minutes 21 seconds East 24.46 feet to a point; running thence South 70 degrees 21 minutes 11 seconds East 23.11 feet to a point; running thence South 79 degrees 22 minutes 04 seconds East 24.20 feet to a point; running thence South 81 degrees 29 minutes 59 seconds East 23.10 feet to a point; running thence North 89 degrees 10 minutes 15 seconds East 63.64 feet to a point; running thence South 85 degrees 53 minutes 27 seconds East 25.83 feet to a point; running thence South 80 degrees 16 minutes 19 seconds East 31.76 feet to a point; running thence South 62 degrees 28 minutes 45 seconds East 44.15 feet to a point; running thence South 58 degrees 3 minutes 20 seconds East 30.72 feet to a point; running thence North 30 degrees 20 minutes 36 seconds West 100.83 feet to a point; running thence North 33 degrees 47 minutes 56 seconds West 217.82 feet to the TRUE POINT OF BEGINNING; running from said true point of beginning North 84 degrees 44 minutes 51 seconds West 288.88 feet to a point; running thence North 17 degrees 31 minutes 32

seconds West 120.00 feet to a point; running thence South 66 degrees 29 minutes 16 seconds East 353.1 feet to the point of beginning.

Legal Description

All that tract or parcel of land lying and being in Land Lot 109 of the 8th Land District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Overby Road and the centerline of Jim Crow Road; THENCE South 88 degrees 57 minutes 47 seconds West for a distance of 2,187.05 feet to a point on the northeasterly right-of-way of Overby Road (having a 60 foot right-of-way), said point being THE TRUE POINT OF BEGINNING;
THENCE continuing along said right-of-way North 51 degrees 29 minutes 09 seconds West for a distance of 183.32 feet to a point;
THENCE leaving said right-of-way North 29 degrees 42 minutes 51 seconds East for a distance of 3.24 feet to a point;
THENCE North 19 degrees 17 minutes 57 seconds West for a distance of 17.51 feet to a point;
THENCE North 33 degrees 44 minutes 23 seconds West for a distance of 217.89 feet to a point;
THENCE North 66 degrees 28 minutes 24 seconds West for a distance of 353.05 feet to a point;
THENCE North 17 degrees 30 minutes 42 seconds West for a distance of 386.29 feet to a point;
THENCE North 29 degrees 56 minutes 41 seconds West for a distance of 598.79 feet to a point;
THENCE South 59 degrees 59 minutes 01 seconds West for a distance of 151.15 feet to a point;
THENCE North 29 degrees 42 minutes 34 seconds West for a distance of 499.70 feet to a point;
THENCE North 62 degrees 10 minutes 17 seconds East for a distance of 350.00 feet to a point;
THENCE South 28 degrees 28 minutes 49 seconds East for a distance of 388.29 feet to a point;
THENCE South 29 degrees 16 minutes 10 seconds East for a distance of 525.26 feet to a point;
THENCE South 29 degrees 17 minutes 35 seconds East for a distance of 459.70 feet to a point;
THENCE South 29 degrees 15 minutes 04 seconds East for a distance of 219.87 feet to a point;
THENCE South 35 degrees 30 minutes 18 seconds East for a distance of 86.88 feet to a point;
THENCE South 33 degrees 16 minutes 42 seconds East for a distance of 282.57 feet to a point;
THENCE South 30 degrees 17 minutes 45 seconds East for a distance of 191.61 feet to a point on the aforesaid northeasterly right-of-way of Overby Road, said point being THE TRUE POINT OF BEGINNING.

Said property having an area of 9.879 acres, as shown on a survey for Marie E. Murdaugh & Nancy E. Riggs, prepared by Northeast Land Surveying, LLC, dated 1/20/26.

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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 30, 2026 AND NO LATER THAN May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 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, Nancy Riggs (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** 5/1/26 (Date) **for** Nancy E Riggs (Name application filed as).

Signature Nancy E Riggs
(The original document is required)

Revised September 2021


5964
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: NANCY E RIGGS
REQUEST: REZONE FROM V-C & AR-1 TO AG-1
FOR USES PERMITTED IN AG-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


5964
ZONING NOTICE
NANCY E RIGGS
REZONE FROM VC & AR-1 TO AG-1
FOR USES PERMITTED IN AG-1
Date: N/A
Time: N/A
Date: MAY 21, 2026
Time: 6:00 PM

AGENDA ITEM

Planning & Zoning

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 263/2026

SUBJECT: **5351 Lanier Islands Parkway | Amend Conditions of Zoning |** on a 17.29± acre tract located on the north side of Lanier Islands Parkway approximately 581 feet northwest of its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011**| Proposed use: Agri-entertainment venue |** Commission District 1 **| Keith Bell, applicant**

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: VP

Recommendation:

Staff recommends approval, with conditions, as the special use is consistent with the use standards for Agri-entertainement Events in the Unified Development Code.

1. The property shall be developed in accordance with the site plan dated November 21, 2024, and as described in the project narrative received December 3, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Per previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.
3. Per the previous approval by the county commission on September 14, 2023, a variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.
4. With the exception of permitted gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridor Overlay District. No other variances are granted from these standards
5. All conditions of zoning shall be made part of any plats or construction plans created for the property.

Purpose of Request:

5351 Lanier Islands Parkway | Amend Conditions of Zoning | on a 17.29± acre tract located on the north side of Lanier Islands Parkway approximately 581 feet northwest of its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011| **Proposed use: Agri-entertainment venue |** Commission District 1 **| Keith Bell, 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
Historic BOC Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Keith Bell

Request ..... **Special Use** | Amend conditions of zoning

Proposed Use ..... Agri-entertainment venue

Size ..... 17.29± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **5351 Lanier Islands Parkway** | Tax Parcel 08169 003011

Commission District ..... One

Commission Date ..... May 28, 2026

Staff Recommendation ..... **Approval, with conditions,** as the special use is consistent with the use standards for Agri-entertainment Events in the Unified Development Code.

Record Number..... HZCU26-0015

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 November 21, 2024, and as described in the project narrative received December 3, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Per previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.
3. Per the previous approval by the county commission on September 14, 2023, a variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.
4. With the exception of permitted gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridor Overlay District. No other variances are granted from these standards
5. All conditions of zoning shall be made part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to amend conditions of zoning for an approved agri-entertainment venue on a 17.29± acre tract zoned Agricultural Residential 1 (AR-1).

The subject property received Special Use approval for an agri-entertainment venue on September 14, 2023, (HZCU23-0031) with the following 7 conditions:

1. The agri-entertainment business shall operate as described in the narrative dated May 15, 2023 and depicted on the site plan dated January 31, 2022.

2. A variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.

3. A variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.

4. With the exception of permitting gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridor Overlay District (GCOD, 17.420). No other variances are granted from these standards.

5. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.

6. Per, 2.60.060.- effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval; by the board, said approval shall become null and void.

7. The business license associated with this use shall go before the Hall County Planning Commission and the Board of Commissioners for renewal after a period of three years.

The applicant subsequently received approval to expand the existing agri-entertainment venue on March 13, 2025, (HZCU24-0056) with the following 6 conditions:

1. The property shall be developed in accordance with the site plan dated November 21, 2024, and as described in the project narrative dated December 3, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Per previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback form 300 feet to 240 feet.

3. Per the previous approval by the county commission on September 14, 2023, a variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.

4. With the exception of permitted gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridor Overlay District. No other variances are granted from these standards

5. The business license associated with this use shall go before the Hall County Planning Commission and the Board of Commissioners for renewal after a period of three years following the approval by the county commission on September 14, 2023.

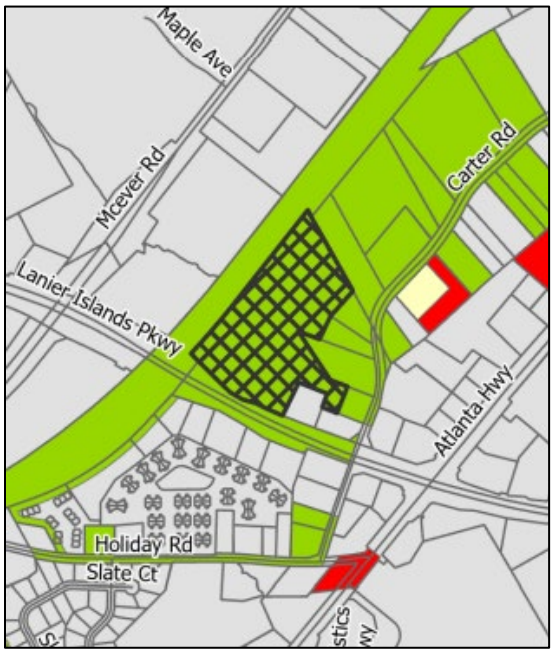
6. All conditions of zoning shall be made part of any plats or construction plans created for the property.

The applicant is now requesting to remove condition number 5, highlighted above.

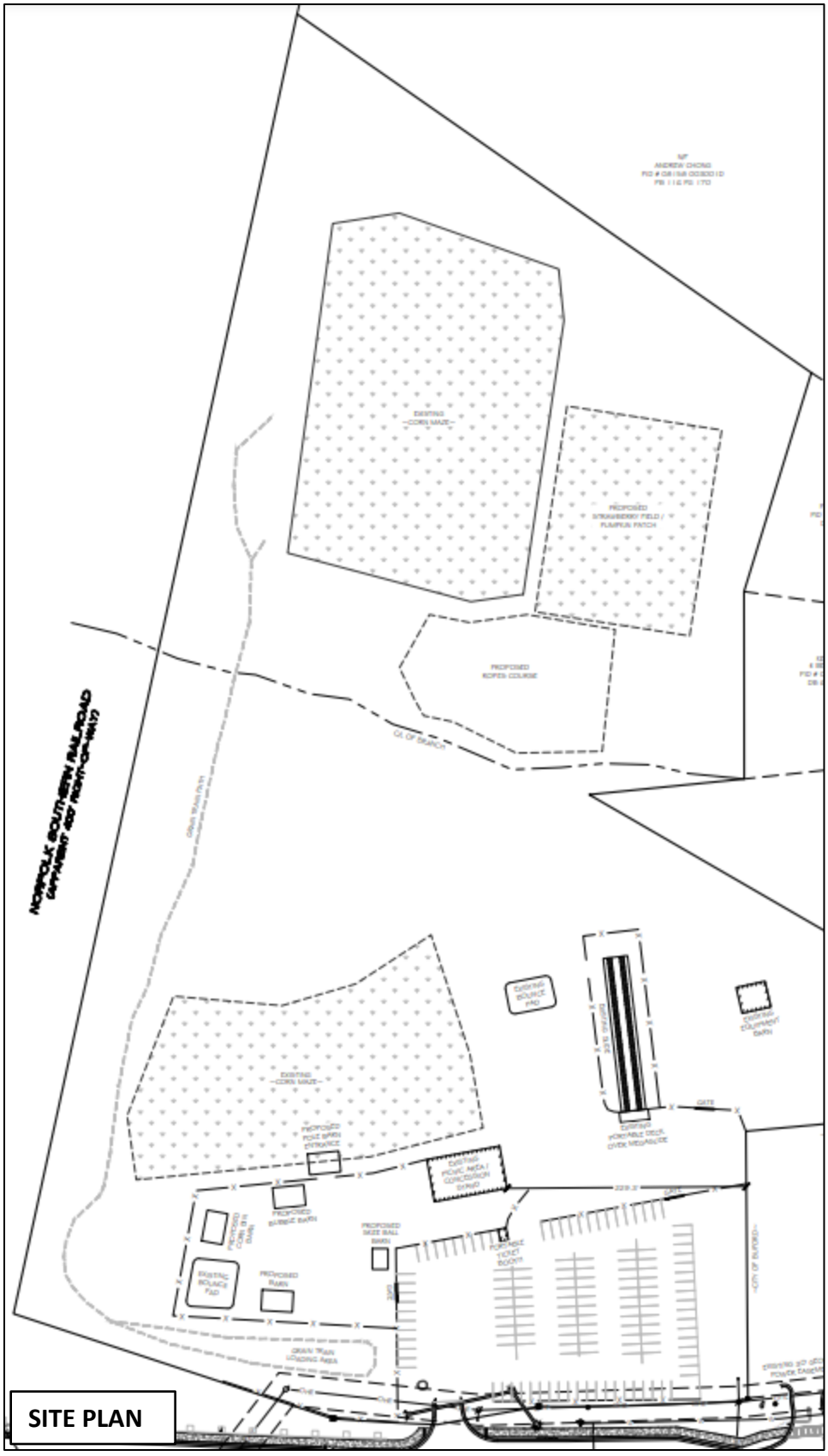
The property is developed with two pole barns (HCADD24-0059 and HRNEW24-0111), an accessory building (HCNEW24-0226) and an open deck (HCNEW24-0227). The venue includes two corn mazes, a pumpkin patch, two ground-level bounce pads, a slide, a picnic area with concession stands, a trail for wagon-rides, an equipment barn, and a parking area. The property has an active business license (HBUS-001417) for the agri-entertainment business which expires on December 31, 2026.

The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1): Single-family residences; Norfolk Southern Railroad; City of Buford General Business (C-2);
South: City of Buford General Business (C-2)
East: Agricultural Residential 1 (AR-1): Single-family residences
City of Buford General Business (C-2)
West: Norfolk Southern Railroad; City of Buford General Business (C-2)



Per the submitted narrative, the applicant is requesting the removal of condition number 5, which requires Board of Commissioners approval to renew the business license after 3 years, as the business is well established and is operating in compliance with all conditions without complaints.


NORFOLK SOUTHERN RAILROAD
SITE PLAN

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 requested amendment is consistent with the previously approved agri-entertainment use. The proposed change in condition does not alter the nature or intensity of the use and is compatible with surrounding development and zoning of nearby property.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **As the agri-entertainment venue has been established for almost two years and the County has not received complaints, it is not anticipated that the requested amendment will 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.**

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 project was originally approved on September 14, 2023, and the expansion of the agri-entertainment venue was approved on March 13, 2025. The proposed amendment will not create an excessive or burdensome demand on existing infrastructure, as the business is well established and has consistently operated in compliance with all conditions without any reported complaints.**

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 agri-entertainment venue has been established by previous board action. The request does not impact the designated future land use of the area.**

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

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

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

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The site is currently developed with accessory structures (HCADD24-0059, HRNEW24-0111, HCNEW24-0226, and HCNEW24-0227). Also, the development includes two corn mazes, a pumpkin patch, two ground-level bounce pads, a slide, picnic area with concession stand, trail for wagon-rides, equipment barn, and parking area.**

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 conditions 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 request; 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 a memorandum dated April 29, 2026, the Hall County Environmental Health Department stated "No comment."

Georgia Department of Transportation
In an email dated April 17, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways."

Hall County Public Works and Utilities
In a memorandum dated April 28, 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:
As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.

Utilities:
No comment. Property is not located in the Hall County service delivery area.

Hall County Fire Marshal
In a memorandum dated April 20, 2026, the Hall County Fire Marshal's Office stated "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Business License
In a memorandum dated April 21, 2026, Brandi Smith, Business License Director, stated "CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business."

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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SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

KEITH BELL
3604 CARTER RD
BUFORD GA 30518

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)

CHARLES AND JIMMIE SUE BELL
3582 CARTER RD
BUFORD GA 30518

Phone [redacted]

Email Address N/A

Proposed Use Amend condutions of Zoning - Remove Cond #5

Contact Person (Name & Mailing Address)

KEITH BELL
3604 CARTER RD
BUFORD GA 30518

Phone [redacted]

Email Address [redacted]

Status of Applicant

-] Owner
-] Option to Purchase
-] Area Resident
-] Other

Requested Action

Type of Request:

☐ SU ☐ CUP

Fee:$_____

Receipt #: _____

Check #: _____

Zoning: _____

Acreage _____

Tax Parcel Number _____

Location Address 5351 LANIER ISLAND PKWY, BUFORD GA 30518

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

Print KEITH BELL Date: _____

Sign K Bell Date: _____

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

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

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

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Charles And Jimmie Sue Bell

Address 3582 Carter Rd
Buford GA 30518

Phone Number [redacted]

Name of applicant(s) Keith Bell

Address 3604 Carter Rd
Buford GA 30518

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)
Charles Bell Jimmie Sue Bell

Personally appeared before me
Charles Bell / Jimmie Sue Bell

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

Marie Williams
Notary Public

3/25/2026
Date

MARIE WILLIAMS
NOTARY
MY COMMISSION EXPIRES
FEBRUARY 24, 2030
PUBLIC
JACKSON COUNTY, GA

PLANNING AND ZONING DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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: Charles Bell Jimmie Sue Bell **Date:** 3/25/2024

Applicant's/Owner's Name (Printed): Charles Bell Jimmie Sue Bell

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

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

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

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

I have**____ I have not ✓

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: KH Bell **Date:** 3-26-26

Applicant's/Owner's Name (Printed): Keith Bell

NARRATIVE

5351 Lanier Islands Parkway

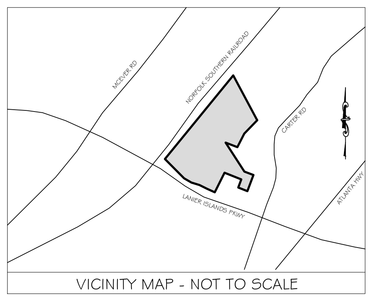
Request to Amend Conditions for an Agri-Entertainment Venue

April 17, 2026

On March 13, 2025, the Hall County Board of Commissioners approved to allow expansions of the agri-entertainment venue at this location subject to five conditions. At this time, removal of condition #5 is requested, as the business is well established and is operating in compliance with all conditions without complaints.

1. **The property shall be developed in accordance with the site plan dated November 21, 2024, and as described in the project narrative dated December 3, 2024, and other application documents, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.**
2. **Per the previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.**
3. **Per the previous approval by the county commission on September 14, 2023, a variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.**
4. **With the exception of permitting gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridor Overlay District. No other variances are granted from these standards.**
5. **The business license associated with this use shall go before the Hall County Planning Commission and the Board of Commissioners for renewal after a period of three years following the approval by the county commission on September 14, 2023.**
6. All conditions of zoning shall appear on any plats or building plans created for the subject property.





VICINITY MAP - NOT TO SCALE

GRID NORTH
GEORGIA STATE PLANE
NAD 83 (2011)
WEST ZONE

N/F
ANDREW CHONG
PID # 08156 003001D
PB 116 PG 170

N/F
PAMELA B JONES
PID # 08169 003020
DB 2348 PG 23

N/F
KEITH D BELL
& BELL REGINA D.
PID # 08169 003019
DB 6161 PG 319

N/F
BONNIE N PRUETT &
PRUETT MARY ALICE
PID # 08169 003013
NO SALES HISTORY

N/F
CHARLES BELL
PID # 08169 003012
PB 22 PG 36

N/F
STORYBROOK
ACADEMY REAL
ESTATE LLLP
PID # 08169 003022
DB 7906 PG 769

N/F
CHARLES BELL FAMILY L.P.
PID # 08169 003024
PB 22 PG 36

NORFOLK SOUTHERN RAILROAD
(APPARENT 400' RIGHT-OF-WAY)

LANIER ISLANDS PARKWAY
(A.K.A. S.R. 347)
(VARIABLE RIGHT-OF-WAY)

EXISTING
-CORN MAZE-

PROPOSED
STRAWBERRY FIELD /
PUMPKIN PATCH

PROPOSED
ROPES COURSE

GIL OF BRANCH

GRAIN TRAIN PATH

EXISTING
BOUNCE
PAD

EXISTING SLIDE

EXISTING
EQUIPMENT
BARN

GATE

EXISTING
PORTABLE DECK
OVER MEGASLIDE

-CITY OF BUFORD-

EXISTING
-CORN MAZE-

PROPOSED
POLE BARN
ENTRANCE

EXISTING
PICNIC AREA /
CONCESSION
STAND

229.3'

PROPOSED
CORN BIN
BARN

PROPOSED
BUBBLE BARN

PROPOSED
SKEE BALL
BARN

PORTABLE
TICKET
BOOTH

EXISTING
BOUNCE
PAD

PROPOSED
BARN

GRAIN TRAIN
LOADING AREA

EXISTING 30' GEORGIA
POWER EASEMENT

OHE

6" WATER MAIN

16" WATER MAIN

60' 0' 60' 120'
1 INCH = 60 FEET

SHEET NO.	1 OF 1	
PROJECT #:	23010	
CHECKED BY:	MCB	
DRAFTED BY:	MCB	

ISSUE:	DATE	DESCRIPTION
INITIAL:	11/21/2024	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND TO AVOID DAMAGING THEM. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS DRAWING IS THE PROPERTY OF LJA SURVEYING, INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF LJA SURVEYING, INC.

CONCEPT PLAN
FOR
COMPTON - BELL FARMS

LOCATED IN:
LAND LOT 169
8TH DISTRICT
HALL COUNTY, GEORGIA

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

eFiled and eRecorded
DATE: 03/14/2023
TIME: 2:06 PM
PLAT BOOK: 883
PAGE: 161 - 161
FILING FEES: $10.00
PART ID: 3153517043
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

THE PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.

GEORGIA811 www.Georgia811.com

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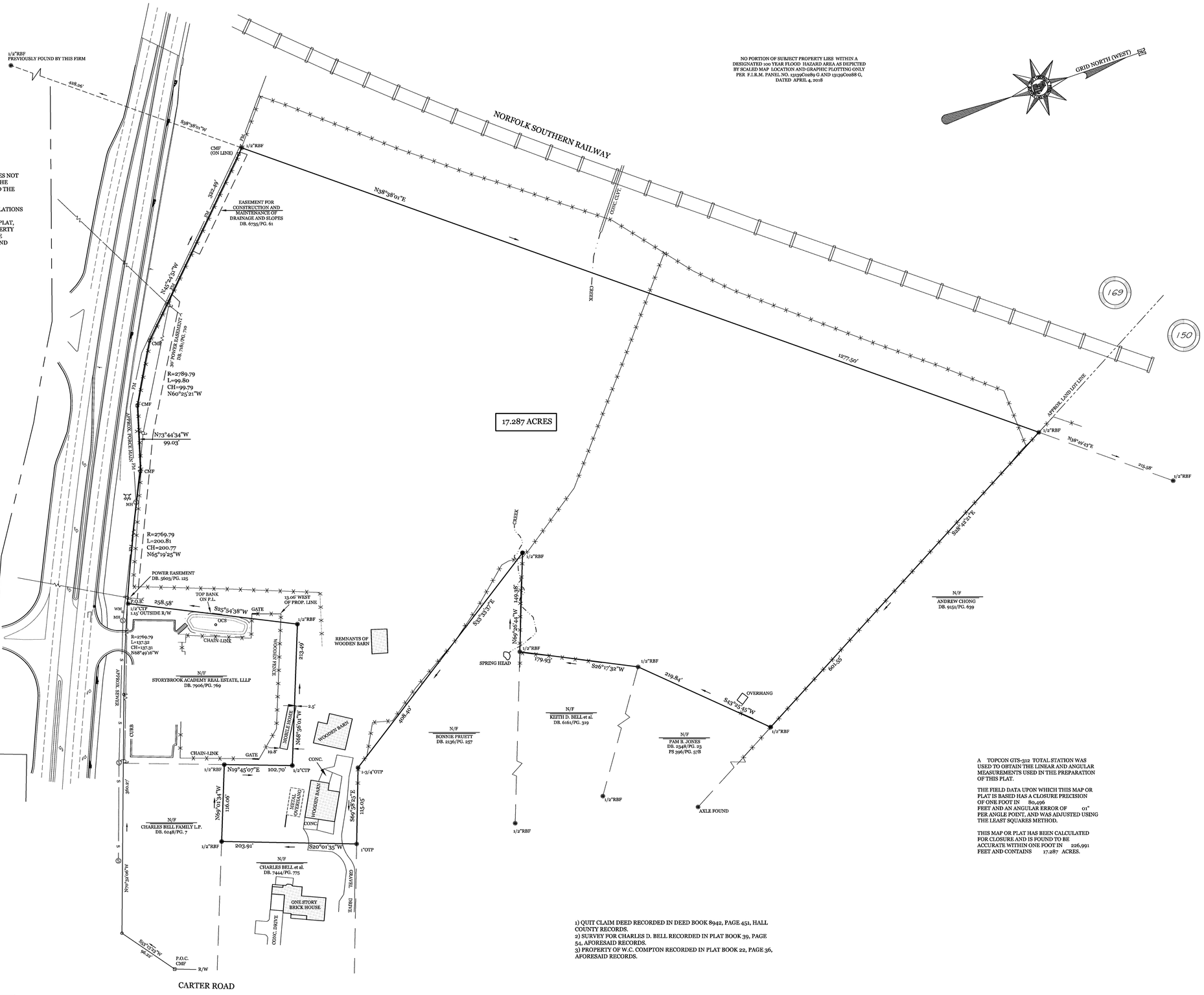
SURVEYOR CERTIFICATION:
THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S), OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON.
RECORDING OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF LAND.
FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

BRSutherland
BRIAN R. SUTHERLAND
GEORGIA RLS NO. 2900

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13139C0289 G AND 13139C0288 G, DATED APRIL 4, 2018



LEGEND

RBF	RE-BAR FOUND
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
CTP	CRIMP TOP PIPE
TBM	BENCHMARK
CTP	CRIMP TOP PIPE
C/O	SANITARY SEWER CLEAN OUT
IRV	IRRIGATION CONTROL VALVE
DH	DRILL HOLE
LLL	LAND LOT LINE
L	LAND LOT
P	PROPERTY LINE
C.L.	CENTERLINE
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
BOC	BACK OF CURB
FOC	FACE OF CURB
EOP	EDGE OF PAVEMENT
TC	TOP OF CURB
GMD	GEORGIA MILITIA DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MB	MAILBOX
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
POS	POST
EGS	EXISTING GROUND ELEVATION
	PIN FOUND OR SET
	EXISTING CONTOUR ELEVATION
UFO	UNDERGROUND FIBER OPTIC
OHP	POWERLINE
UP	UNDERGROUND POWER
UT	UNDERGROUND TEL
UTS	UNDERGROUND TELEPHONE LINE
UGG	UNDERGROUND GAS LINE
	CONCRETE RIGHT-OF-WAY MARKER
CATV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
SD	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	PINE TREE
	HARDWOOD TREE
	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
BM	BENCH MARK
CP	CONTROL POINT

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

A TOPCON GTS-312 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 89,496 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 226,991 FEET AND CONTAINS 17.287 ACRES.

1) QUIT CLAIM DEED RECORDED IN DEED BOOK 8942, PAGE 451, HALL COUNTY RECORDS.
2) SURVEY FOR CHARLES D. BELL RECORDED IN PLAT BOOK 39, PAGE 54, AFORESAID RECORDS.
3) PROPERTY OF W.C. COMPTON RECORDED IN PLAT BOOK 22, PAGE 36, AFORESAID RECORDS.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

GEORGIA LICENSED PROFESSIONAL LAND SURVEYOR NO. 2900 BRIAN R. SUTHERLAND
3/14/2023

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #177

CHARLES BELL

LOCATED IN LAND LOT 169 OF THE 8TH LAND DISTRICT
HALL COUNTY, GEORGIA
SCALE 1"=60'

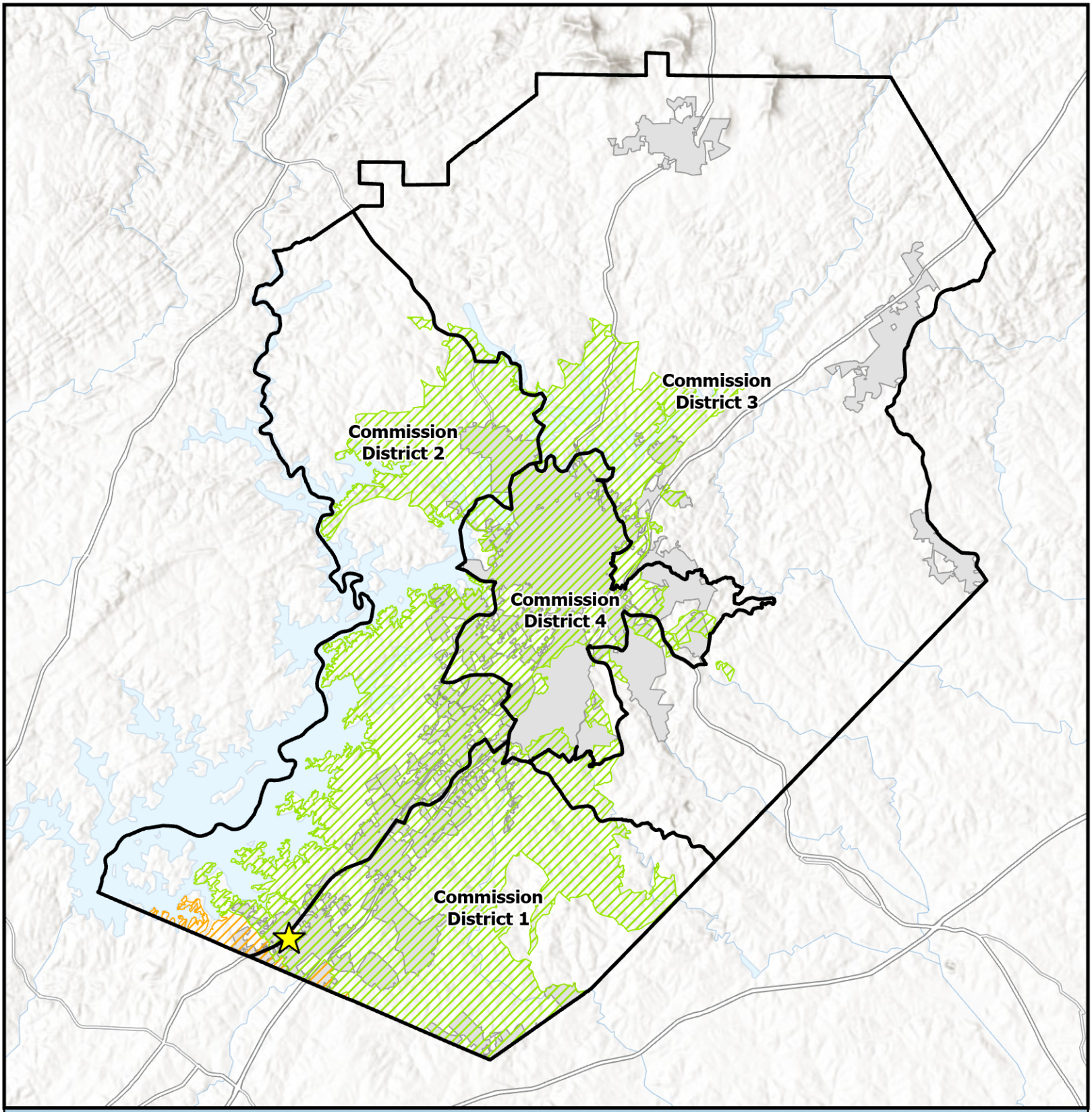
RETRACEMENT SURVEY FOR:

DESIGN	DRAWN	CHECKED
	BS	RR

NO	DATE	DESCRIPTION

3/6/2023 DATE
23046 FIELD NUMBER

1 of 1



Overview Map

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

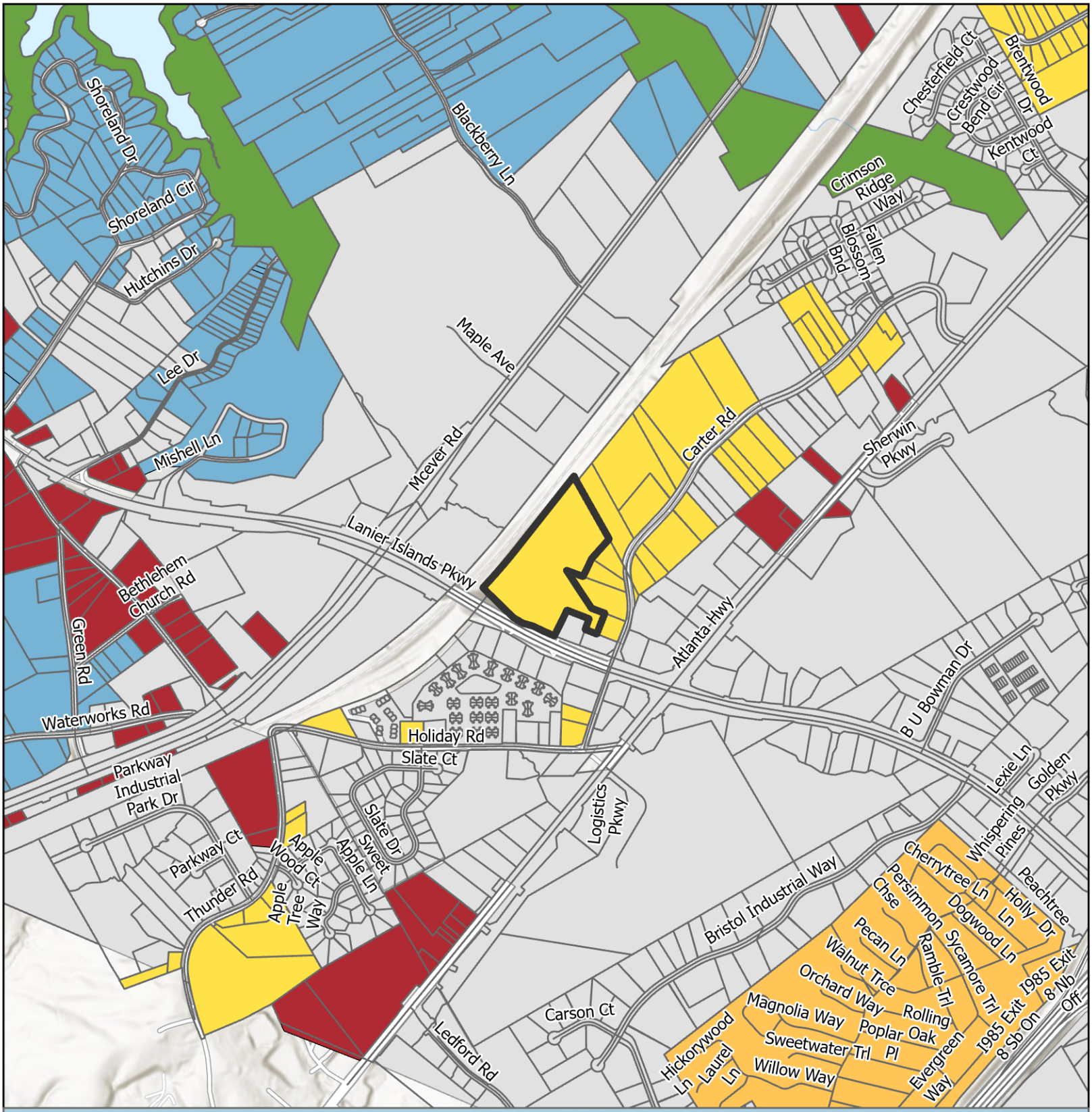
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Keith Bell
Tax Parcel #: 08169 003011
Location: 5351 Lanier Islands Parkway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Future Land Use Map

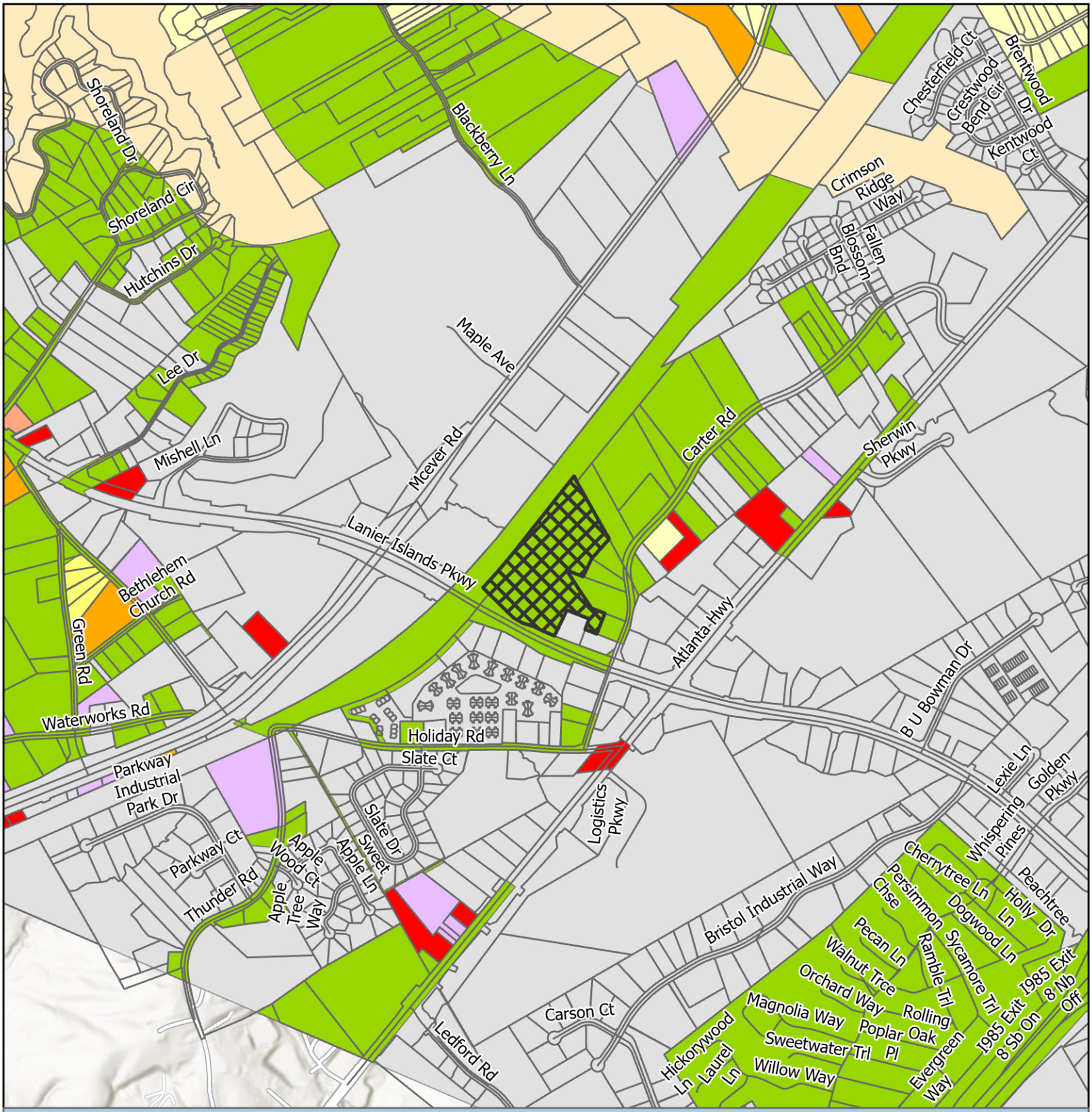
Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Keith Bell
Tax Parcel #: 08169 003011
Location: 5351 Lanier Islands Parkway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Zoning Map

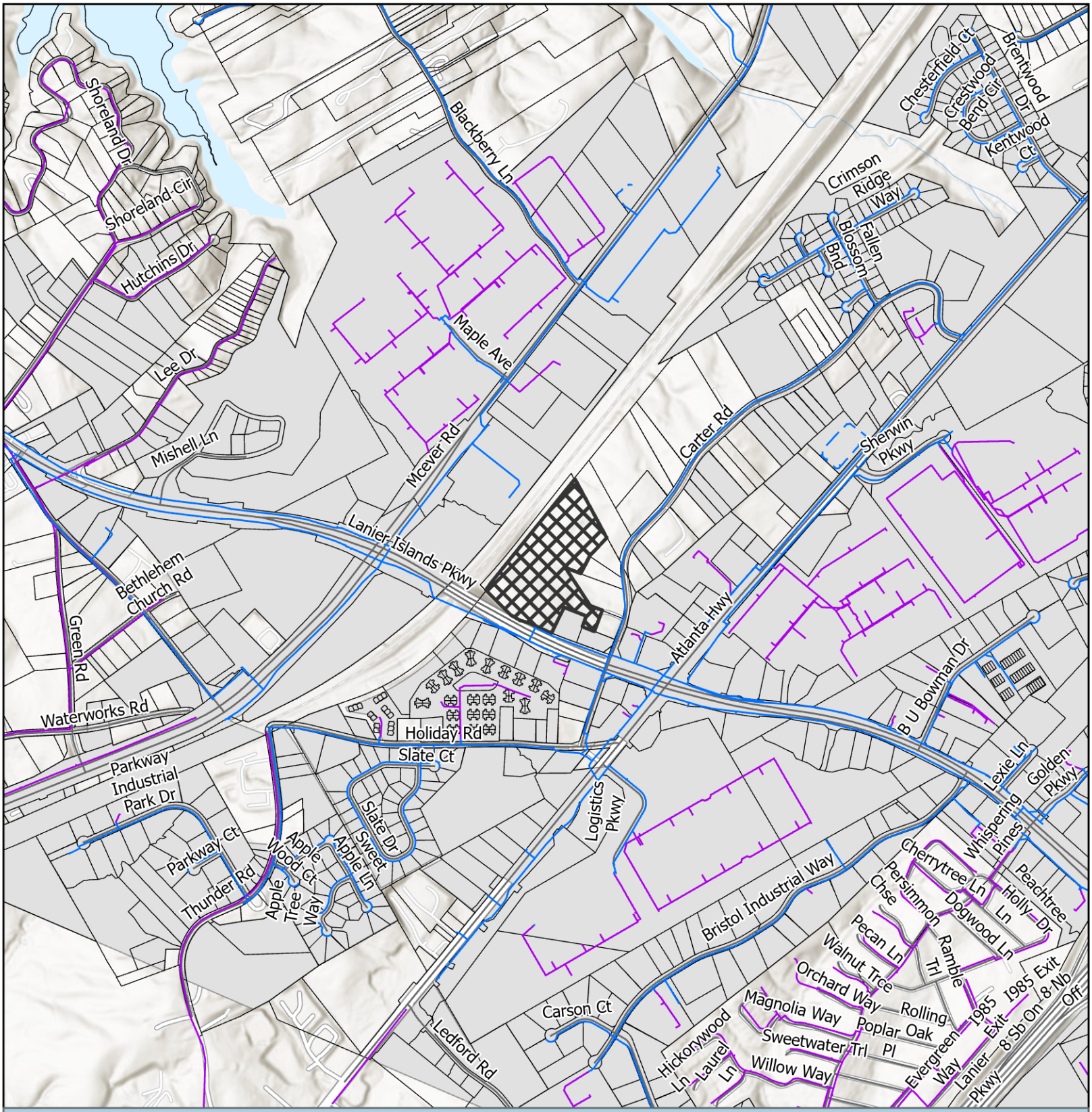
Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- PCD
- PRD
- R-1
- S-S
- V-C

Applicant: Keith Bell
Tax Parcel #: 08169 003011
Location: 5351 Lanier Islands Parkway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/24/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Keith Bell
Tax Parcel #: 08169 003011
Location: 5351 Lanier Islands Parkway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026



Site Plan & Aerial Map

Subject Area

Applicant: Keith Bell
Tax Parcel #: 08169 003011
Location: 5351 Lanier Islands Parkway
Commission District 1

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

Date Prepared: 4/27/2026

eFiled and eRecorded
DATE: 09/27/2021
TIME: 2:19 PM
DEED BOOK: 8942
PAGE: 451 - 455
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 0496006206
PT61: 069-2021-009661
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

PARCEL NO. 08169 003012
STATE OF GEORGIA,
COUNTY OF HALL.

McCormack Law Firm, P.C.
1730 Thompson Bridge Rd.
Gainesville, GA 30501

QUIT CLAIM DEED

THIS INDENTURE made this 27th day of September, 2021, by and between **CHARLES BELL FAMILY, L.P.,** party of the first part, hereinafter referred to as "Grantor", and **CHARLES DOUGLAS BELL and JIMMIE SUE BELL** as Joint Tenants with Rights of Survivorship, party of the second part hereinafter referred to as "Grantees", the words "Grantor" and "Grantees" to include the neuter, masculine, and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, convey, and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee:

All that tract or parcel of land as more particularly described on the attached Schedule "A", which is incorporated herein by reference, and made a part hereof.

Property address: 3582 Carter Road, Buford, Ga 30518

This is the same property referred to in Quit Claim Deed from Charles Douglas Bell and Jimmie Sue Bell to Charles Bell Family, L.P., dated December 22, 2007 and recorded in Deed Book 6248, Page 7.

The purpose of this Quit Claim Deed is to place the title to said property into Grantees.

NO TITLE WORK PERFORMED

TO HAVE AND TO HOLD said tract or parcel of land in order that neither Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

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

CHARLES BELL FAMILY L.P.

By _____
CHARLES DOUGLAS BELL, General Partner

_____
WITNESS

_____
NOTARY PUBLIC

GARRETTA MCGARY NOTARY PUBLIC DAWSON COUNTY GEORGIA EXPIRES October 2, 2023

By _____
JIMMIE SUE BELL, General Partner

_____
WITNESS

_____
NOTARY PUBLIC

GARRETTA MCGARY NOTARY PUBLIC DAWSON COUNTY GEORGIA EXPIRES October 2, 2023

EXHIBIT "A"

Property address: 3582 Carter Road, Buford, GA 30518

All that certain tract or parcel of land, containing 35.5 acres, more or less, situated, lying and being in Land Lot 169,8th Land District of Hall County, Georgia, on the northwest side of Frasier Road just off of and north of Shadburn Ferry-Greens Crossing blacktop public road and more particularly described as follows:

BEGINNING at an iron pin on the southeast side of the right-of-way of the Southern Railroad, where same is intersected by the original land lot line between Land Lots 158 and 169 in the 8th Land District of Hall County, Georgia, thence S30°50'E, 894 feet along the original land lot line between Land Lots 158 and 169 of the 8th Land District of Hall County, Georgia, to an iron pin on the northwest side of the right-of-way of said Frasier Road; thence in a southwesterly direction along the northwest side of the right-of-way of said Frasier Road 216.8 feet to an iron pin at the comer of the lands of Bonnie N. Pruitt; thence along the lands of Bonnie N. Pruitt as follows: N71°9'W, 570 feet to an iron pin; thence S34°57'E, 408.4 feet to an iron pin and S71 o 15'E, 315.2 feet to an iron pin on the northwest side of the right-of-way of said Frasier Road; thence S18°45'W, 200 feet along the northwest side of the right-of-way of said Frasier Road to an iron at the southeast comer of Lot No. 14 and southwest comer of Lot No. 15 of the W. C. Compton Subdivision as shown and delineated on a plat prepared by Horace L. Dunahoo, Georgia Registered Surveyor No. 277, dated March 31,1959, which plat is recorded in the Clerk's Office of the Superior Court of Hall County, Georgia, in Plat Book 22, page 36; thence N71ol5W, 200 feet along the dividing line between Lots 14 and 15 in th aforesaid W. C. Compton Subdivision to an iron pin; thence SI 8°45'W, 300 feet along the rear line of Lots 14, 13 and 12 of the aforesaid W. C. Compton Subdivision to an iron pin; thence along the lands of now or formerly W. C. Compton N71°15'W, 115.2 feet to an iron pin; thence S18°45'W, 300 feet to an iron pin; thence S2°W, 184.6 feet to an iron pin; thence N88°W, 100 feet to an iron pin; S2°W, 100 feet to an iron pin;

N88°W, 100 feet to an iron pin; N33°33'W, 345.1 feet to an iron pin and N45°55'W, 761.5 feet to an iron pin on the southeast side of the right-of-way of said Southern Railroad; thence N37°12'E, 1689 feet along the southeast side of the right-of-way of said Southern Railroad to an iron pin on the original land lot line between Land Lots 158 and 169 of the 8th Land District of Hall County, Georgia, the beginning comer.

Said tract of land being more particularly shown and delineated on a plat prepared by Owen Patton, Georgia Registered Surveyor No. 1324 dated February 6, 1968, which plat is recorded in the Clerk's Office of the Superior Court of Hall County, Georgia, in Plat Book 39, page 54, said plat and the record thereof are by reference incorporated herein. Said property is subject to existing easements for public road and utilities now in use.

Said property is also subject to a Restrictive Covenant contained on the recorded plat prepared by Horace L. Dunahoo, Georgia Registered Surveyor No. 277, dated March 31,1959, which plat is recorded in the Clerk's Office of the Superior Court of Hall County, Georgia Plat Book 22, page 36, which embraces Lots 15 and 16 of the aforesaid Compton Subdivision.

This being the same property as described in a Warranty Deed with Survivorship from W. C. Compton to Charles D. Bell and Jimmie S. Bell as recorded in Deed Book 367, pages 259-260 of the Hall County, Georgia Deed Records.

Less and Except:

All that tract or parcel of land lying and being in Land Lot 169 of the 8th Land District and 413th Georgia Militia District of Hall County, Georgia, and being more particularly described as follows:

BEGINNING at a point 52.24 feet left of and opposite Station 63+42.53 on the construction centerline of Lake Lanier Access Road (State Route 347) on Georgia Highway project AHL-347(7); running thence N69°50'34.3"W, a distance of 315.20 feet to a point; thence SI 9°57'33"W, a distance of 34.51 feet to a point; thence S19°58'15"W, a distance of 15.00 feet to a point; thence N70°13'00.4", a distance of 92.43 feet to a point; thence northwesterly along a curving line having a radius of2964.79 feet for an arc distance o£206.70 feet to a point; thence N57° 15'57"W, a distance of207.58 feet to a point; thence northwesterly along a curving line having a radius of 2939.79 feet for an arc distance of 155.09 feet to a point; thence N71°23'09"W, a distance of 354.05 feet to a point; thence N38°17'30.5"E, a distance of 302.55 feet to a point; thence S45°25'0.89"E, a distance of 315.84 feet to a point; thence southeasterly along a curving line having a radius of 2,789.79 feet for an arc distance of 98.50 feet to a point; thence S73o49'27.4"E, a distance of 99.07 feet to a point; thence southeasterly along a curving line having a radius of 2,769.79 feet for an arc distance of 338.13 feet to a point; thence S70°10'25"E, a distance of 360.27 feet to a point; thence N52°27'39.9"E, for a distance of 96.22 feet to a point; thence S20°56'08 4"W, a distance of 228.31 feet back to the point of BEGINNING.

Also granted is the right to an easement for the construction and maintenance of slopes as shown on a plat of the property. Also granted is the right to two temporary easements for the construction of a fence, which said easements are five feet wide. Also granted is the right to two easements for the construction of driveways as shown on the plat ofproperty

This being the same property as described on a Georgia Department of Transportation Right of Way Deed dated January 3, 1995

Also Less and Except:

An 11% undivided interest in all that tract or parcel of land lying and being in Land Lot 169, 8th District of Hall County, Georgia, and consisting of 8.72 acres as more particularly described on a plat of survey for Charles D. Bell dated October 22, 2002, and prepared by J. A. Page and Associates, Registered Surveyors, as recorded in Plat Slide 821, pages 192A of the Hall County, Georgia, Plat Records. Said plat and the description therein are incorporated herein by reference and made a part hereof.

This being the same property as described on a Deed of Gift dated October 29, 2002 from Charles Douglas Bell and Jimmie Sue Bell to Bell Family Charitable Remainder Unitrust as recorded in Deed Book 4358, pages 147-148 of the Hall County, Georgia Deed Records.

Also Less and Except:

All that tract or parcel of land lying and being situated in Land Lot 169 of the 8th Land District of Hall County, Georgia, being 1.00 acres as shown on a plat prepared by Precision Planning, Inc. dated October 12,1994, and being recorded on Plat Slide 396, page 57B of the Hall County, Georgia Plat Records. Said plat and the description therein is incorporated herein by reference.

This being the same property as described in a Warranty Deed dated November 21,1994 from Charles D. Bell to Pam B. Jones as recorded in Deed Book 2348, page 23 of the Hall County, Georgia, Deed Records.

Also Less and Except:

All that tract or parcel of land lying and being in Land Lot 169 of the 8th Land District of Hall County, Georgia, and being 1.17 acres as shown on a plat entitled "Survey for Keith D. Bell & Decatur Federal Savings and Loan" dated January 19,1989, prepared by Owen Patton, Georgia Registered Land Surveyor, and being more particularly describe as follows:

BEGINNING at an iron pin comer on the eastern right-of-way of Carter Road, which iron pin is located 107.94 feet from the intersection of the eastern right-of-way of Carter Road with the land lot line common to Land Lots 158 and 169 of the 8th Land District, as measured along the right-of-way of Carter Road and running thence along the eastern right-of-way of Carter Road S09o52'17"E, 108.86 feet to a point; running thence N71 o09'00"W, 412.92 feet to an iron pin comer; running thence N24o36'01 "E, 179.89 feet to an iron pin comer; running thence S57°26'54"E, 352.61 feet to the beginning iron pin comer.

This being the same property as described in a Warranty Deed dated February 9,1989 from Charles D. Bell and Jimmie S. Bell to Keith D. Bell as recorded in Deed Book 1312, page 6 of the Hall County, Georgia, Deed Records.

Also Less and Except:

A one-half undivided interest in all that tract or parcel of land lying and being in Land Lot 169 of the 8th Land District, Hall County, Georgia, City of Buford as shown and delineated as Tract 2, being 1.339 acres, more or less, on plat of survey for Charles Bell by Patton-Boyer, Inc. dated October 24, 2001, which plat is recorded in Hall County Records at Plat Slide 809, page 59A and is incorporated herein by reference for a more complete description.

This being the same property as described on a Warranty Deed dated December 28,2001 from Charles D. Bell and Jimmie S. Bell to Chad J. Bell, Leanne W. Bell, Richard T. Buice and Chanda D. Buice as recorded in Deed Book 4078, page 443 of the Hall County, Georgia Deed Records.

Also Less and Except:

A one-half undivided interest in all that tract or parcel of land lying and being in Land Lot 169 of the 8th Land District, Hall County, Georgia, City of Buford as shown and delineated as Tract 2, being 1.339 acres, more or less, on plat of survey for Charles Bell by Patton-Boyer, Inc. dated October 24, 2001, which plat is recorded in Hall County Records at Plat Slide 809, page 59A and is incorporated herein by reference for a more complete description.

This being the same property as described on a Warranty Deed dated January 2,2002 from Charles D. Bell and Jimmie S. Bell to Chad J. Bell, Leanne W. Bell, Richard T. Buice and Chanda D. Buice as recorded in Deed Book 4143, page 427 of the Hall County, Georgia Deed Records.

HALL COUNTY
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GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
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ASSISTANT
COUNTY ADMINISTRATOR
Katie Crumley

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

Hall County Government
BOARD OF COMMISSIONERS

March 14, 2025

Keith Bell
3604 Carter Road
Buford, GA 30518

RE: **Zoning Application**

Dear Keith Bell:

Please be advised that in its Voting Meeting on March 13, 2025, the Hall County Board of Commissioners voted to approve the following application with conditions.

5351 Lanier Islands Parkway | Special Use to Amend Conditions of Zoning | on a 20.27± acre tract located on the north side of Lanier Islands Parkway approximately 574 feet from its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011| **Proposed use: Expand agri-entertainment venue** | Commission District 1 | **Keith Bell, applicant**

Conditions:

1. The property shall be developed in accordance with the site plan dated November 21, 2024, and as described in the project narrative dated December 3, 2024, and other application documents, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Per the previous approval by the county commission on September 14, 2023, a variance is granted for the building setback requirement for agri-entertainment structures, reducing the setback from 300 feet to 240 feet.
3. Per the previous approval by the county commission on September 14, 2023, a variance is granted to the parking area setback, reducing the setback from 200 feet to 160 feet.
4. With the exception of permitting gravel parking, the non-residential development shall be subject to the standards of the Gateway Corridors Overlay District. No other variances are granted from these standards.
5. The business license associated with this use shall go before the Hall County Planning Commission and the Board of Commissioners for renewal after a period of three years following the approval by the county commission on September 14, 2023.
6. All conditions of zoning shall appear on any plats or building plans created for the subject property.

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

Charles & Jimmie Sue Bell
3582 Carter Road
Buford, GA 30518

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: April 29, 2026

Subject: May 28, 2026 Hall County Board of Commissioners Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are provided the basis of information provided by the applicantand on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 0 Stringer Rd, Stump/Becker: No comment.

* 866 Gainesville Hwy, Taylor & Mathis: Must meet all Environmental Health commercial septic system permitting requirements if public sewer is not available. Written documentation from Buford Utilities required stating sewer not available at time of plan review application. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

* 2632 Sardis Rd, DCCM: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. 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.

* 5351 Lanier Islands Pkwy, Bell: No comment.

* 5831 Hilltop Dr, McDaniel: No comment.

* 5964 Overby Rd, Riggs: Must meet all residential permitting requirements. An original copy of the Level 3 soil evaluation, a copy of recorded plat, and a detailed site plan will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 5989 Lanier Islands Pkwy, Wood: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Outlook

5-28-26 Hall County Rezoning GDOT Comments

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 4/17/2026 4:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below comments in red.

866 Gainesville Hwy Taylor and Mathis - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
2632 Sardis Rd - DCCM - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5351 Lanier Islands Pkwy - Keith Bell - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5831 Hilltop Dr - Doug McDaniel - Off system, no impacts to the state route expected.
0 Stringer Rd - Patricia Stump Laurence Becker - Off system, no impacts to the state route expected.
5989 Lanier Islands Pkwy - Benji Wood - Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.
5964 Overby Rd - Nancy Riggs - Off system, no impacts to the state route expected.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

I will be out of the office from 4-18-26 to 5-3-26 please contact the Traffic Operations Office at 770-530-5456 for assistance during this period.

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 Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 28, 2026

Subject: May 28, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

0 Stringer Rd

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

2632 Sardis Road

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

5351 Lanier Island Parkway

- **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**: As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5831 Hilltop Drive

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities**: No comment. Property is not located in the Hall County service delivery area.

5964 Overby Road

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

5989 Lanier Islands Parkway

- **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:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

866 Gainesville Hwy

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

Hall County Government
FIRE RESCUE

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GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 4/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items - 5-28-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 5/28/26 meeting. Upon review, we provide the following comments.

• 0 Stringer Road | Variance to Section 3.2 | Patricia Stump & Laurence Becker, applicant

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

• 5351 Lanier Islands Parkway | Special Use | Keith Bell, applicant

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

• 5831 Hilltop Drive | Special Use | Doug McDaniel, applicant

The current condition of Hilltop Drive does not meet fire code regarding required road width of 20 feet from Atlanta Highway to the commercial development. Meeting the requirement of condition 2 of the Memorandum dated 4/10/26 would satisfy the fire code requirement.

• 5964 Overby Road | Rezone | Nancy E Riggs, applicant

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

• (A) 2632 Sardis Road| Rezone | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (B) 2632 Sardis Road | Special Use | DCCM, applicant

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

• (A) 5989 Lanier Islands Parkway| Rezone | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

1) The 20,000 SF building will require a supervised fire protection system
2) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
3) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 5989 Lanier Islands Parkway | Special Use | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

4) The 20,000 SF building will require a supervised fire protection system
5) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
6) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (C) 5989 Lanier Islands Parkway | Variance to Section 6.2.5 | Benji Wood, applicant

Hall County Fire Marshal's Office Comments:

7) The 20,000 SF building will require a supervised fire protection system
8) Based off the location of existing fire hydrants additional fire hydrant(s) may be required
9) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (A) 866 Gainesville Highway | Rezone | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

• (B) 866 Gainesville Highway | Variance to Section 6.2 | Taylor & Mathis, applicant

1) The concept plan as proposed does not meet fire code, International Fire Code 503.1.1 approved fire apparatus access roads shall be provided for every facility, building, constructed or moved into within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. The left side and back of building do not meet the above code requirement. If approved modifications will have to be made to show fire access to the left side and back of building.

2) The building shall be tested for approved emergency responders radio coverage within the building based on existing coverage levels of the public safety communication system utilized by the jurisdiction.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Brandi Smith, Business License Director

Date: April 21, 2026

Subject: May 28, 2026 Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the May 28, 2026 meeting. Upon review, we provide the following comments.

- 2632 Sardis Road – DCCM
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 5351 Lanier Islands Pkwy – Keith Bell
  - CB Farms has an active business license. Their opening date for their business license was October 11, 2024. We have received no complaints regarding the business.
- 5831 Hilltop Drive – Doug McDaniel
  - Corbelstone, Inc held an active business license with Hall County from 01/01/2008 until 12/31/2025. Any future business at this address will need to apply for a business license with the Hall County Business License department.
- 5989 Lanier Islands Pkwy – Benji Wood
  - Any future businesses will need to obtain a business license with the Hall County Business License department.
- 866 Gainesville Hwy- Taylor and Mathis
  - JP Tire Shop, LLC has had an active business license with Hall County since 05/08/2017.
  - Global Imports Auto Sale 2, LLC has had an active business license with Hall County since 03/02/2018.

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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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than thirty (30) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than thirty (30) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than thirty (30) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN April 30, 2026 **AND NO LATER THAN** May 06, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN May 06, 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, Keith Bell **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 5-2-26 **for** Compton Bell Farms.

Please Print Name

Date

(Name application filed as)

Signature K Bell

(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: KEITH BELL
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR AN AGRI-ENTERTAINMENT VENUE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 28, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Public Works and Utilities

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 319/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution seeking acceptance by Hall County, GA of the roads currently maintained by the Winter Harbor Homeowners Association into the Hall County, GA Road Maintenance system and further authorizing the execution of an encroachment agreement between Winter Harbor Homeowners Association and Hall County, GA, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: JS

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution seeking acceptance by Hall County, GA of the roads currently maintained by the Winter Harbor Homeowners Association into the Hall County, GA Road Maintenance system and further authorizing the execution of an encroachment agreement between Winter Harbor Homeowners Association and Hall County, GA, subject to review and approval by the County Attorney.

History:

Facts and Issues:

Options:

A petition was received from the Winter Harbor Homeowners Association requesting that Hall County accept the internal roads (Winter Harbor Drive & Snug Harbor Court) into Hall County Maintenance. Upon review by the Public Works Department, several non-standard improvements were identified which are not typical of Hall County maintained roads. These non-standard improvements include a guardhouse, brick entry walls, and landscaped medians. The Winter Harbor Homeowners Association has agreed to continue maintaining these non-standard improvements and signed the attached encroachment agreement to document the commitment. The Winter Harbor Homeowners Association has also agreed to remove the iron gates at the entrance.

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

Approvals:

Submit	Approve	Budget	Finance
JG	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Resolution & Encroachment Agreement

STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION SEEKING ACCEPTANCE BY HALL COUNTY, GEORIGA OF THE ROADS CURRENTLY MAINTAINED BY THE WINTER HARBOR HOMEOWNERS ASSOCIATION INTO THE HALL COUNTY, GEORGIA ROAD MAINTENANCE SYSTEM AND FURTHER AUTHORIZING THE EXECUTION OF AN ENCROACHMENT AGREEMENT BETWEEN WINTER HARBOR HOMEOWNERS ASSOCIATION AND HALL COUNTY, GEORGIA

WHEREAS, Winter Harbor Homeowners Association, hereinafter referred to as "Owner", owner of Winter Harbor Drive, Flowery Branch, Georgia 30542 and Snug Harbor Court, Flowery Branch, Georgia 30542, desires to have the roadways and their associated right-of-way contained within their subdivision currently owned maintained by Owner and more specifically depicted within "Exhibit A" attached hereto and hereby incorporated within, accepted by Hall County, Georgia (hereinafter referred to as "the County") into the County's road maintenance system and has petitioned the County to that end (See Exhibit "B" attached hereto and incorporated within); and

WHEREAS, Owner further desires to enter into an Encroachment Agreement a copy of which is attached as "Exhibit A", with the County which would allow Owner to maintain certain fixtures in the County's right-of-way in the event the roadways and their associated right-of-way are accepted into the County's road maintenance system in exchange for Owner assuming any and all maintenance, liability and general responsibility for said fixtures; and

WHEREAS, Owner currently maintains fixtures, referred to herein as "Encroachment" or "Encroachments", in the right-of-way of Winter Harbor Drive and Snug Harbor Court that are atypical of what would normally be permitted or observed in the right-of-way of County maintained roadways; and

WHEREAS, The Encroachments include, but are not limited to, the following: brick entryway walls flanking the entrance of the subdivision, a guardhouse, landscape features surrounding the brick entryway walls, landscape features surrounding the guardhouse, medians and foliage within the medians, and additional atypical features; and

WHEREAS, the Encroachments are depicted in part within Exhibit B; and

WHEREAS, Owner agrees that in the event that the roadways known as Winter Harbor Drive and Snug Harbor Court and their associated right-of-way are accepted into the County's Road Maintenance System as petitioned that Owner will accept ALL responsibility for and potential liability related to the aforementioned Encroachment(s) as provided for in "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County, Georgia, at its regular meeting duly assembled, hereby accepts the roadways known as

Winter Harbor Drive and Snug Harbor Court and their associated rights-of-way into the Hall County, Georgia road maintenance system and further hereby authorize and direct the Chairman of the Board of Commissioners of Hall County, Georgia, to execute the Encroachment Agreement attached hereto as "Exhibit A" subject to approval of the County Attorney and further that Owner is permitted to maintain the encroachment.

This the __ day of _____, 2026.

BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA

By: _____
Chairman

ATTEST: _____(SEAL)
Clerk

APPROVED AS TO FORM:

_____

County Attorney

EXHIBIT A

ENCROACHMENT AGREEMENT

STATE OF GEORGIA

COUNTY OF HALL

Present Owner: Winter Harbor HOA

Address: 6409 Winter Harbor Dr.
Flowery Branch GA 30542

WHEREAS, Winter Harbor Homeowners Association, hereinafter referred to as "Owner", is the owner of the property described in "Exhibit A" attached hereto and fully incorporated herein.

WHEREAS, Owner has petitioned Hall County, Georgia Public Works Department to accept Winter Harbor Drive and Snug Harbor Court into the Hall County Road Maintenance System and to assume ownership of those roads and their associated right of way as highlighted by the map and curve chart labeled as Exhibit "B" attached hereto and fully incorporated within; and

WHEREAS, the County has conducted an evaluation of potential issues and found cause for concern, as there currently exists an iron gate, a guardhouse, brick walls and arches adjacent to the guardhouse and sidewalks, and landscaped medians at the entrance of Winter Harbor Drive all of which constitute features that would be atypical for a public road and/or public right of way and may pose liability risks for the County should the aforementioned roadways be accepted into its maintenance system; and

WHEREAS, if the Winter Harbor Drive and Snug Harbor Court are accepted into the County's road maintenance system as petitioned, Owner and County agree that the atypical features outlined above would constitute as encroachments onto Hall County's right of way; and

WHEREAS, the atypical features, referred to herein as "Encroachment" or "Encroachments", is hereby defined as and includes, but is not limited to, the following: the brick entryway walls,

the guardhouse, the landscape surrounding the brick entryway walls, the landscapinging surrounding the guardhouse, the medians and everything contained within, and any additional atypical features in connection to the streets named, Winter Harbor Drive and/or Snug Harbor Court.

WHEREAS, Owner desires that the County grant its petition to accept the roads into its maintenance system and Owner wishes to maintain the encroachments in exchange for said consideration on the part of the County. Owner is willing to accept, abide by, and agree to the conditions and requirements outlined below pertaining to the management of the encroachments; and

NOW THEREFORE, for and in consideration of the County agreeing to accept Winter Harbor Drive and Snug Harbor Court into its road maintenance system as petitioned by Owner and the County agreeing to allow Owner the right to manage the encroachments located within the County's right of way, Owner accepts, acknowledges and otherwise agrees to comply with the following terms and conditions:

1. The County hereby, on the conditions set forth herein, gives its permission to Owner to manage said encroachments upon the right of way. Owner hereby acknowledges such permission is given on the express understanding and condition, that said maintenance of the encroachments is a permissive use which is revocable by the County in accordance with the terms and conditions set forth herein and below:

2. Owner, at all times, shall ensure that encroachments are properly maintained and that they pose no public safety risk. Owner further hereby acknowledges that the maintenance of said encroachments shall never become the basis of a prescriptive right, easement or title to any portion of the right of way or any interest in the right of way and shall never be or deemed to be

a reduction, termination, or modification of any kind of the County's ownership of the right of way or any portion thereof or any interest or right therein.

3. Owner agrees that within fifteen (15) days of the County's acceptance of the subject roadways and their associated right of way into the County's road maintenance system, Owner shall fully remove the iron gates at the front of Winter Harbor Drive at Owner's sole expense, and shall never build, add, or construct a gate which sections off said roadways from public use. Owner further warrants that, at current, said gates are open and will remain as such until such time as they are removed.

4. Owner further agrees to remove any encroachments, pursuant to a reasonable and good faith request, made solely at the County's discretion, that such removal is necessary for a legitimate public purpose including but not limited to road improvements, construction or maintenance or public safety.

5. In the event the County requests an encroachment be removed and the Owner fails to timely to so, Owner hereby gives the County express permission to enter upon Owner's property, if necessary, and effect such removal without the County incurring any liability whatsoever to Owner. In such an event, Owner shall be solely liable to County for any and all reasonable costs incurred by the County in connection with the removal and shall timely reimburse the County for such costs upon demand by the County. Owner further agrees that in the event County must enter onto Owner's encroachments to remove certain encroachments Owner failed to remove, the County shall not be liable for any damage or damages that may occur to the encroachments as a result of any acts of general road maintenance conducted by the County, either in the right of way, or to the road abutting the encroachments.

6. Owner shall not, nor permit to be done, any of the following acts on said right of way or any portion thereof: (a) expand or add to said encroachment, (b) construct or erect any other encroachments or other structures on said right of way.

7. Owner hereby indemnifies the County and agrees to hold County harmless from any and all liability, loss, cost, damage, and/or expenses (including, but not being limited to, attorney's fees, court costs, and expenses of litigation) arising out of, or in any manner connected with the use, operation, maintenance or removal of any portion of said encroachments, by any person or persons, purposeful or accidental, located upon the right of way. Without limiting the generality of the foregoing indemnification provisions, Owner further agrees that if any third party asserts a claim or files an action against County in connection with any event or circumstance in anyway relating to, or in connection with, the encroachments, the County may defend itself against such claim or action; and in such event, Owner shall fully reimburse the County for any sums paid by County for damages, judgements, or settlement of such claim or action and for any reasonable cost and expenses (including, but not being limited to, attorney's fees, court costs, and expenses of litigation) incurred by the County in defending itself against such claim or action.

8. This agreement and the covenants and conditions contained herein shall be binding upon and inure to the benefit of each of the parties hereto and their respective heirs, assigns, employees, servants, representatives, and successors in title. The covenants and conditions contained herein shall run with the land, and this agreement shall be recorded in the Office of the Clerk of the Superior Court of Hall County, Georgia.

9. Enforcement of the covenants and conditions contained herein shall be by any proceeding at law or in equity. The remedies given to the County herein are distinct, cumulative remedies; and the exercise of any one remedy shall not bar the County from exercising any or all of its

other remedies hereunder or under the aforesaid right of way or any other right or remedy which the County has either at law or in equity.

10. This agreement and the Exhibits attached hereto constitute the full and complete agreement between the County and Owner with respect to all matters contained herein; and evidence of any prior or contemporaneous oral agreement or understanding shall be inadmissible to take from, add to, or alter the terms of this agreement. There is no consideration for this agreement other than the consideration herein expressed.

11. This agreement may not be modified, rescinded, terminated, or amended, in whole or in part, except by written and recorded consent of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, or where the context so requires, caused same to be executed by its proper officers and its corporate seal affixed, on the date set opposite the execution of each.

Signed and sealed in our presence this 20th day of April, 2026

Witness

OWNER

Mitch Peevy President HOA

OWNER

Notary Public

My Commission Expires

Signed and sealed in our presence this 20th day of April, 2026

Witness

HALL COUNTY, GEORGIA

BY: _____

DAVID GIBBS,

CHAIRMAN, BOARD OF COMMISSIONERS

OF HALL COUNTY GEORGIA

Notary Public

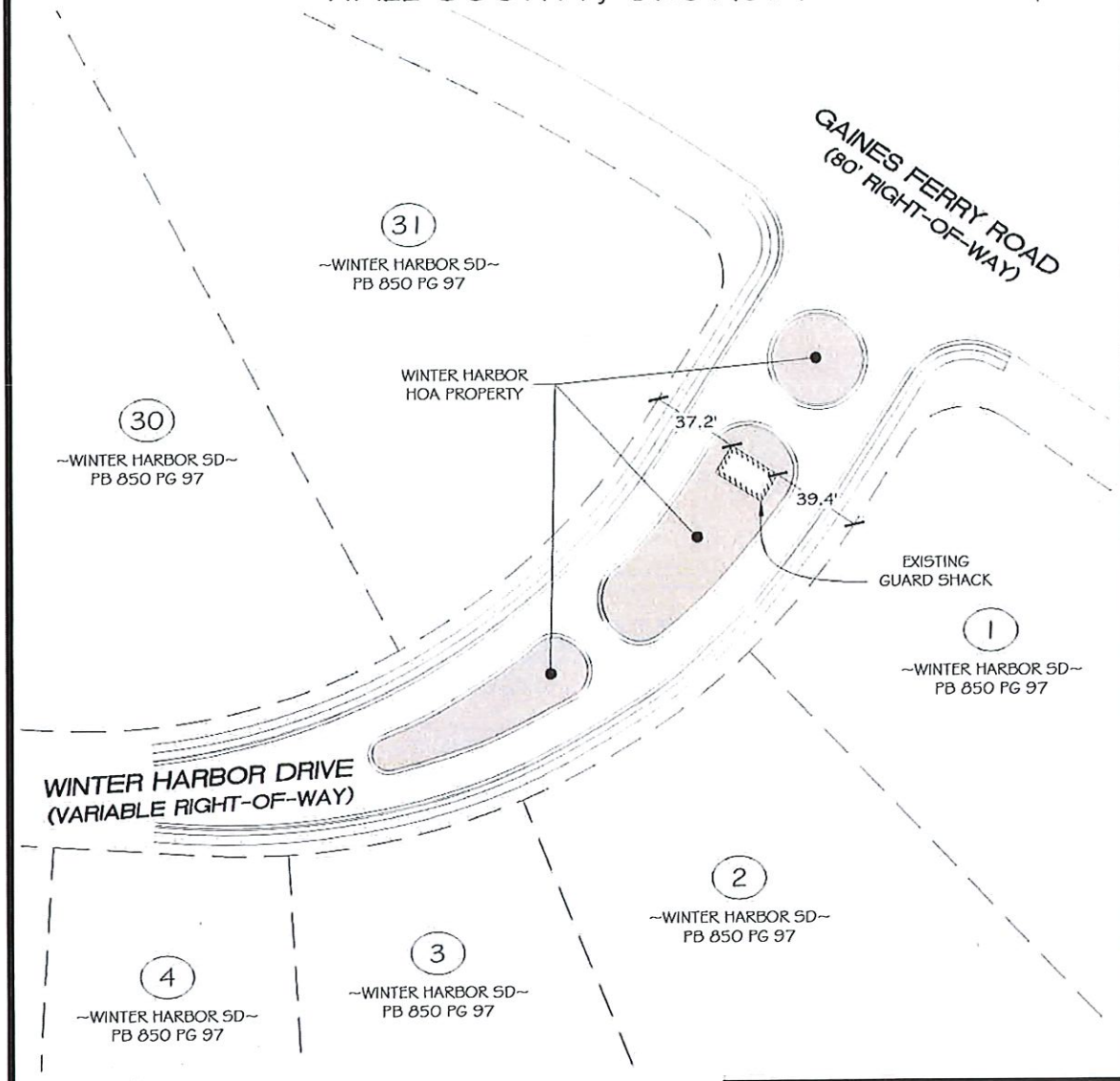
ATTEST:

CLERK, BOARD OF COMMISSIONERS

My Commission Expires

EXHIBIT "A"
ENCROACHMENT AGREEMENT EXHIBIT
WINTER HARBOR SUBDIVISION
LAND LOT 148 , 8TH DISTRICT
HALL COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



REFERENCES:
PLAT BOOK 850 PAGE 97

0' 60' 120'
GRAPHIC SCALE - FEET
SCALE: 1" = 60'

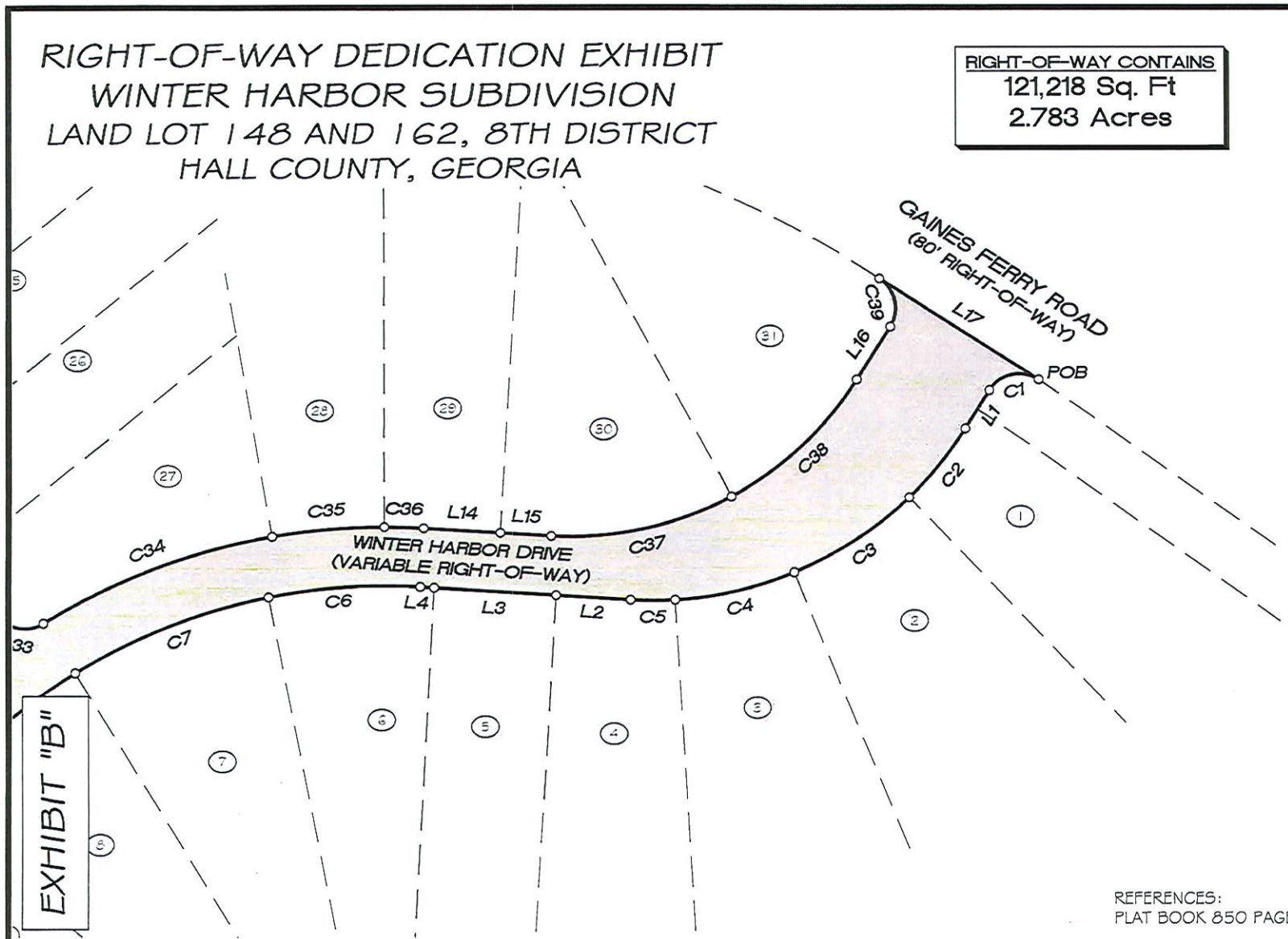
PROJECT #: LJA56276
DATE: 02/24/2026
DRAWN BY:MCB
MAP CHECKED BY:MCB
REVIEWED BY:MCB

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

SHEET
1 OF 1

RIGHT-OF-WAY DEDICATION EXHIBIT
WINTER HARBOR SUBDIVISION
LAND LOT 148 AND 162, 8TH DISTRICT
HALL COUNTY, GEORGIA

RIGHT-OF-WAY CONTAINS
121,218 Sq. Ft
2.783 Acres



REFERENCES:
PLAT BOOK 850 PAGE 97

SHEET 1 OF 4

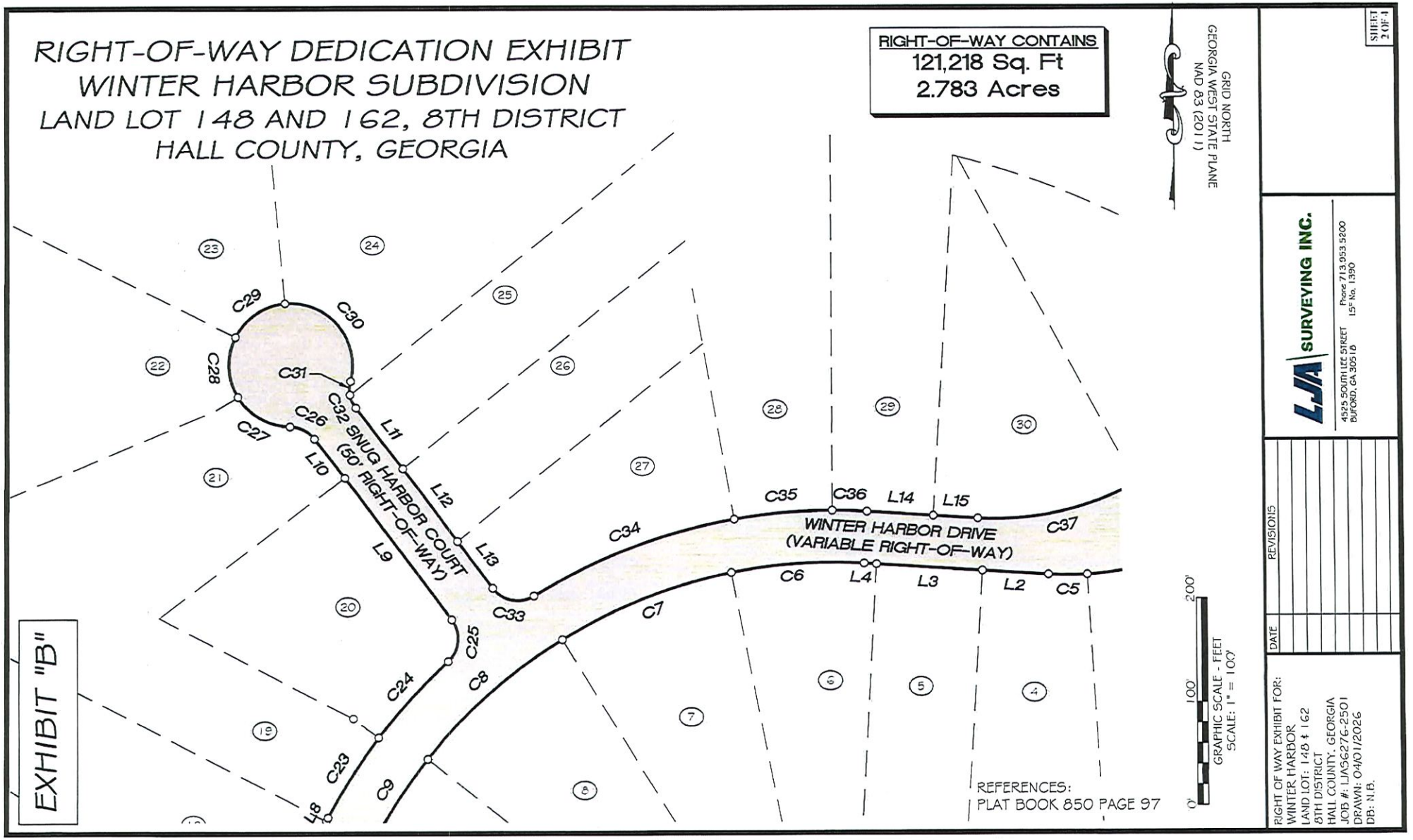
LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 770.353.5200
LSF No. 1390

REVISIONS
DATE

RIGHT OF WAY EXHIBIT FOR:
WINTER HARBOR
LAND LOT: 148 & 162
8TH DISTRICT
HALL COUNTY, GEORGIA
JOB #: LJA56276-2501
DRAWN: 04/01/2026
DB: N.B.

RIGHT-OF-WAY DEDICATION EXHIBIT
WINTER HARBOR SUBDIVISION
LAND LOT 148 AND 162, 8TH DISTRICT
HALL COUNTY, GEORGIA

RIGHT-OF-WAY CONTAINS
121,218 Sq. Ft
2.783 Acres



LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 770.953.5200
LSF No. 1390

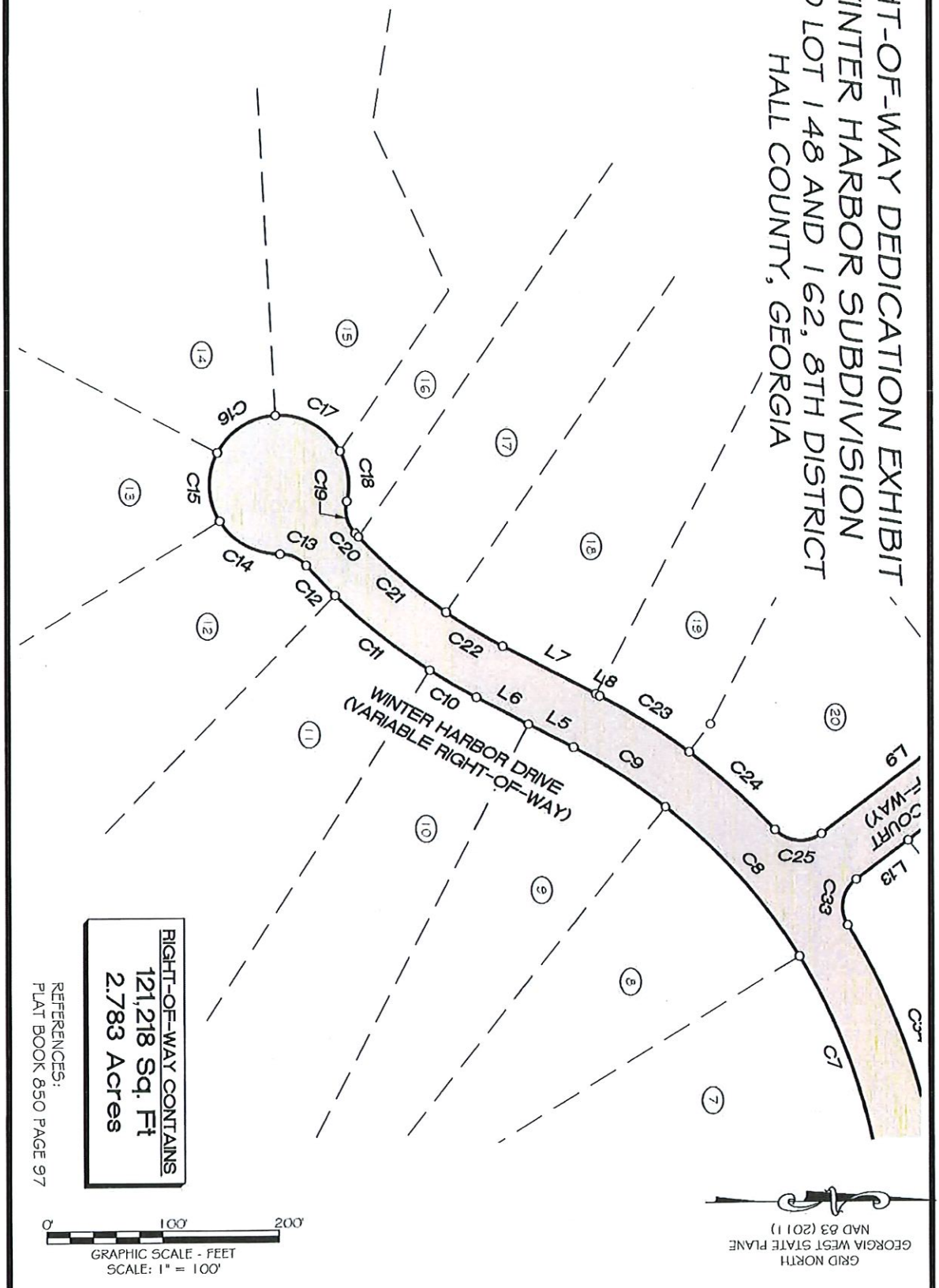
REVISIONS
DATE

RIGHT OF WAY EXHIBIT FOR:
WINTER HARBOR
LAND LOT: 148 & 162
8TH DISTRICT
HALL COUNTY, GEORGIA
JOB #: LJA56276-2501
DRAWN: 04/01/2026
DB: N.B.

SHEET
2 OF 4

EXHIBIT "B"

RIGHT-OF-WAY DEDICATION EXHIBIT
WINTER HARBOR SUBDIVISION
LAND LOT 148 AND 162, 8TH DISTRICT
HALL COUNTY, GEORGIA



RIGHT-OF-WAY CONTAINS
121,218 Sq. Ft
2.783 Acres

REFERENCES:
PLAT BOOK 850 PAGE 97

0' 100' 200'
GRAPHIC SCALE - FEET
SCALE: 1" = 100'

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)

RIGHT OF WAY EXHIBIT FOR:	
WINTER HARBOR	
LAND LOT: 148 & 162	
8TH DISTRICT	
HALL COUNTY, GEORGIA	
JOB #: LJA5627G-2501	
DRAWN: 04/01/2026	
DB: N.B.	

DATE	REVISIONS

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 770.953.5200
LSF No. 1390

EXHIBIT "B"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°19'44" W	38.38'
L2	N 86°25'57" W	63.60'
L3	N 86°25'57" W	103.37'
L4	N 86°25'57" W	11.86'
L5	S 27°34'23" W	43.82'
L6	S 27°34'23" W	50.92'
L7	N 27°34'23" E	90.77'
L8	N 27°34'23" E	3.78'
L9	N 36°59'47" W	170.74'
L10	N 36°59'47" W	48.40'
L11	S 36°59'47" E	74.68'
L12	S 36°59'47" E	88.04'
L13	S 36°59'47" E	56.42'
L14	S 86°25'57" E	64.95'
L15	S 86°25'57" E	43.22'
L16	N 32°19'44" E	53.38'
L17	S 57°19'07" E	160.34'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.67'	42.81'	S 77°50'33" W	91°02'27"
C2	313.50'	75.93'	75.74'	S 39°16'03" W	13°52'35"
C3	313.50'	117.15'	116.47'	S 56°54'41" W	21°24'38"
C4	313.50'	104.27'	103.79'	S 77°08'42" W	19°03'24"
C5	313.50'	37.72'	37.70'	N 89°52'47" W	6°53'39"
C6	500.00'	128.97'	128.61'	S 86°10'41" W	14°46'43"
C7	500.00'	176.69'	175.77'	S 68°39'55" W	20°14'49"
C8	500.00'	175.09'	174.20'	S 48°30'33" W	20°03'51"
C9	500.00'	95.15'	95.01'	S 33°01'30" W	10°54'14"
C10	525.00'	47.15'	47.13'	S 30°08'43" W	5°08'43"
C11	525.00'	105.08'	104.91'	S 38°27'07" W	11°28'06"
C12	525.00'	35.78'	35.77'	S 46°08'17" W	3°54'16"
C13	30.00'	25.42'	24.67'	S 23°48'47" W	48°33'23"
C14	60.00'	61.90'	59.19'	S 29°05'34" W	59°06'32"
C15	60.00'	61.97'	59.25'	S 88°14'20" W	59°10'29"
C16	60.00'	61.98'	59.26'	N 32°34'39" W	59°11'09"
C17	60.00'	67.21'	63.75'	N 29°06'17" E	64°10'48"
C18	60.00'	44.79'	43.76'	N 82°34'53" E	42°46'27"
C19	30.00'	29.73'	28.53'	N 75°34'36" E	56°47'02"
C20	475.00'	4.35'	4.35'	N 46°55'13" E	0°31'29"
C21	475.00'	100.76'	100.57'	N 40°34'53" E	12°09'14"
C22	475.00'	57.47'	57.43'	N 31°02'20" E	6°55'54"
C23	550.00'	91.67'	91.56'	N 32°20'52" E	9°32'57"
C24	550.00'	100.30'	100.16'	N 42°20'47" E	10°26'55"
C25	30.00'	44.30'	40.38'	N 5°21'03" E	84°35'53"
C26	30.00'	27.40'	26.46'	N 63°09'41" W	52°20'07"
C27	60.00'	60.75'	58.19'	N 60°19'16" W	58°00'50"
C28	60.00'	60.85'	58.28'	N 21°51'40" W	58°06'44"
C29	60.00'	60.85'	58.28'	N 55°50'53" E	58°06'44"
C30	60.00'	115.65'	98.56'	S 39°52'54" E	110°26'13"
C31	30.00'	13.43'	13.32'	S 2°30'19" W	25°39'11"
C32	30.00'	13.97'	13.84'	S 23°39'35" E	26°40'22"
C33	30.00'	44.27'	40.36'	S 79°16'10" E	84°32'47"
C34	550.00'	208.36'	207.12'	N 69°18'38" E	21°42'22"
C35	550.00'	95.30'	95.18'	N 85°07'39" E	9°55'40"
C36	550.00'	33.37'	33.36'	S 88°10'14" E	3°28'33"
C37	286.50'	158.70'	156.68'	N 77°41'54" E	31°44'16"
C38	286.50'	147.51'	145.89'	N 47°04'44" E	29°30'02"
C39	30.00'	46.92'	42.28'	N 12°28'45" W	89°36'19"

RIGHT OF WAY EXHIBIT FOR:
WINTER HARBOR
LAND LOT: 148 & 162
8TH DISTRICT
HALL COUNTY, GEORGIA
JOB #: LJA56276-2501
DRAWN: 04/01/2026
DB: N.B.

DATE	REVISIONS

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

Exhibit B – Winter Harbor Drive

A parcel of land lying in Land Lots 148 and 162, of the 8th District, Hall County, Georgia, and being more particularly described as follows:

Begin at a point being the intersection of the southwesterly right-of-way of Gaines Ferry Road (80' right-of-way) and the southeasterly right-of-way of Winter Harbor Drive (variable right-of-way), said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 91 degrees 02 minutes 27 seconds, chord bearing of South 77 degrees 50 minutes 33 seconds West, and a chord length of 42.81 feet; thence leaving said right-of-way of Gaines Ferry Road, run along the arc of said curve and said right-of-way of Winter Harbor Drive for a distance of 47.67 feet to a point; thence run South 32 degrees 19 minutes 44 seconds West along said right-of-way for a distance of 38.38 feet to a point, said point lying on a curve to the right, said curve having a radius of 313.50 feet, a central angle of 13 degrees 52 minutes 35 seconds, chord bearing of South 39 degrees 16 minutes 03 seconds West, and a chord length of 75.74 feet; thence run along the arc of said curve and said right-of-way for a distance of 75.93 feet to a point, said point lying on a curve to the right, said curve having a radius of 313.50 feet, a central angle of 21 degrees 24 minutes 38 seconds, chord bearing of South 56 degrees 54 minutes 41 seconds West, and a chord length of 116.47 feet; thence run along the arc of said curve and said right-of-way for a distance of 117.15 feet to a point, said point lying on a curve to the right, said curve having a radius of 313.50 feet, a central angle of 19 degrees 03 minutes 24 seconds, chord bearing of South 77 degrees 08 minutes 42 seconds West, and a chord length of 103.79 feet; thence run along the arc of said curve and said right-of-way for a distance of 104.27 feet to a point, said point lying on a curve to the right, said curve having a radius of 313.50 feet, a central angle of 06 degrees 53 minutes 39 seconds, chord bearing of North 89 degrees 52 minutes 47 seconds West, and a chord length of 37.70 feet; thence run along the arc of said curve and said right-of-way for a distance of 37.72 feet to a point; thence run North 86 degrees 25 minutes 57 seconds West along said right-of-way for a distance of 63.60 feet to a point; thence run North 86 degrees 25 minutes 57 seconds West along said right-of-way for a distance of 103.37 feet to a point; thence run North 86 degrees 25 minutes 57 seconds West along said right-of-way for a distance of 11.86 feet to a point, said point lying on a curve to the left, said curve having a radius of 500.00 feet, a central angle of 14 degrees 46 minutes 43 seconds, chord bearing of South 86 degrees 10 minutes 41 seconds West, and a chord length of 128.61 feet; thence run along the arc of said curve and said right-of-way for a distance of 128.97 feet to a point, said point lying on a curve to the left, said curve having a radius of 500.00 feet, a central angle of 20 degrees 14 minutes 49 seconds, chord bearing of South 68 degrees 39 minutes 55 seconds West, and a chord length of 175.77 feet; thence run along the arc of said curve and said right-of-way for a distance of 176.69 feet to a point, said point lying on a curve to the left, said curve having a radius of 500.00 feet, a central angle of 20 degrees 03 minutes 51 seconds, chord bearing of South 48 degrees 30 minutes 33 seconds West, and a chord length of 174.20 feet; thence run along the arc of said curve and said right-of-way for a distance of 175.09 feet to a point, said point lying on a curve to the left, said curve having a radius of 500.00 feet, a central angle of 10 degrees 54 minutes 14 seconds, chord bearing of South 33 degrees 01 minutes 30 seconds West, and a chord length of 95.01 feet; thence run along the arc of said curve and said right-of-way for a distance of 95.15 feet to a point; thence run South 27 degrees 34 minutes 23 seconds West along said right-of-way for a distance of 43.82 feet to a point; thence run South 27 degrees 34 minutes 23 seconds West along said right-of-way for a distance of 50.92 feet to a point, said point lying on a curve to the right, said curve having a radius of 525.00 feet, a central angle of 05 degrees 08 minutes 43 seconds, chord bearing of South 30 degrees 08 minutes 43 seconds West, and a chord length of 47.13 feet; thence run along the arc of said curve and said right-of-way for a distance of 47.15 feet to a point, said point lying on a curve to the right, said curve having a radius of 525.00 feet, a central angle of 11 degrees 28 minutes 06 seconds, chord bearing of South 38 degrees 27 minutes 07 seconds West, and a chord length of 104.91 feet; thence run along the arc of said curve and said right-of-way for a distance

of 105.09 feet to a point, said point lying on a curve to the right, said curve having a radius of 525.00 feet, a central angle of 03 degrees 54 minutes 16 seconds, chord bearing of South 46 degrees 08 minutes 17 seconds West, and a chord length of 35.77 feet; thence run along the arc of said curve and said right-of-way for a distance of 35.78 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 48 degrees 33 minutes 23 seconds, chord bearing of South 23 degrees 48 minutes 47 seconds West, and a chord length of 24.67 feet; thence run along the arc of said curve and said right-of-way for a distance of 25.42 feet to a point; said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 59 degrees 06 minutes 32 seconds, chord bearing of South 29 degrees 05 minutes 34 seconds West, and a chord length of 59.19 feet; thence run along the arc of said curve and said right-of-way for a distance of 61.90 feet to a point; said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 59 degrees 10 minutes 29 seconds, chord bearing of South 88 degrees 14 minutes 20 seconds West, and a chord length of 59.25 feet; thence run along the arc of said curve and said right-of-way for a distance of 61.97 feet to a point; said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 59 degrees 11 minutes 09 seconds, chord bearing of North 32 degrees 34 minutes 39 seconds West, and a chord length of 59.26 feet; thence run along the arc of said curve and said right-of-way for a distance of 61.98 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 64 degrees 10 minutes 48 seconds, chord bearing of North 29 degrees 06 minutes 17 seconds East, and a chord length of 63.75 feet; thence run along the arc of said curve and said right-of-way for a distance of 67.21 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 42 degrees 46 minutes 27 seconds, chord bearing of North 82 degrees 34 minutes 53 seconds East, and a chord length of 43.76 feet; thence run along the arc of said curve and said right-of-way for a distance of 44.79 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 56 degrees 47 minutes 02 seconds, chord bearing of North 75 degrees 34 minutes 36 seconds East, and a chord length of 28.53 feet; thence run along the arc of said curve and said right-of-way for a distance of 29.73 feet to a point, said point lying on a curve to the left, said curve having a radius of 475.00 feet, a central angle of 00 degrees 31 minutes 29 seconds, chord bearing of North 46 degrees 55 minutes 13 seconds East, and a chord length of 4.35 feet; thence run along the arc of said curve and said right-of-way for a distance of 4.35 feet to a point, said point lying on a curve to the left, said curve having a radius of 475.00 feet, a central angle of 12 degrees 09 minutes 14 seconds, chord bearing of North 40 degrees 34 minutes 53 seconds East, and a chord length of 100.57 feet; thence run along the arc of said curve and said right-of-way for a distance of 100.76 feet to a point, said point lying on a curve to the left, said curve having a radius of 475.00 feet, a central angle of 06 degrees 55 minutes 54 seconds, chord bearing of North 31 degrees 02 minutes 20 seconds East, and a chord length of 57.43 feet; thence run along the arc of said curve and said right-of-way for a distance of 57.47 feet to a point; thence run North 27 degrees 34 minutes 23 seconds East along said right-of-way for a distance of 90.77 feet to a point, thence run North 27 degrees 34 minutes 23 seconds East along said right-of-way for a distance of 3.78 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 09 degrees 32 minutes 57 seconds, chord bearing of North 32 degrees 20 minutes 52 seconds East, and a chord length of 91.56 feet; thence run along the arc of said curve and said right-of-way for a distance of 91.67 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 10 degrees 26 minutes 55 seconds, chord bearing of North 42 degrees 20 minutes 47 seconds East, and a chord length of 100.16 feet; thence run along the arc of said curve and said right-of-way for a distance of 100.30 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 84 degrees 35 minutes 53 seconds, chord bearing of North 05 degrees 21 minutes 03 seconds East, and a chord length of 40.38 feet; thence run along the arc of said curve and said right-of-way for a distance of 44.30 feet to a point; thence run North 36 degrees 59

minutes 47 seconds West along said right-of-way for a distance of 170.74 feet to a point; thence run North 36 degrees 59 minutes 47 seconds West along said right-of-way for a distance of 48.40 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 52 degrees 20 minutes 07 seconds, chord bearing of North 63 degrees 09 minutes 41 seconds West, and a chord length of 26.46 feet; thence run along the arc of said curve and said right-of-way for a distance of 27.40 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 58 degrees 00 minutes 50 seconds, chord bearing of North 60 degrees 19 minutes 16 seconds West, and a chord length of 58.19 feet; thence run along the arc of said curve and said right-of-way for a distance of 60.75 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 58 degrees 06 minutes 44 seconds, chord bearing of North 02 degrees 15 minutes 40 seconds West, and a chord length of 58.28 feet; thence run along the arc of said curve and said right-of-way for a distance of 60.86 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 58 degrees 06 minutes 44 seconds, chord bearing of North 55 degrees 50 minutes 53 seconds East, and a chord length of 58.28 feet; thence run along the arc of said curve and said right-of-way for a distance of 60.86 feet to a point, said point lying on a curve to the right, said curve having a radius of 60.00 feet, a central angle of 110 degrees 26 minutes 13 seconds, chord bearing of South 39 degrees 52 minutes 54 seconds East, and a chord length of 98.56 feet; thence run along the arc of said curve and said right-of-way for a distance of 115.65 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 25 degrees 39 minutes 11 seconds, chord bearing of South 02 degrees 30 minutes 19 seconds West, and a chord length of 13.32 feet; thence run along the arc of said curve and said right-of-way for a distance of 13.43 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 26 degrees 40 minutes 22 seconds, chord bearing of South 23 degrees 39 minutes 35 seconds East, and a chord length of 13.84 feet; thence run along the arc of said curve and said right-of-way for a distance of 13.97 feet to a point; thence run South 36 degrees 59 minutes 47 seconds East along said right-of-way for a distance of 74.68 feet to a point; thence run South 36 degrees 59 minutes 47 seconds East along said right-of-way for a distance of 88.04 feet to a point; thence run South 36 degrees 59 minutes 47 seconds East along said right-of-way for a distance of 56.42 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 84 degrees 32 minutes 47 seconds, chord bearing of South 79 degrees 16 minutes 10 seconds East, and a chord length of 40.36 feet; thence run along the arc of said curve and said right-of-way for a distance of 44.27 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 21 degrees 42 minutes 22 seconds, chord bearing of North 69 degrees 18 minutes 38 seconds East, and a chord length of 207.12 feet; thence run along the arc of said curve and said right-of-way for a distance of 208.36 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 09 degrees 55 minutes 40 seconds, chord bearing of North 85 degrees 07 minutes 39 seconds East, and a chord length of 95.18 feet; thence run along the arc of said curve and said right-of-way for a distance of 95.30 feet to a point, said point lying on a curve to the right, said curve having a radius of 550.00 feet, a central angle of 03 degrees 28 minutes 33 seconds, chord bearing of South 88 degrees 10 minutes 14 seconds East, and a chord length of 33.36 feet; thence run along the arc of said curve and said right-of-way for a distance of 33.37 feet to a point; thence run South 86 degrees 25 minutes 57 seconds East along said right-of-way for a distance of 64.95 feet to a point; thence run South 86 degrees 25 minutes 57 seconds East along said right-of-way for a distance of 43.22 feet to a point, said point lying on a curve to the left, said curve having a radius of 286.50 feet, a central angle of 31 degrees 44 minutes 16 seconds, chord bearing of North 77 degrees 41 minutes 54 seconds East, and a chord length of 156.68 feet; thence run along the arc of said curve and said right-of-way for a distance of 158.70 feet to a point, said point lying on a curve to the left, said curve having a radius of 286.50 feet, a central angle of 29 degrees 30 minutes 02 seconds, chord bearing of North 47 degrees 04

minutes 44 seconds East, and a chord length of 145.89 feet; thence run along the arc of said curve and said right-of-way for a distance of 147.51 feet to a point; thence run North 32 degrees 19 minutes 44 seconds East along said right-of-way for a distance of 53.38 feet to a point, said point lying on a curve to the left, said curve having a radius of 30.00 feet, a central angle of 89 degrees 36 minutes 19 seconds, chord bearing of North 12 degrees 28 minutes 45 seconds West, and a chord length of 42.28 feet; thence run along the arc of said curve and said right-of-way for a distance of 46.92 feet to a point at the intersection of the northwesterly right-of-way of the aforementioned Winter Harbor Drive and the aforementioned southwesterly right-of-way of Gaines Ferry Road; thence leaving said right-of-way of Winter Harbor Drive, run South 57 degrees 19 minutes 09 seconds East for a distance of 160.34 feet to the POINT OF BEGINNING.

Said parcel contains 121,218 square feet, or 2.783 acres.

EXHIBIT B

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
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GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Bill Nash, P.E.

ASSISTANT DIRECTOR
William "Bill" King III, P.E.

ASSISTANT DIRECTOR
Jason Skarda, PLS

HALL COUNTY
PETITION FOR ROAD IMPROVEMENT

We, the undersigned property owners, hereby certify that we constitute all the property owners that abut and have access to a portion of (Road Name) Winter Harbor Drive and Snug Harbor Ct described below, and we respectfully request that said road be improved by Hall County as follows:

(Describe section or length of road in question)

Winter Harbor Drive is approximately 1,500 ft
Snug Harbor Ct is approximately 360 ft

We are making this request for the following reasons: (Use back of form, if necessary)

1. The Original Developer never dedicated streets to the county
2. They installed gates that have never been activated
3. The streets have always been accessible to the public. The residents are requesting that the county accept them since they are effectively "public streets"

Print Name	Signature	Address	Phone Number
1. Paul Berkemeier	Paul Berkemeier	6430 Winter Harbor Dr. Flowery Branch, GA	770-363-4856
2. Sandra Richards	Sandra Richards	6422 Winter Harbor Dr. Flowery Branch GA	678-849-4074
3. Sam Avello	[illegible]	6411 Winter Harbor Dr. Flowery Br GA 30542	770-841-1300
4. William O'Brien	[illegible]	6458 Winter Harbor Drive, Flowery Branch, GA 30542	(678)271-7360
5. Daniel Paeng	[illegible]	6427 Winter Harbor Dr. Flowery Branch GA 30542	770 355 2531
6. Mitch Peevy	[illegible]	6438 Winter Harbor Dr.	770-361-8444
7. Zack Layfield	Zack Layfield	6435 Winter Harbor Dr. Flowery Branch, GA 30542	678-828-7409
8. Zack Layfield	~~6431 Winter~~ Zack Layfield	6431 Winter Harbor Dr. Flowery Branch, GA 30542	678-828-7409
9. Cesar Campos	Cesar Campos	6518 Snug harbor Ct	678-499-2245
10. Arden R Wise	Arden R Wise	6426 Winter harbor Dr	517-3046801
11. Joe W. Parris III	Joe Parris III	6506 Snug Harbor Ct.	202391-8648

12. Peter Paul Xuereb	[signature]	6450 Winter Harbor Dr Flowery Branch GA 30542	404-226-3571
13. JEFFREY MELTON	[signature]	6412 WINTER HARBOR DR FLOWERY BRANCH GA 30542	470-8460412
14. Michael Allen	[signature]	6419 Winter Harbor Dr	678-616-2416
15. Chris Estrada	[signature]	6415 Winter Harbor Dr	678-386-4342
16. E. ROBERTS	E. Roberts	6423 WINTER HARBOR DR	770-653-2028 ~~678~~
17. Fifi	[signature]	6455 Winter Harbor Dr	470-326-9998
18. Josh Reed	[signature]	6510 Snug Harbor Ct.	678-409-9119 ~~[illegible]~~
19. Ralph Doughty	Ralp Doughty	6514 Snug HARBOR Ct	770-312-1366
20. LARRELL OLSON	[signature]	6251 GERMANTOWN	6785230832
21. John Sweeney	[signature]	6443 Winter Harbor	770 861 0419
22. ROBERT CABRAL	[signature]	6513 SNUG HARBOR CT FLOWERY BRANCH 30542	770/490-8641
23. Jennifer Mandell	[signature]	6454 Winter Harbor Dr. Flowery Branch, GA 30542	4049442948
24. KEVIN OLSON	FOR KEVIN OLSON [signature]		6784691069
25. Jong Lee	[signature]	6434 Winter Harbor Dr. Flowery Br. GA 30542	770-540-2614
26. Jaepil Choi	[signature]	6451 Winter Harbor Dr. Flowery Branch, GA 30542	941-224-2580
27. James KRAMER	[signature]	6446 Winter Harbor Dr Flowery Branch GA 30542	407-947-6469
28. [signature]	[signature]	6509 Snug Harbor Ct.	3077529010
29. Timothy M. STEUP	[signature]	6462 WINTER HARBOR DR. Flowery Branch GA 30542	786-2990640
30. Mike Henderson	[signature]	6439 Winter Harbor Dr Flowery Branch GA 30542	404-406-1499
31.			
32.			
33.			
34.			
35.			




20





AGENDA ITEM

Public Works and Utilities

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 259/2026

SUBJECT: Approve the renewal of the annual contract for IFB#088-23 Groundwater / Surface Water Monitoring for Public Works & Utilities to Advanced Environmental Management, Inc. of Cumming, GA. The estimated annual cost is $81,600.00.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JS

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of the annual contract for IFB#088-23 Groundwater/Surface Water Monitoring for Public Works & Utilities to Advanced Environmental Management, Inc. of Cumming, GA. The estimated annual cost is $81,600.00.

History:

Advanced Enviromental has been providing Groundwater/Surface Water Monitoring since 1997 and is in good standing with the County.

Facts and Issues:
Year three (3) of a five (5) year contract.

Options:

Funding Requested	$ 81,600.00
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:

Buyer	Submit	Approve	Purchasing

Buyer	Submit	Approve	Purchasing
CB	JS	JG	AY
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:
Financial Supplement
Signature Request Sheet
Contract Renewal
Letter to Vendor

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 259/2026

Funds Requested: $ 81,600.00

Request Budgeted: Yes

Proposed Source of Funding:

Solid Waste Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	540-SOLID WASTE FUND	4530-LANDFILL	521000-PROFESSIONAL SERVICES	$81,600.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JG

Phone: (770) 531-6800

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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

CONTRACT EXECUTION SIGNATURE REQUEST

Date: April 28, 2026

To: David Gibbs, Chairman, BOC

From: Connie Barnes, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 088-23-2

Bid/Contract Name: Groundwater/Surface Water Monitoring Renewal

Department(s) Requesting Contract: Engineering

Award Recipient Name: Advanced Environmental Management, Inc

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $ 80,000.00

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount:$81,600.00

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract renewal for Groundwater/Surface Water Monitoring Renewal to Advanced Environmental Management, Inc of Cumming, GA. The FY 2027 Estimated amount has been reviewed against the FY 2027 budget by Finance.

State of Georgia
County of Hall

Contract #088-23-2

Contract Renewal #2

Groundwater/Surface Water Monitoring Renewal

April 20, 2026

Whereas, the County desires to Renew the Contract period for a one year period through June 30, 2027, in accordance with the terms and conditions of Bid #088-23 Groundwater, Surface Water Monitoring dated July 1, 2024; and

Whereas, the Contractor has agreed to this extension and agrees to provide services and/or materials previously supplied in accordance with the original agreement; and

Whereas, with both parties agreeing to the Renewal as stated and therefore, the above numbered contract is hereby changed as follows:

1. By extending the Contract Term through June 30, 2027,
2. Allow for price adjustments as agreed to and recorded in Attachment A,
3. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved in writing prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

Therefore, With the above change to the original contract set forth herein, the parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both parties.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Advanced Environmental Management, Inc.

By: _____

Print Name: Darrell L. Webb

Title: Vice President

Date: April 20, 2026

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Hall County Board of Commissioners

Date: _____

Attestation: _____
Board of Commissioners Clerk

Sworn to and subscribed before me this

20th Day of April, 2026

Notary Public: Teresa T. Gagen

Notary commission expires: February 11th, 2027

TERESA T GAGEN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 11, 2027

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

State of Georgia
County of Hall

Contract #088-23-2

Attachment A

Groundwater/Surface Water Monitoring Renewal

April 20, 2026

Whereas, the Contractor and the County have agreed to a change in the contract prices and have recorded them below, and have both agreed to their rates, the prices associated with this contract are hereby changed upon approval of the County:

No Changes

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Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

April 20, 2026

Advanced Environmental Management, Inc.
3482 Keith Bridge Road, #137
Cumming, GA 30041
Attn: Darrell L. Webb, PE
dlw@aem-ga.com

RE: IFB 088-23-2, Groundwater/Surface Water Monitoring Renewal
Fiscal Year: 2027 Renewal

Dear Darrell,

Attached you will find Contract Renewal #2 extending your present contract for Groundwater, Surface Water Monitoring through June 30, 2027, as per the same terms and conditions of Bid #088-23.

If you agree with the renewal, please sign and return a copy of the attached agreement on or before April 27, 2026. Digital signatures are acceptable. A copy will be returned to you upon execution by Hall County.

Please furnish an updated Certificate of Insurance form along with a current W9. Additionally, please provide a current contact list including name(s), email(s), and phone number(s) for your company, after which a Notice to Proceed will be issued on your renewal.

Hall County appreciates your cooperation with this process.

Connie Barnes
Buyer
Hall County Board of Commissioners

AGENDA ITEM

Public Works and Utilities

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 278/2026

SUBJECT: Approve the renewal of the annual contract for RFQ #44-005 Demand Services for On-Call Right of Way Services for Public Works & Utilities to Atlas Technical Consultants LLC of Duluth, GA, Johnson, Mirmiran & Thompson, Inc. of Hunt Valley, MD, Croy Engineering, LLC of Marietta, GA, LJA Engineering, Inc. (formerly BM&K, Inc.) of Houston, TX, and THC, Inc. of Duluth, GA. The estimated annual cost is $200,000.00.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: BC

Recommendation:
Approve

Purpose of Request:
Approve the renewal of the annual contract for RFQ #44-005 Demand Services for On-Call Right of Way Services for Public Works & Utilities to Atlas Technical Consultants LLC of Duluth, GA, Johnson, Mirmiran & Thompson, Inc. of Hunt Valley, MD, Croy Engineering, LLC of Marietta, GA, LJA Engineering, Inc. (formerly BM&K, Inc.) of Houston, TX, and THC, Inc. of Duluth, GA. The estimated annual cost is $200,000.00.

History:

Facts and Issues:
This is year four (4) of a possible five (5) year contract.

Options:

Funding Requested	$ 200,000.00
Are funds within current budget?	Yes
Source of Funds	Various
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:

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

Attachments:
Financial Supplement
Signature Request Cover Sheet
Renewal Contract - Atlas Technical Consultants
Renewal Contract - Johnson, Mirmiran & Thompson
Renewal Contract - Croy Engineering
Renewal Contract - LJA Engineering
Renewal Contract - THC

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 278/2026

Funds Requested: $ 200,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	TBD	4971-ENGINEERING	521000-PROFESSIONAL SERVICES	$200,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JG

Phone: 770-531-6800

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: May 21, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract Renewal:

Bid/Contract Number: 44-005

Bid/Contract Name: Demand Services for On-Call Right of Way Services

Department(s) Requesting Contract: Public Works

Award Recipient Name: Atlas Technical Consultants LLC; Johnson, Mirmiran & Thompson, Inc.; Croy Engineering, LLC; LJA Engineering, Inc.; THC, Inc.

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $455,936.91

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount:$200,000.00

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract renewal for Demand Services for Right of Way Services for Public Works to Atlas Technical Consultants LLC of Duluth, GA; Johnson, Mirmiran & Thompson, Inc. of Hunt Valley, MD; Croy Engineering, LLC of Marietta, GA; LJA Engineering, Inc. of Houston, TX; and THC, Inc. of Duluth, GA. The FY 2027 estimated amount has been reviewed against the proposed FY 2027 budget by Finance.

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

April 6, 2026

Atlas Technical Consultants LLC
2450 Commerce Ave, Suite 100
Duluth, GA 30096
Attn: Todd Long
Southern States Hub Leader
Email: todd.long@oneatlas.com
Ph: (770) 263-5945

Subject: 44-005 Demand Services for On-Call Right of Way Services

Dear Todd,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 17, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-005-3

Contract Renewal #3
for
Year Four (4) of Five (5)

Title: 44-005 Demand Services for On-Call Right of Way Services
Date: April 6, 2025

WHEREAS Contract #44-005 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Atlas Technical Consultants LLC of 2450 Commerce Ave, Suite 100, Duluth, GA 30096 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-005 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-005 Demand Services for On-Call Right of Way Services

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Atlas Technical Consultants LLC

By: _____

Print Name: Todd I. Long, PE, PTOE

Title: South Atlantic Division Lead

Sworn to and subscribed before me this

7th day of April, 2026.

Notary Public: _____

Notary commission expires: 8.15.2026

[Locus Sigilli – Seal or Stamp]

Deborah Moon
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires 8/15/2026

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

_____
Nathaniel R. Anderson,
Senior Assistant County Attorney

Hall County Government

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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

April 6, 2026

Johnson, Mirmiran & Thompson, Inc
40 Wright Ave
Hunt Valley, MD 21030
Attn: Wrenn Barrett
Vice President
Email: ewbarrett@jmt.com
Ph: (770) 627-3590

Subject: 44-005 Demand Services for On-Call Right of Way Services

Dear Wrenn,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 17, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-005-3

Contract Renewal #3
for
Year Four (4) of Five (5)

Title: 44-005 Demand Services for On-Call Right of Way Services
Date: April 6, 2025

WHEREAS Contract #44-005 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Johnson, Mirmiran & Thopson, Inc of 40 Wright Ave, Hunt Valley, MD 21030 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-005 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-005 Demand Services for On-Call Right of Way Services

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Johnson, Mirmiran & Thompson, Inc.

By: David B. Millen Digitally signed by David B. Millen Date: 2026.04.28 08:50:16 -04'00'

Print Name: David B. Millen

Title: Vice President

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

Sworn to and subscribed before me this
28th day of April, 2026.

Notary Public: _____

Notary commission expires: Oct. 31, 2027
[Locus Sigilli – Seal or Stamp]

CHARLES JAY STRANGE
MY COMMISSION EXPIRES
OCTOBER
31
2027
UPSON COUNTY, GA
NOTARY PUBLIC

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

HALL COUNTY
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

April 6, 2026

Croy Engineering, LLC
200 Cobb Parkway North, Suite 413
Marietta, GA 30062
Attn: Gregory Teague
Chief Executive Officer
Email: gteague@croyeng.com
Ph: (770) 971-5407

Subject: 44-005 Demand Services for On-Call Right of Way Services

Dear Gregory,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 17, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-005-3

Contract Renewal #3
for
Year Four (4) of Five (5)

Title: 44-005 Demand Services for On-Call Right of Way Services
Date: April 6, 2025

WHEREAS Contract #44-005 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Croy Engineering, LLC of 200 Cobb Parkway North, Suite 413, Marietta, GA 30062 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-005 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-005 Demand Services for On-Call Right of Way Services

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

Billing Title	Billing Rate	Billing Title	Billing Rate
1 Man SUE	$180.00	Field Survey 1	$115.00
1 Man Survey Crew	$150.00	Field Survey 2	$135.00
2 Man SUE	$250.00	Field Survey 3	$140.00
Administration 1	$50.00	Principal	$300.00
Administration 2	$65.00	Project Coordinator 1	$100.00
Administration 3	$85.00	Project Coordinator 2	$120.00
Administration 4	$110.00	Project Manager	$140.00
CADD 1	$50.00	ROW Agent 1	$90.00
CADD 2	$55.00	ROW Agent 2	$110.00
CADD 3	$65.00	ROW Agent 3	$135.00
CADD 4	$75.00	ROW Agent 4	$145.00
Designer 1	$100.00	ROW Manager	$215.00
Designer 2	$110.00	Senior Principal	$350.00
Designer 3	$120.00	Senior Professional 1	$160.00
Engineer/Surveyor 1	$115.00	Senior Professional 2	$185.00
Engineer/Surveyor 2	$135.00	Senior Professional 3	$200.00
Engineer/Surveyor 3	$140.00	Senior Professional 4	$230.00
Engineer/Surveyor 4	$150.00	Senior Professional 5	$250.00
Engineer/Surveyor 5	$165.00	Senior Professional 6	$275.00
Engineer/Surveyor 6	$225.00	Senior Professional 7	$285.00
Engineering/Surveying Mgr.	$260.00	Senior Project Manager 1	$175.00
Expert Witness	$300.00	Senior Project Manager 2	$195.00
Field Representative 1	$90.00	Senior Project Manager 3	$235.00
Field Representative 2	$100.00	Survey Crew Member 1	$120.00
Field Representative 3	$110.00	Survey Crew Member 2	$125.00
Field Representative 4	$120.00	Technician 1	$80.00
Field Representative 5	$130.00	Technician 2	$85.00
Field Representative 6	$145.00	Technician 3	$90.00
		Technician 4	$95.00

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Croy Engineering, LLC

By: _____

Print Name: Gregory D. Teague

Title: CEO

Sworn to and subscribed before me this

9TH day of April, 2026.

Notary Public: _____

Notary commission expires: 02 Mar 27

[Locus Sigilli – Seal or Stamp]

WAYNE O MCGARY
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 02, 2027

Hall County, Georgia

By: _____

David Gibbs, Chairman
Hall County Board of Commissioners

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

HALL COUNTY
GEORGIA
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Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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

April 9, 2026

LJA Engineering, Inc.
3600 W. Sam Houston Pkwy, Suite #600
Houston, TX 77042
Attn: Mickie McJunkin
Vice President
Email: mmcjunkin@lja.com
Ph: (706) 824-0514, ext. 729

Subject: 44-005 Demand Services for On-Call Right of Way Services

Dear Mickie,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 17, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-005-3

Contract Renewal #3
for
Year Four (4) of Five (5)

Title: 44-005 Demand Services for On-Call Right of Way Services
Date: April 6, 2025

WHEREAS Contract #44-005 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and LJA Engineering, Inc. of 3600 W. Sam Houston Pkwy, Suite #600, Houston, TX 77042 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-005 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-005 Demand Services for On-Call Right of Way Services

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

LJA ENGINEERING, INC.
(successor by merger to BM&K, Inc.,
Previously BM&K, PC)

By: _____

Print Name: Don Clerici

Title: Vice President

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

Sworn to and subscribed before me this
4 day of April, 2026.

Notary Public: Sharon L Anderson

Notary commission expires: 5/23/26
[Locus Sigilli – Seal or Stamp]

SHARON LANDERSON
NOTARY PUBLIC
JACKSON COUNTY, GEORGIA
COMMISSION EXPIRES
MAY 23, 2026

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

HALL COUNTY
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POST OFFICE DRAWER 1435
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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

April 6, 2026

THC, Inc
2915 Premiere Parkway, Suite 120
Duluth, GA 30097
Attn: Joe Carroll
President
Email: jcarroll@thcinc.net
Ph: (678) 735-5190

Subject: 44-005 Demand Services for On-Call Right of Way Services

Dear Joe,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 17, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-005-3

Contract Renewal #3
for
Year Four (4) of Five (5)

Title: 44-005 Demand Services for On-Call Right of Way Services
Date: April 6, 2026

WHEREAS Contract #44-005 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and THC, Inc of 2915 Premiere Parkway, Suite 120, Duluth, GA 30097 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-005 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-005 Demand Services for On-Call Right of Way Services

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

THC, Inc.

By: _____ Date: 2026.04.07 14:15:08 -04'00'

Print Name: Joe A. Carroll

Title: President

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

Sworn to and subscribed before me this
17th day of April, 2026.

Notary Public: _____

Notary commission expires: July 24, 2028
[Locus Sigilli – Seal or Stamp]

APPROVED AS TO FORM

_____
Nathaniel R. Anderson,
Senior Assistant County Attorney

MERCEDIE WOODALL
Notary Public, Georgia
Bartow County
My Commission Expires
July 24, 2028

AGENDA ITEM

Public Works and Utilities

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 277/2026

SUBJECT: Approve the renewal of annual contract for RFQ/P #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, Multiplex LLC of Duluth, GA, Simpson Trucking & Grading, Inc. of Gainesville, GA, and Strickland & Sons Pipeline, Inc. of Gainesville, GA. The estimated annual cost is $3,716,946.00.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: BC

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of annual contract for RFQ/P #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, Multiplex LLC of Duluth, GA, Simpson Trucking & Grading, Inc. of Gainesville, GA, and Strickland & Sons Pipeline, Inc. of Gainesville, GA. The estimated annual cost is $3,716,946.00.

History:

Facts and Issues:
This is year four (4) of a possible five (5) year contract.

Options:

Funding Requested	$ 3,716,945.28
Are funds within current budget?	Yes
Source of Funds	Various
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:

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

Attachments:

Financial Supplement
Signature Request Cover Sheet
Renewal Contract - Allied Paving
Renewal Contract - Multiplex
Renewal Contract - Simpson Trucking
Renewal Contract - Strickland & Sons

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 277/2026

Funds Requested: $ 3,716,945.28

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	TBD	TBD	541400-INFRASTRUCTURE	$3,716,945.28

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JG

Phone: 770-531-6800

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GAINESVILLE, GA 30503

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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 RENEWAL SIGNATURE REQUEST

Date: May 6, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract Renewal:

Bid/Contract Number: 44-004

Bid/Contract Name: Demand Services for On-Call Public Works Contractors

Department(s) Requesting Contract: Public Works

Award Recipient Name: Allied Paving Contractors, Inc.; Multiplex LLC; Simpson Trucking & Grading, Inc.; Strickland & Sons Pipeline, Inc.

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $3,644,064.00

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount:$3,716,945.28

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract renewal for Demand Services for On-Call Public Works Contractors for Public Works to Allied Paving Contractors, Inc. of Pendergrass, GA; Multiplex LLC of Duluth, GA; Simpson Trucking & Grading, Inc. of Gainesville, GA; and Strickland & Sons Pipeline, Inc. of Gainesville, GA. The FY 2027 estimated amount has been reviewed against the proposed FY 2027 budget by Finance.

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

March 26, 2026

Allied Paving Contractors, Inc.
132 Belk Rd
Pendergrass, GA 30567
Attn: John McLean
President
Email: johnm@paveone.com
Ph: (706) 693-4052

Subject: 44-004 Demand Services for On-Call Public Works Contractors

Dear John,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 3, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-004-3

Contract Renewal #1
for
Year Four (4) of Five (5)

Title: 44-004 Demand Services for On-Call Public Works Contractors
Date: March 26, 2026

WHEREAS Contract #44-004 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Allied Paving Contractors, Inc. of 132 Belk Rd, Pendergrass, GA 30567 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-004 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-004 Demand Services for Public Works Contractors

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Allied Paving Contractors, Inc.

By: _____

Print Name: Bryan Jones

Title: Vice President

Sworn to and subscribed before me this

6th day of April, 2026.

Notary Public: _____

Notary commission expires: _____

[Locus Sigilli – Seal or Stamp]

KRISTI SUN HALL
NOTARY PUBLIC
My Commission Expires
01-26-2029
JACKSON COUNTY, GEORGIA

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

_____
Nathaniel R. Anderson,
Senior Assistant County Attorney

HALL COUNTY
GEORGIA
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Hall County Government
FINANCIAL SERVICES
PURCHASING DIVISION

POST OFFICE DRAWER 1435
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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

March 26, 2026

Multiplex LLC
3505 Koger Blvd, Suite 210
Duluth, GA 30096
Attn: Joseph Khalil
Vice President
Email: admin@multiplexllc.com
Ph: (678) 317-2040

Subject: 44-004 Demand Services for On-Call Public Works Contractors

Dear Joseph,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 3, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-004-3

Contract Renewal #1
for
Year Four (4) of Five (5)

Title: 44-004 Demand Services for On-Call Public Works Contractors
Date: March 26, 2026

WHEREAS Contract #44-004 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Multiplex LLC of 3505 Koger Blvd, Suite 210, Duluth, GA 30096 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-004 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-004 Demand Services for Public Works Contractors

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Multiplex LLC

By: _____

Print Name: JOSEPH KHALIL

Title: VP

Sworn to and subscribed before me this

27 day of March, 2026.

Notary Public: Kristi Grapenthin

Notary commission expires: 03/19/2030

[Locus Sigilli – Seal or Stamp]

KRISTIANA GRAPENTHIN NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 03/19/2030

Hall County, Georgia

By: _____

David Gibbs, Chairman
Hall County Board of Commissioners

Date: _____

Attestation: _____
Board of Commissioners 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

March 26, 2026

Simpson Trucking & Grading, Inc.
1364 Candler Rd
Gainesville, GA 30507
Attn: David Hammond
Chief Estimator
Email: dhammond@simpsontrucking.com
Ph: (770) 536-4731

Subject: 44-004 Demand Services for On-Call Public Works Contractors

Dear David,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 3, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-004-3

Contract Renewal #1
for
Year Four (4) of Five (5)

Title: 44-004 Demand Services for On-Call Public Works Contractors
Date: March 26, 2026

WHEREAS Contract #44-004 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Simpson Trucking & Grading, Inc. of 1364 Candler Rd, Gainesville, GA 30507 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-004 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-004 Demand Services for Public Works Contractors

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Simpson Trucking & Grading, Inc.

By: _____

Print Name: David S. Hammond

Title: Chief Estimator

Sworn to and subscribed before me this

1ST day of APRIL, 2026.

Notary Public: _____

Notary commission expires: May 11, 2026

[Locus Sigilli – Seal or Stamp]

LIANNE SILVA
Notary Public, Georgia
Hall County
My Commission Expires
May 11, 2026

Hall County, Georgia

By: _____

David Gibbs, Chairman
Hall County Board of Commissioners

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

March 26, 2026

Strickland & Sons Pipeline, Inc.
1551 Fullenwider Road
Gainesville, GA 30507
Attn: Robert Strickland
President
Email: rob.s@sspipeline.net
Ph: (770) 535-2246

Subject: 44-004 Demand Services for On-Call Public Works Contractors

Dear Rob,

Please find attached Contract Renewal #3, extending the contract for year four (4) of possible five (5) year terms, to extend the Contract for one (1) additional year through June 30, 2027.

If you are in agreement with the renewal, please sign, notarize, and return the attached agreement. The County accepts digital signatures. An executed copy will be returned to you upon countersignature by the Hall County Board of Commissioners – after which the County will send you a Notice to Proceed for the renewal.

Please furnish an updated Certificate of Insurance along with a current W-9 form. Additionally, provide a current contact list including name(s), title(s), email address(es), and phone number(s) for your company, if there are any changes.

Please respond by April 3, 2026. Hall County appreciates your cooperation with this process.

Andrew Youngblood, Purchasing Manager
Issuing Officer
Hall County, Georgia, Board of Commissioners

State of Georgia
County of Hall

Contract # 44-004-3

Contract Renewal #1
for
Year Four (4) of Five (5)

Title: 44-004 Demand Services for On-Call Public Works Contractors
Date: March 26, 2026

WHEREAS Contract #44-004 remains in force between Hall County, Georgia (Herein "County") located at 2875 Browns Rd., Gainesville, Georgia 30504 and Strickland & Sons Pipeline, Inc. of 1551 Fullenwider Road, Gainesville, GA 30507 until June 30, 2026; and

WHEREAS the Parties desire to extend the contract period for an additional one (1) year term from July 1, 2026, through June 30, 2027, in accordance with the same Terms and Conditions and pricing of Contract #44-004 dated June 21, 2023; and

WHEREAS the Contractor has agreed to this renewal and agrees to provide services previously supplied in accordance with the original agreement; and

WHEREAS with both parties agreeing to the renewal as stated and therefore, the above numbered contract is hereby modified as follows:

1. By extending the contract term through June 30, 2027,

2. Allow for price adjustments, if any, as agreed and recorded on Attachment A below,

3. Change Orders: Any and all change orders must be approved by the County's Purchasing Division prior to any additional work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order may be rejected and not compensated.

THEREFORE, with the above change to the original contract set forth herein, the Parties hereto agree that all terms and conditions of the original agreement will remain in full force and effect and legally binding on both Parties.

State of Georgia
County of Hall

Contract # 44-004-3

Attachment A

#44-004 Demand Services for Public Works Contractors

WHEREAS the Contractor and the County have agreed to a change in the contract prices and have recorded them below and have both agreed to their rates. The prices associated with this contract are hereby changed upon approval of the County:

[Signature Page Follows]

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year below.

Strickland & Sons Pipeline, Inc.

By: _____

Print Name: ROBERT F. STRICKLAND

Title: PRESIDENT

Sworn to and subscribed before me this

26 day of March, 2026.

Notary Public: _____

Notary commission expires: 04-27-2027

[Locus Sigilli – Seal or Stamp]

KELLY JOHNSON KNIGHT
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires 04-27-27

Hall County, Georgia

By: _____

David Gibbs, Chairman
Hall County Board of Commissioners

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

_____

Nathaniel R. Anderson,
Senior Assistant County Attorney

AGENDA ITEM

Public Works and Utilities

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 287/2026

SUBJECT: Approve the application and award of the U.S. Department of Transportation Federal Railroad Administration Railroad Crossing Elimination (Crossing Safety Program) to provide funds for project design and construction phase for the Navajo Circle Railroad Crossing Elimination project, in the amount of $15,783,543.15. If awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of 20% ($3,156,708.63) is required.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: JW

Recommendation:
Approval to apply for the Railroad Crossing Elimination Program in the amount of $15,783,543.15 for the Navajo Circle Railroad Crossing Elimination project.

Purpose of Request:
Approve the application and award of the U.S. Department of Transportation Federal Railroad Administration Railroad Crossing Elimination (Crossing Safety Program) to provide funds for project design and construction phase for the Navajo Circle Railroad Crossing Elimination project, in the amount of $15,783,543.15. If awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of 20% ($3,156,708.63) is required.

History:

Hall Co. was awarded $319,360.00 from Federal Railroad Administration Railroad Crossing Elimination for project planning related to the Navajo Circle Railroad Crossing Elimination project. The planning and concept phase is currently under contract and progressing with Volkert, Inc.

Facts and Issues:

Options:

Federal Railroad Administration Railroad Crossing Elimination: Planning Award - June 2025

Federal grant funding request in the amount of $15,783,543.15 with a match of $3,156,708.63 (20%) for preliminary engineering, right-of-way, and construction.

Voklert, Inc. is currently under contract to provide professional services through construction.

Application deadline June 8, 2026.

Funding Requested	$ 3,156,708.63
Are funds within current budget?	Yes
Source of Funds	Capital Projects Fund and SPLOST
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?	2026-05-28

Approvals:

Submit	Approve	Grants	Budget
JW	JG	PS	JM
Finance	**Attorney**	**Administration**	**Clerk**
TS	JL	CR	JR

Attachments:
Financial Supplement
Concept Plan
Notice of Funding Opportunity

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 287/2026

Funds Requested: $ 3,156,708.63

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects Fund and SPLOST

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-2,630,590.52
2027	250-MULTIPLE GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,630,590.52
2027	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2027	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2028	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-2,630,590.52
2028	250-MULTIPLE GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,630,590.52
2028	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2028	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2029	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-2,630,590.52
2029	250-MULTIPLE GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,630,590.52
2029	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2029	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2030	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-2,630,590.52
2030	250-MULTIPLE GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,630,590.52
2030	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2030	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2031	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-2,630,590.52
2031	250-MULTIPLE GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,630,590.52
2031	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2031	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2032	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-2,630,590.55
2032	250-MULTIPLE GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,630,590.55
2032	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.05
2032	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$263,059.08

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:	JW&SG	**Phone:**	678-622-0426;770-297-5503

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patrick.chung

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P.I. No.

QUIET PLACE IN THE WOODS HOMEOWNERS ASSOCIATION

3
KUBOTA MANUFACTURING OF AMERICA CORP

4
DOROTHY JEAN WHITWORTH

5

2
WHITE SULPHUR 2731, LLC

6
C MORGAN, LLC

7
GEORGIA SOUTHERN RAILROAD

1
WHITE SULPHUR RD INDUSTRIAL LLC

QUIET PLACE IN THE WOODS HOMEOWNERS ASSOCIATION

GABRIELLE CAREY

FKH SFR C2, L.P.

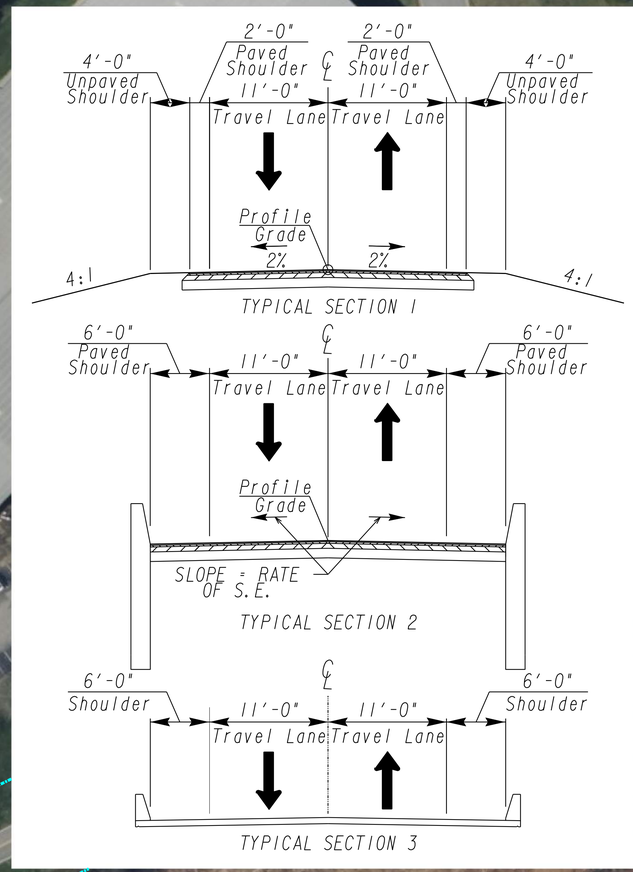
HALL COUNTY BOARD OF EDUCATION

RUTH CARVER

107+00
106+00
105+00
104+00
103+00
102+00
101+00
100+00
109+00
108+00

THE LAKE RD
THE TRAIL RD
NAVAJO CIR
GEORGIA SOUTHERN RAILROAD
WHITE SULPHUR RD

N



HALL COUNTY GEORGIA

VOLKERT

SCALE IN FEET
0 25 50 100

CONCEPT PLAN
NAVAJO CIRCLE - ALTERNATIVE 01

Fiscal Year (FY) 2025-2026 Notice of Funding Opportunity
Railroad Crossing Elimination (Crossing Safety) Program
Federal Railroad Administration
U.S. Department of Transportation

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1. BASIC INFORMATION

SUMMARY OVERVIEW OF KEY INFORMATION	
Topic	**Description**
Federal Agency Name	Federal Railroad Administration (FRA)
Funding Opportunity Title	The Fiscal Year 2025 and 2026 Notice of Funding Opportunity for the Railroad Crossing Elimination (Crossing Safety) Program
Announcement Type	This is the first announcement for Fiscal Years 2025 and 2026 Crossing Safety Program
Funding Opportunity Number	FR-RCE-26-001
Assistance Listing Number	20.327 Crossing Safety Program
Funding Details	The total funding available for awards under this NOFO is up to $1,146,528,000.[1]
Key Dates	Applications Due: no later than 11:59 p.m. EDT, June 8, 2026
Executive Summary	The purpose of the Crossing Safety Program is to fund highway-rail or pathway-rail grade crossing improvement projects, including but not limited to grade crossing elimination projects, that focus on improving the safety and mobility of people and goods. See Section 3(a) and (c) for a list of eligible recipients and activities.
Agency Contact Information	Email: Jenny.Zeng@dot.gov; Jenny.Mancino@dot.gov; Reagan.Morgan@dot.gov

a. Special Funding Set-Asides

Of the $1,146,528,000 available award amount, certain funding amounts are set aside for the following purposes under this NOFO:

i. Planning Projects: At least $36,000,000, or three percent, of the total FY 2025-2026 Crossing Safety Program grant funds are available for planning projects described in 49 U.S.C. § 22909(d)(6). Of these funds, $9,000,000 will be made available for planning projects located in Rural Areas or on Tribal Lands. FRA specifically expects to support planning projects that seek to advance efforts to grade separate at least one or more at-grade crossings. Planning projects are also subject to special considerations for award size and preference, as detailed in Section 3(c) of this notice.

ii. Rural or Tribal Set-Aside: At least $229,305,600, or 20 percent, of the total amount appropriated of the Crossing Safety Program funds will be made available for projects located in Rural Areas or on Tribal Lands, as required by 49 U.S.C. §

[1] The funding in this NOFO is made available by the FY 2025 and 2026 advance appropriations provided in Infrastructure Investment and Jobs Act (IIJA). Should additional Crossing Safety Program funds become available after the release of this NOFO, FRA may elect to award such additional funds to applications received under this NOFO. Any awards made under this NOFO are subject to the availability of appropriated funds. In addition to the $1,146,528,000 in Crossing Safety Program funding made available in this NOFO, $29,472,000 in Crossing Safety Program funds will be separately made available for Special Transportation Circumstances grants and $24,000,000 in Crossing Safety Program funds will be set aside for award and program oversight conducted by FRA.

22909(f)(3)(A).[2] A project's rural designation is based on whether all or the majority (greater than 50 percent) of the project's location, based on geospatial data provided (see Section 4(a)), is in a Rural Area, as defined in FRA's Key Terms.[3] At least $11,465,280, or five percent, of these set-aside funds will be made available for projects in counties with 20 or fewer residents per square mile, according to the most recent decennial census, provided that sufficient eligible applications have been submitted. If FRA elects to fund a component of the project, then FRA will evaluate whether that component is in a Rural Area.

iii. Highway-Rail Grade Crossing Safety Information and Education Programs Set-Aside: In addition, FRA will make at least $3,000,000 available for grants that carry out Highway-Rail Grade Crossing safety information and education programs. FRA expects activities to promote further awareness of grade crossing safety will be based on existing best practices and such efforts will be implemented in a comprehensive manner through coordination with relevant stakeholders.

2. PROGRAM DESCRIPTION

a. Program History, Funding, and Authorization

The Crossing Safety Program was established and authorized under 49 U.S.C. § 22909. Funding under this NOFO was made available by the FY 2025 and 2026 Advance Appropriations in the Infrastructure Investment and Jobs Act, Div. J, Tit VIII, Pub. L. No. 117-58 (November 15, 2021) (IIJA).

b. Program Goals and Objectives

The Crossing Safety Program intends to fund highway-rail or pathway-rail grade crossing improvement projects, including but not limited to elimination projects, that improve safety and mobility of people and goods. Such projects will improve American rail infrastructure to enhance rail safety, improve the health and safety of communities, eliminate highway-rail and pathway-rail grade crossings that are frequently blocked by trains, or reduce the impacts that freight movement and railroad operations may have on underserved communities.

c. Expected Outcomes

The Crossing Safety Program's focus is to improve safety and mobility of people and goods at grade crossings. FRA expects outcomes of selected projects to include:

i. Safety: Reduce highway-rail grade crossing incidents, trespass incidents, and train accidents.
ii. Improvement of Mobility of People and Goods: Eliminate highway-rail and pathway-rail grade crossings that are frequently blocked by trains in order to enhance rail safety, improve the health and safety of communities, and reduce the impacts that freight movement and railroad operations may have on underserved communities. 49 § U.S.C. 22909(b).

---

[2] FRA awarded all of the FY 2022, 2023, and 2024 Rural or Tribal set-aside funds to eligible applicants. No additional set-aside funds are carried forward to FY 2025-2026.

[3] For all defined terms in this NOFO, please see https://railroads.dot.gov/elibrary/definitions-key-terms-discretionary-grant-programs.

3. ELIGIBILITY INFORMATION

a. Eligible Applicants

The following entities are eligible applicants for all projects permitted under this notice:

i. A State (including the District of Columbia, Puerto Rico, and other United States territories and possessions).
ii. A political subdivision of a State.
iii. A federally recognized Indian Tribe.
iv. A unit of local government or a group of local governments.
v. A public port authority.
vi. A metropolitan planning organization.
vii. A group of entities described in any of paragraphs (i) through (vii).

Applications must be submitted by the lead applicant who, if selected, will be the recipient of the Crossing Safety Program grant award.

b. Cost Sharing

The Federal share of total costs for Crossing Safety Program projects funded under this notice shall not exceed 80 percent, consistent with 49 U.S.C. § 22909(g) and 2 CFR part 200.

Applicants must identify the source(s) of the project's non-Federal share. These funds must be clearly and distinctly reflected as part of the Total Project Cost.

c. Federal Award Information

Applicants are not limited in the number of projects for which they seek funding. Applicants submitting more than one application should submit a priority ranking of their applications that is consistent with each application package submitted.

i. Award Type: FRA will make awards for projects selected under this notice through grant agreements or cooperative agreements consistent with 2 CFR 200.201. FRA will determine the type of agreement after project selection and prior to grant obligation. The term "grant" is used throughout this document to reference funding awarded through a grant agreement or a cooperative agreement. The funding provided under this NOFO will be made available to recipients on a reimbursable basis. In addition, recipients are expected to expend non-Federal funds at the required percentage concurrent with Federal funds throughout the period of performance.

The FRA Grant Agreement Requirements consist of three parts:

- Attachment 1: Standard Terms and Conditions;
- Attachment 2: Project-Specific Terms and Conditions; and
- Terms and Conditions Exhibits.

These templates are subject to revision. If selected for award, all three parts of the grant agreement will be incorporated into the final grant agreement.

ii. Award Size: Projects may require more funding than is available. FRA encourages applicants to propose a project that has operational independence, or a component of such project, which can be completed and implemented with funding under this NOFO as a part of the total project cost together with other, non-federal sources. There are no predetermined maximum dollar thresholds for individual awards, but no more than 20 percent of the grant funds available in any fiscal year ($229,305,600 for the combined FY25-26 round) will be awarded for projects in any single State.

iii. Award Minimums and Planning Exception: FRA will not award grants for less than $1,000,000, except for a Planning project, as described in 49 U.S.C. § 22909(d)(6). Projects requesting less than $1,000,000 must consist solely of Planning activities to be considered eligible. Applications that request funding for a combination of Planning and Project Development activities must exceed $1,000,000 in Federal assistance under this NOFO. For the purposes of the award minimum requirement, FRA considers Highway-Rail Grade Crossing safety information and education projects to be Planning projects described in 49 U.S.C. § 22909(d)(6).

d. Eligible Projects

The following projects are eligible for funding:

i. Grade separation or closure, including through the use of a bridge, embankment, tunnel, or combination thereof.
ii. Track Relocation.
iii. The improvement or installation of protective devices, signals, signs, or other measures to improve safety, provided that such activities are related to a separation or relocation project described in paragraph (i) or (ii).
iv. Other means to improve the safety and mobility of people and goods at highway-rail grade crossings (including technological solutions).[4]
v. A group of related projects described in paragraphs (i) through (iv) that would collectively improve the mobility of people and goods.
vi. The planning, environmental review, and design of an eligible project described in paragraphs (i) through (v).

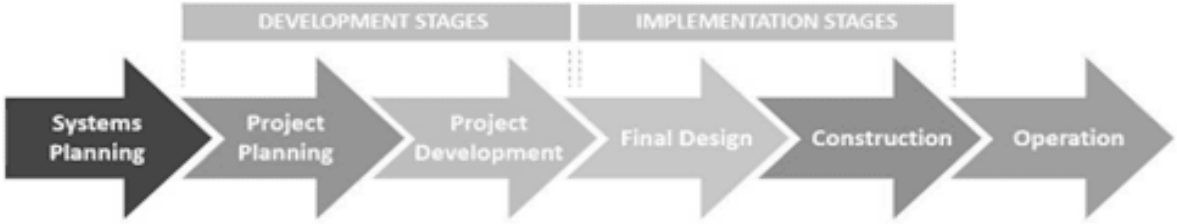
In accordance with 49 U.S.C. § 22909(j)(1), grants under the Crossing Safety Program may be awarded for commuter rail passenger transportation projects. Consistent with 49 U.S.C. § 22909(j)(2), FRA will transfer such projects to the Federal Transit Administration to administer.

e. Project Lifecycle Stages

Applicants must align eligible Capital Project activities with the Lifecycle Stages outlined in FRA's Railroad Capital Project Guidance. If an application for more than one lifecycle is selected, FRA intends to obligate the funding in phases, by lifecycle (e.g., a first obligation for project development (PE and NEPA phases) and a second obligation for FD/Construction). In such cases, after the Recipient completes the scope of work under each obligation, FRA will

[4] Highway-Rail Grade Crossing Safety Information and Education Programs are eligible under this category. FRA generally interprets this project eligibility category to relate to projects that directly improve safety and mobility at existing at-grade crossing locations.

evaluate the Recipient's compliance with the terms and conditions of the award and consistency with the application scope, schedule, and budget proposed for all life cycles in the application. FRA may, in its discretion, choose not to advance the project to the next life cycle phase.



Systems Planning and Operation activities are not eligible under the Crossing Safety Program.

Applicants must identify whether their Capital Project includes the acquisition of real property interests. FRA will only consider right-of-way acquisition for applications seeking eligible Construction funding. Any project that requires acquisition of real property is subject to requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. § 4601 et seq. (Uniform Act) and its implementing regulations found at 49 CFR part 24.

4. APPLICATION CONTENTS AND FORMAT

Applicants must submit required information and components of the application package, as described in this section, by the appointed deadline to be considered for funding.

a. Project Narrative

The Project Narrative may not exceed 25 pages in length (excluding cover pages, a table of contents, project funding and grade crossing tables, and supporting documentation). FRA will not review or consider project narratives beyond the 25-page limitation. If applicable, applicants must clearly identify portions and cite page numbers of relevant information in supporting documents. The Project Narrative must adhere to the outline detailed below.

I. Cover Page: Include a cover page that lists the required elements as outlined below in either a table or formatted list. Applicants may refer to FRA's sample to complete this element of the application.[5]

[5] https://railroads.dot.gov/elibrary/crossing-safety-program-rce-fy-2025-2026-fillable-cover-page

Cover Page	
Project Title	
Applicant Name	
Amount of Crossing Safety Program funding requested under this NOFO[6]	$
Total amount of proposed non-Federal cost share	$
Amount of non-Crossing Safety Program Federal funding (if applicable) including pending awards	$
Total Project Cost	$
Source(s) of proposed non-Federal cost share and other Federal funding *(provide funding amount by source)*	
Was a Federal grant application previously submitted for this Project? *If yes – please specify the program; funding year; and project title of the previous application. Identify any differences between the applications.*	
City(ies) where the project is located	
County(ies) where the project is located	
State(s) where the project is located	
Congressional district(s) where the project is located	
What percent of funding is spent in a Rural Area?	%
Amount (if any) of funding request eligible for set-aside funds	Amount: Set-Aside(s):
Lifecycle Stage(s) proposed to be funded by this NOFO	☐ Project Planning ☐ Project Development ☐ Final Design ☐ Right-of-Way Acquisition[7] ☐ Construction ☐ Non-Capital
Current Lifecycle Stage and its anticipated completion date	☐ Systems Planning ☐ Project Planning ☐ Project Development ☐ Final Design ☐ Right-of-Way Acquisition ☐ Construction ☐ Non-Capital Anticipated Date of Completion:

Is the project located on real property owned by someone other than the applicant? *If yes – list real property owners and the nature of the property interest.*	
Host railroad/infrastructure owner(s) of project assets	
Other impacted railroad(s) (including tenants)	
If the applicant is a commuter railroad: list the intercity passenger and/or freight railroad service(s) utilizing the proposed project.	
Has the applicant executed an agreement with the host railroad regarding use of the railroad right-of-way where the project will be located consistent with 49 U.S.C. 22905(c)[8] (if applicable)?	Yes/No/Pending/Not Applicable
Is the project currently programmed in any medium- or long-range planning document?[9] *If yes – specify planning document.*	
Is the project located on a potential corridor selected for the Corridor Identification and Development Program?[10] *If yes – specify the corridor(s).*	
Is the project expected to need a waiver under FRA's domestic preference requirements?[11]	Yes/No

II. Project Summary: Applicants must provide a 4–6 sentence summary of the proposed project and scope of work. The applicant should explain challenges the proposed project aims to address and summarize the intended outcomes that will result from the proposed project.

III. Grant Funds, Sources, and Use of Project Funds: Applicants should provide a project budget that lists all funding sources (Federal and non-Federal), specifying how these will contribute to each Lifecycle Stage(s) and project activity, and present the data in year of expenditure dollars and percentages. FRA will not award more funding for a project than is requested in an application. If there is a discrepancy between materials, FRA will use the funding amounts shown on the applicant's SF 424 as the amount requested for funding, as the SF 424 is the official amount requested from the Crossing Safety Program.

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[6] FRA will round funding requests down to the nearest whole dollar.
[7] FRA will consider funding right-of-way acquisition only for applications that seek Construction funding.
[8] FRA's FAQs about Rail Improvement Grant Conditions, available at: https://railroads.dot.gov/elibrary/frequently-asked-questions-about-rail-improvement-grant-conditions-under-49-usc-ss-22905c1.
[9] For example, State Rail Plan, interregional intercity passenger rail systems planning study, State Freight Plan, TIP, STIP, MPO Long Range Transportation Plan, State Long Range Transportation Plan, etc.
[10] For more information about selected Corridors under the Corridor Identification Program, please visit: https://railroads.dot.gov/elibrary/fy22-CID-program-selections.
[11] Funds are subject to the domestic preference requirement in 49 U.S.C. 22905(a) (FRA Buy America) and the Build America, Buy America Act, Pub. L. No. 117-58, sections 70901-52.

The project budget must be specific to the project scope described in the application. FRA encourages applicants to use its project funding templates, available below in Table 1 or 2.[12] Applicants may use additional rows and columns, or additional project funding tables as appropriate. For a Major Capital Project, as defined by FRA's Key Terms, applicants are encouraged to provide an annualized budget in year of expenditure dollars.

Applicants must specify whether non-Federal funds are currently available for the project, or if the applicant will need to secure the non-Federal funds upon selection. Applicants should submit evidence of secured non-Federal funds and other Federal funding. If applicable, the applicant should provide the type, source and estimated value of any proposed in-kind contributions, as well as explain how the contributions meet the requirements in 2 CFR 200.306.

Applicants should explain whether the requested Federal funding under this NOFO must be obligated or spent by a certain date due to dependencies or relationships with other Federal or non-Federal funding sources, related projects, law, or other factors. Applicants should also identify other federal Funds the applicant is applying for or intends to use. Applicants should also indicate whether they anticipate securing financing for the project, as well as what the source, amount, and terms will be. All costs must be consistent with the terms of 2 CFR part 200 and FRA's Standard Terms and Conditions.

Table 1: Example project funding overview table for Capital Projects.

Lifecycle Stage	Project Component/Task	Crossing Safety Federal	Other Federal	Applicant Cost Share	Other Federal Cost Share	Total
N/A	Project Administration and Management	$	$	$	$	$
Project Planning		$	$	$	$	$
		$	$	$	$	$
Project Development		$	$	$	$	$
		$	$	$	$	$
Final Design		$	$	$	$	$
	(ROW if requested)	$	$	$	$	$
Construction		$	$	$	$	$
		$	$	$	$	$
Total		**$**	**$**	**$**	**$**	**$**

For projects that include more than one component, e.g., a grade crossing separation and grade crossing safety improvements, applicants should articulate the costs by specific activity. Applicants may include additional tables and/or rows if multiple components are funded.

[12] https://railroads.dot.gov/elibrary/crossing-safety-program-rce-funding-table-templates-and-examples

Table 2: Example project funding overview table for non-Capital Projects.

Project Component/Task	Crossing Safety Federal	Other Federal	Applicant Cost Share	Other Federal Cost Share	Total
Project Administration and Management	$	$	$	$	$
	$	$	$	$	$
Total	$	$	$	$	$

IV. Applicant Eligibility Criteria: Applicants must explain how they meet the eligibility criteria outlined in Section 3(a) of this notice. Where applicable, the applicant should include citations to enabling legislation in support of the applicant's eligibility to receive Federal funds under the Crossing Safety Program.

V. Project Eligibility Criteria: Applicants must explain how the proposed project meets the project eligibility criteria outlined in Section 3(d) of this notice.

VI. Detailed Project Description: Applicants must provide a detailed project description by project component and Lifecycle Stage as applicable, that expands upon the Project Summary. Provide additional background on the challenges the project aims to address; a summary of current and proposed railroad operations in the project area and service frequency, which should include identification of all railroad owners and operators; typical daily, weekly, or annual train counts by operator. Provide the primary expected project outcomes such as increased safety outcomes or reduced delays/blocked crossings, improved mobility, rail network asset condition, and performance, or similar outcomes and benefits; the expected users and beneficiaries of the project, including all railroad operators; and any other information the applicant deems necessary to justify the proposed project.

FRA encourages applicants to include any completed alternatives analyses as appropriate. If roadwork is a necessary component of the project, FRA expects applicants to include a justification for how roadwork elements are directly related to improving safety at the grade crossing and to clearly identify all costs for roadwork elements in the budget table.

A. Statement of Work: Provide a statement of work including specific project components and tasks, a proposed schedule, key objectives, milestones and deliverables.

B. Environmental information, if applicable: Applicants should explain what Federal and, if appropriate, State, Tribal, and local environmental reviews and permits are likely required to implement the project, and the status of those reviews and permits.[13] If the applicant has not started the National Environmental Policy Act (NEPA) process for the project, the applicant should describe any preliminary environmental analysis completed, state the anticipated level of NEPA documentation

[13] Additional information regarding FRA's environmental processes and requirements are located at: https://railroads.dot.gov/rail-network-development/environment/environment.

needed (i.e., categorical exclusion, environmental assessment, or environmental impact statement), and identify the anticipated permits, approvals, and authorizations.

C. Grade crossing information: Applicants should include a grade crossing table in the application with the information discussed below.[14]

Table 3: Grade crossing information for proposed project.

USDOT Grade Crossing Inventory #	Proposed Improvement	Rail Operator(s)	Railroad Owner	Latitude Coordinates (at least five decimal places of precision)	Longitude Coordinates (at least five decimal places of precision)

Applicants must provide the following information for each grade crossing to be addressed in the application:

a. DOT grade crossing inventory number and location using latitude and longitude coordinates, expressed with at least five decimal places of precision. For projects involving pathway-rail grade crossings that do not have DOT grade crossing inventory numbers or data, applicants should provide as much locational data as possible;
b. The proposed improvement requested in the application, using "new, separated, closed or improved" (such as gate additions, lights, etc.) to describe proposed improvement;
c. The operator(s) (i.e., an entity that operates on the railroad right-of-way);
d. The property owner(s) (i.e., an entity that owns the underlying property or right-of-way; and
e. The infrastructure owner(s) (i.e., an entity that owns the infrastructure within the railroad right-of-way).

Applicants are strongly encouraged to submit safety justifications for the project that rely on standardized, objective safety metrics and data, if available, including data from sources such as: GradeDec.Net; 49 CFR part 234; safety metrics found in Appendix D of 49 CFR part 222; the FRA crossing incident dashboard; or other relevant safety data or metrics. FRA will analyze data for each grade crossing, including information and data detailing the history of each crossing's incident history for the past five calendar years (January 1, 2021-December 31, 2025), to evaluate the existing level of risk for each grade crossing proposed for improvement, as well as other tools and measures to better inform selection evaluation.

[14] If more space is needed, the information may be provided in a separate, unlocked Excel file attachment. The table will not count against the 25-page project narrative page limit. https://railroads.dot.gov/elibrary/fra-grade-crossing-table-template-excel.

D. Highway-rail grade crossing safety information and education programs: For these projects, specify how the program will enhance education and informational outreach to help prevent and reduce pedestrian, motor vehicle and other accidents, incidents, injuries, and facilities, and how the program will help improve awareness along railroad rights-of-way and at Highway-Rail Grade Crossings.

VII. Project Location: Applicants should include geospatial data for the project and a map. Geospatial data must be expressed in decimal degrees for latitude and longitude with at least five decimal places of precision. If the project includes a length of track (in the case of track relocation to close a grade crossing), the start and end coordinates for each corridor or segment must be provided. Additionally, applicants must include the Congressional districts in which the project will take place.

VIII. Evaluation and Selection Criteria: Applicants must include a thorough discussion of how the proposed project meets the evaluation and selection criteria. As described in Section 6 of this notice, FRA will evaluate applications based on project readiness, technical merit, and project benefits.

FRA will evaluate all eligible and complete applications using the evaluation merit criteria outlined in this section to determine project readiness, technical merit, and project benefits. Applicants must address the following:

i. Project Readiness: FRA will evaluate project and applicant risk based on the applicant's preparedness and capacity to implement the proposed project.

   Please describe the status of required NEPA actions; necessary agreements with infrastructure owners and project partners; and evidence that the project is ready to undertake the activities for the Lifecycle Stage in which funding is being sought.

ii. Technical Merit: FRA will evaluate the degree to which the application describes a reasonable and appropriate approach to achieve the expected outcomes.

   Please describe how the proposed project elements are appropriate for the funding request; the applicant's commitment of the necessary (legal, financial and technical) resources and skilled workforce to carry out the project; and the applicant's satisfactory continuing control over the use of and willingness to maintain the equipment or facilities.

iii. Project Benefits: FRA will evaluate whether the project as designed is likely to achieve the intended safety and rail service benefits.

   Please describe how the proposed project benefits improve safety at Highway-Rail or Pathway-Rail Grade Crossings; proposes to grade separate, eliminate, or close one or more Highway-Rail or Pathway-Rail Grade Crossings; improves the mobility of both people and goods; reduces emissions, protects the environment, and provides community benefit (including noise reduction); improves access to emergency services; improves access to communities; and provides economic benefit.

IX. Project Implementation and Management: Applicants must describe proposed project implementation and project management arrangements. Applicants must include descriptions of the expected arrangements for project contracting (Construction, maintenance, and operation), contract oversight and control, change-order management, risk management, and conformance to Federal requirements for project progress reporting.[15]

Applicants should include a discussion of qualifications and the factors in 2 CFR 200.206(b); along with the proposed approach to assessing and mitigating project risk.

Applicants should explain how they will fulfill responsibilities that continue after closeout of the award such as use, maintenance and disposition of property acquired or improved under the award, consistent with 2 CFR 200.345 and the FRA grant agreement.

b. Additional Application Elements

Applicants **must** submit form SF 424: Application for Federal Assistance.

Applicants may submit the following additional documents and forms. The Standard Office of Management and Budget (OMB) Forms needed for the electronic application process are available at: Grants.gov.

i. SF 424A/SF 424C: SF 424A – Budget Information for Non-Construction or SF 424C – Budget Information for Construction.
ii. SF 424B/SF 424D: SF 424B – Assurances for Non-Construction or SF 424D – Assurances for Construction.
iii. FRA F30: Certification Regarding Debarment, Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying.[16]
iv. FRA F251: Applicant Financial Capability Questionnaire.[17]
v. SF LLL: Disclosure of Lobbying Activities.

5. SUBMISSION REQUIREMENTS AND DEADLINES

a. Address to Request Application Package

To apply for funding under this announcement, all applicants are required to be registered as an organization with Grants.gov.[18]

FRA is committed to ensuring that information is available in appropriate alternative formats to meet the requirements of persons who have a disability. If you require an alternative version of files provided, please contact Lou Lorello, Office of the Chief Financial Officer, Federal Railroad Administration, 1200 New Jersey Avenue, SE, Washington, D.C., 20590; email: lou.lorello@dot.gov; phone: (202) 440-2563.

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[15] See FRA Reports, available at: https://www.fra.dot.gov/Page/P0274.
[16] https://railroads.dot.gov/elibrary/fra-f-30-certifications-regarding-debarment-suspension-and-other-responsibility-matters.
[17] https://railroads.dot.gov/elibrary/fra-f-251.
[18] Additional information about the registration process is available at: https://www.grants.gov/applicants/applicant-registration.

The Electronic Business Point of Contact (EBiz POC) at the applicant's organization must respond to the registration email from Grants.gov and login at Grants.gov to authorize the applicant as the AOR. Please note there can be more than one AOR for an organization.

b. Unique Entity Identifier and System for Award Management (SAM)
To apply for funding applicants must be properly registered in SAM before submitting an application, provide a valid unique entity identifier in its application, and continue to maintain an active SAM registration.

FRA may not make a grant award to an applicant until the applicant has complied with all applicable SAM requirements. If an applicant has not fully complied with the requirements by the time the Federal awarding agency is ready to make a Federal award, the Federal awarding agency may determine that the applicant is not qualified to receive a Federal award and use that determination as a basis for making a Federal award to another applicant. Late applications, including those that are the result of a failure to register or comply with Grants.gov applicant requirements in a timely manner, will not be considered. To submit an application through Grants.gov, applicants must follow the directions outlined here: Discretionary Grants Application Process.

c. Submission Instructions

i. Actions Needed Prior to Applying: Please see SAM instructions as described in Section 5(b) of this notice.[19] If an applicant has trouble at any point during this process, please call the Grants.gov Customer Center Hotline at 1–800–518–4726.

ii. Methods for Submitting: Applications must be submitted via Grants.gov. Applicants who do not comply with all submission requirements described in this notice and submit applications through Grants.gov may not be eligible for award.

Applicants must complete and submit all required documents for the application. FRA welcomes the submission of additional relevant supporting documentation, such as planning, engineering, and design documentation, and letters of support from partnering organizations. Supporting documentation will not count against the project narrative 25-page limit.

For any supporting application materials that an applicant is unable to submit via Grants.gov (such as oversized engineering drawings), an applicant may submit an original and two (2) copies to Mr. Douglas Gascon, Office of Railroad Development, Federal Railroad Administration, 1200 New Jersey Avenue, SE, Room W38–304, Washington, D.C. 20590.

d. Submission Dates and Times
Applicants must submit complete applications to Grants.gov no later than 11:59 p.m. Eastern Time, June 8, 2026.

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[19] https://railroads.dot.gov/grants-loans/discretionary-grants-application-process

Applicants will receive a system-generated acknowledgement of receipt. FRA reserves the right to modify this deadline. Further, should funding remain after FRA makes selections from the initially submitted applications. FRA also reserves the right to issue a subsequent application deadline for additional application submissions under the terms of this NOFO.

Please use generally accepted formats such as .pdf, .doc, .docx, .xls, .xlsx, and .ppt, when uploading attachments. While applicants may embed picture files, such as .jpg, .gif, and .bmp in document files, applicants should not submit attachments in these formats. Additionally, the following formats will not be accepted: .com, .bat, .exe, .vbs, .cfg, .dat, .db, .dbf, .dll, .ini, .log, .ora, .sys, and .zip.

e. Intergovernmental Review
Intergovernmental Review is required for this program. Applicants must contact their State's Single Point of Contact (SPOC) to learn about and comply with their State's process under Executive Order 12372.

6. APPLICATION REVIEW INFORMATION

a. Completeness and Eligibility Criteria
FRA will first screen each application for applicant and project eligibility, completeness, and the 20 percent minimum non-Federal cost share. Applications that do not meet these criteria will not proceed to the Evaluation Review Phase.

b. Evaluation Criteria
FRA will evaluate all eligible and complete applications using the evaluation merit criteria outlined in this section to determine project readiness, technical merit, and project benefits.

i. Project Readiness: In evaluating Project Readiness, FRA will evaluate project and applicant risk based on the applicant's preparedness and capacity to implement the proposed project, including whether the applicant is reasonably equipped to begin the Capital or Planning Project in a timely manner to meet its proposed schedule, including coordination with impacted railroads. FRA will evaluate whether the applicant is able to meet project milestones and use Federal funds efficiently to deliver the proposed project.[20]

FRA will evaluate application information for the degree to which –

A. The application demonstrates strong project readiness, evidenced by status of required NEPA actions and environmental permitting readiness (if applicable);
B. The status and timeline of agreements, such as an agreement required under 49 U.S.C. § 22905(c)(1), necessary for the legal, financial, and technical capacity to complete the project as proposed and 49 U.S.C. § 22909(e)(2),

[20] Additional information on USDOT's Project Readiness checklist can be found here: https://www.transportation.gov/grants/dot-navigator/project-readiness-checklist-dot-discretionary-grant-applicants.

necessary for approvals from impacted rail carriers and real property owners, are sufficiently developed;
C. The application identifies the appropriate Lifecycle Stage(s) for the proposed project, demonstrates that the project has completed or will complete any preceding Lifecycle Stage(s), and the project is able to complete all requirements of the identified Lifecycle Stage(s); and
D. Project partner coordination and commitments, including letters of support, agreements, and funding, are secured or able to be secured without undue delay.

ii. Technical Merit: In evaluating Technical Merit, FRA will evaluate the degree to which the application (inclusive of all submitted materials) is reasonable and appropriate to achieve the expected outcomes, necessary resources and workforce are committed to deliver the project, and the proposed project elements are appropriate for the project funding request. FRA will also consider applicant risk, including the applicant's past performance in developing and delivering similar projects.

FRA will evaluate application information for the degree to which –

A. The technical qualifications and experience of key personnel the applicant proposes to lead and perform the technical efforts, including the qualifications of the primary and supporting organizations, demonstrate the ability to fully and successfully execute the proposed project within the proposed time frame and budget;
B. The applicant and project deploy innovative technology, encourage innovative approaches to project delivery, and incentivize the use of innovative financing;
C. The applicant has or will have the legal, financial, and technical capacity to carry out the proposed project;
D. The application demonstrates strong project readiness and ability to meet the Crossing Safety Program requirements; and
E. The degree to which the application proposes improvements to the safety and mobility of people and goods at grade crossings.

iii. Project Benefits: Consistent with statute, FRA will evaluate the extent to which proposed projects would:

A. Improve safety at highway-rail or pathway-rail grade crossings;
B. Grade separate, eliminate, or close highway-rail or pathway-rail grade crossings;
C. Improve the mobility of people and goods;
D. Reduce emissions, protect the environment, and provide community benefits, including noise reduction;
E. Improve access to emergency services;
F. Provide economic benefits;
G. Improve access to communities separated by rail crossings; and

H. Address additional considerations:

1. The proposed project will use innovative technologies; innovative design and construction techniques; or construction materials that reduce greenhouse gas emissions;
2. The applicant's planned use of contracting incentives employs local labor, to the extent permissible under Federal law;
3. The proposed project will improve the mobility of multiple modes of transportation, including ingress and egress from freight facilities; or users of nonvehicular modes of transportation, such as pedestrians, bicyclists, and public transportation;
4. The project is identified in the freight investment plan component of a State freight plan, a State rail plan prepared in accordance with chapter 227 of title 49, a State highway-rail grade crossing action plan; and
5. The project will use financial support from impacted rail carriers.

For each of the merit criteria, FRA will use rubric ratings with applied criteria to evaluate whether the applications meet the defined thresholds.[21]

FRA will also apply the selection preferences described in Section 6(c) of this notice.

c. Selection Preferences

After completing the merit review, FRA will give preference to eligible projects in the following circumstances:

i. Result in one or more grade separated crossings;
ii. Close grade crossings through Track Relocation;
iii. Result in corridor-wide grade crossing improvements;[22]
iv. Projects including the Final Design and Construction lifecycle stages according to FRA's Railroad Capital Project Guidance; or
v. Existing Crossing Safety Program projects that have completed or will complete an earlier lifecycle stage from a prior round of the Crossing Safety Program.

FRA is interested in supporting projects that result in a reduction or elimination of blocked crossings. Applicants should describe blocked crossing challenges and metrics in their applications and demonstrate how their project will address community mobility and safety issues by improving access to communities separated by rail crossings, reducing emergency service response times, and addressing quality of life concerns.

In addition, FRA is interested in supporting projects that align with the Administration's focus on the American family and ensuring safe and efficient travel for American families.

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[21] https://railroads.dot.gov/elibrary/crossing-safety-program-rce-evaluation-rubrics

[22] FRA considers corridor-wide grade crossing improvements to be projects that directly improve a series of linked, consecutive grade crossings.

FRA is interested in prioritizing improvement of the condition and safety of transportation infrastructure at grade crossings with high impact to the safe movement of people and goods

FRA is interested in projects that promote economic competitiveness by advancing the Nation's domestic energy sector, in accordance with E.O. 14154 (Unleashing American Energy), improve intermodal or multimodal freight mobility, or support the growth and expansion of American manufacturing.

FRA is interested in projects that Advance the Department's Innovation Agenda to usher in the golden age of transportation through American innovation; including projects that use technology to support more efficient freight operating practices, or projects that create opportunities to develop and conduct responsible early deployments of innovative and emerging transportation technologies.

d. Review and Selection Process
Applications are first screened for applicant and project eligibility, completeness, and minimum cost share. Remaining applications are evaluated against the project readiness criteria, technical merit criteria, and project benefits criteria. All rated applications are then reviewed by a Steering Committee and Senior Review Team, who select awards for review and approval by the Secretary or his designee.

e. Risk Review
Before making a Federal award with a total amount of Federal share greater than the simplified acquisition threshold of $250,000 (see 2 CFR 200.1 and 48 CFR 2.101 for definition of Simplified Acquisition Threshold), FRA will review and consider any information about the applicant that is in the designated integrity and performance system accessible through SAM (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)). See 41 U.S.C. § 2313.

An applicant, at its option, may review information in the designated integrity and performance systems accessible through SAM and comment on any information about itself that a Federal awarding agency previously entered and is currently in the designated integrity and performance system accessible through SAM.

FRA will consider any comments by the applicant, in addition to the other information, in making a judgment about the applicant's integrity, business ethics, and record of performance under Federal awards when completing the review of risk posed by applicants as described in 2 CFR 200.205.

7. AWARD NOTICES

a. Federal Award Notices
FRA will announce applications selected for funding on FRA's website after the application review period. This announcement is FRA's notification to successful and unsuccessful applicants alike. FRA will contact the point of contact listed in the SF 424 to initiate negotiation of a project-specific grant agreement. This notification is not a commitment by FRA or an authorization to begin proposed project activities. FRA requires satisfaction of applicable requirements by the applicant and a formal agreement signed by both the recipient and FRA,

including FRA's Standard Terms and Conditions and an approved scope, schedule, and budget, before obligating the grant. Prior to execution of a grant agreement, FRA reserves the right to withdraw or modify any selection. Unsuccessful applicants may request an application debrief after selections are announced.

b. Pre-Award Funding Restrictions

Applicants may count costs incurred for Preliminary Engineering associated with Highway-Rail Grade Crossing and Pathway-Rail Grade Crossing Improvement Projects as part of the total project costs. Such costs are eligible as non-Federal share or for reimbursement, even if they were incurred before project selection for award, consistent with 49 U.S.C. § 22909(g). Such costs must have been incurred no earlier than November 15, 2021, and must be otherwise compliant with 2 CFR part 200 and the requirements of this Crossing Safety Program.

8. POST AWARD REQUIREMENTS AND ADMINISTRATION

a. Administrative and National Policy Requirements

Recipients of funds must comply with all applicable requirements of Federal law, including, without limitation, the Constitution of the United States; the conditions of performance, nondiscrimination requirements, and other assurances made applicable to the award of funds in accordance with DOT regulations; and applicable Federal financial assistance and contracting principles promulgated by the OMB. Unless otherwise stated in statutory or legislative authority, or appropriations language, all financial assistance awards follow the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards at 2 CFR part 200 and 2 CFR part 1201. If DOT determines that a recipient has failed to comply with applicable Federal requirements, DOT may terminate the award of funds and disallow previously incurred costs, requiring the recipient to reimburse any expended award funds.

Assistance under this NOFO is subject to the grant conditions in 49 U.S.C. § 22905.[23]

b. Reporting

i. Progress Reporting on Grant Activity: Each applicant selected for a grant will be required to comply with all standard FRA reporting requirements. Pursuant to 2 CFR 170.210, non-Federal entities applying under this NOFO must have the necessary processes and systems in place to comply with the reporting requirements should they receive Federal funding.

ii. Additional Reporting: Applicants selected for funding are required to comply with all reporting requirements in the standard terms and conditions for FRA grant awards including 2 CFR 180.335 and 2 CFR 180.350. If the total value of a selected applicant's currently active grants, cooperative agreements, and procurement contracts from all Federal awarding agencies exceeds $10,000,000 for any period of time during

[23] More information on labor protections can be found here: https://railroads.dot.gov/elibrary/equivalent-labor-protections. More information on 22905(c)(1) agreements can be found here: https://railroads.dot.gov/elibrary/frequently-asked-questions-about-rail-improvement-grant-conditions-under-49-usc-ss-22905c1. More information on FRA Buy American requirements can be found here: https://railroads.dot.gov/legislation-regulations/buy-america/buy-america

the period of performance of this Federal award, then the applicant must maintain the information reported to SAM and ensure that is made available in the designated integrity and performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)) about civil, criminal, or administrative proceedings described in award term and conditions of Article 3. This is a statutory requirement under Section 872 of Pub. L. 110–417, as amended (41 U.S.C. § 2313). As required by Section 3010 of Public Law 111–212, all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for Federal procurement contracts, will be publicly available.

iii. Performance Reporting: If selected, recipients will be required to collect information and report on the project's performance using measures mutually agreed upon by FRA and the recipient to assess progress in achieving strategic goals and objectives.

iv. DOT/FRA Program Evaluation: Program Evaluation is an assessment using systematic data collection and analysis of one or more programs, policies, and organizations intended to assess their effectiveness and efficiency (5 U.S.C. § 311). Recipients and subrecipients are encouraged to incorporate program evaluation including associated data collection activities from the outset of their program design and implementation to meaningfully document and measure their progress. Allowable data and evaluation costs are specified in 2 CFR 200.455(c). As a condition of grant award, recipient may be required to participate in an evaluation undertaken by DOT, or another agency or partner. As a condition of award, recipients must agree to: (1) make records available to the evaluation official; (2) provide access to program records, and any other relevant documents to calculate costs and benefits; (3) in the case of an impact analysis, facilitate the access to relevant information as requested; and (4) follow evaluation procedures as specified by the evaluation official. Evaluation expenses are allowable costs (either as direct or indirect) unless prohibited by statute or regulation. (2 CFR part 200).

c. Data Sharing Requirements

As a condition of funding, grant recipients are required to share safety and technology-related data, if produced under the grant awards with FRA, following agreed-upon timelines to support safety assessment. Consistent with 2 CFR 200.315, grant recipients must ensure that FRA has access to safety and technology-related data generated under the award in a machine-readable format.

It is the policy of the United States to strengthen the security and resilience of its critical infrastructure against all hazards, including physical and cyber risks, consistent with National Security Memorandum (NSM-22) on Critical Infrastructure Security and Resilience, and the National Security Memorandum on Improving Cybersecurity for Critical Infrastructure Control Systems. Each applicant selected for Federal funding must demonstrate, prior to the signing of the grant agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the project. Projects that have not appropriately considered and addressed physical and cyber security and resilience in their planning, design,

and project oversight, as determined by the DOT and the Department of Homeland Security, will be required to do so before receiving funds.

d. Domestic Preference Requirements
Funds made available under this notice are subject to the domestic preference requirement in 49 U.S.C. § 22905(a) (FRA Buy America) and the Build America, Buy America Act, Pub. L. No. 117-58, sections 70901-52. Major Capital Project applicants should include a domestic sourcing plan that provides details on the extent to which the materials covered by the plan are to be imported and the extent to which such materials can be sourced domestically. If applicants anticipate the need for a waiver of FRA's Buy America requirements for a Major Capital Project, applicants should request a waiver in the domestic sourcing plan.

e. Federal Anti-Discrimination
Except where prohibited by court order, pursuant to Executive Order 14173, Ending Illegal Discrimination and Restoring Merit-Based Opportunity, as a condition of grant award, each Recipient must agree that its and its regulations' compliance in all respects with the equal protection principles of the U.S. Constitution and all applicable Federal anti-discrimination laws and regulations is material to the government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

Except where prohibited by court order, pursuant to Executive Order 14173, Ending Illegal Discrimination and Restoring Merit-Based Opportunity, as a condition of grant award, each Recipient must certify that it does not operate any programs promoting diversity, equity, and inclusion (DEI) initiatives that violate the U.S. Constitution or any applicable Federal anti-discrimination laws.

f. Compliance with Federal Law and Policies
Except where prohibited by court order: The applicant assures and certifies, with respect to any application and awarded Project under this NOFO, that it will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds.

To the extent a court order bars the implementation or enforcement of one or more of these conditions or requirements with respect to a particular applicant or recipient, the Department will not implement or enforce the relevant condition(s) or requirement(s) against that applicant or recipient for as long as the order remains in place.

9. OTHER INFORMATION

All information submitted as part of or in support of any application shall use publicly available data or data that can be made public and methodologies that are accepted by industry practice and standards, to the extent possible. While the Crossing Safety Program does not require a benefit-cost analysis, FRA encourages adherence to DOT Order 2100.7 regarding sound economic analysis and other benefits of projects. If the application includes information the applicant considers to be a trade secret or confidential commercial or financial information, the applicant should do the following: (1) note on the front cover that the submission "Contains Confidential Business Information (CBI)"; (2) mark each affected page "CBI"; and (3) highlight or otherwise denote the CBI portions.

The DOT regulations implementing the Freedom of Information Act (FOIA) are found at 49 CFR part 7 subpart C – Availability of Reasonably Described Records under the Freedom of Information Act which sets forth rules for FRA to make requested materials, information, and records publicly available under FOIA. Unless prohibited by law and to the extent permitted under the FOIA, contents of application and proposals submitted by successful applicants may be released in response to FOIA requests. The Department may share application information within the Department or with other Federal agencies if the Department determines that sharing is relevant to the respective program's objectives.

The following links contain additional information for applicants:

- Crossing Safety Program Page: https://railroads.dot.gov/grants-loans/crossing-safety-program
- Railroad Capital Project Guidance: https://railroads.dot.gov/elibrary/fra-guidance-development-and-implementation-railroad-capital-projects
- FRA Grant Application Guide: https://railroads.dot.gov/elibrary/fra-grant-application-guide
- FRA Key Terms for Discretionary Grant Programs: https://railroads.dot.gov/elibrary/definitions-key-terms-discretionary-grant-programs

Issued in Washington, D.C.



David A. Fink
Administrator

AGENDA ITEM

Treatment Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 288/2026

SUBJECT: Approve the ratification of the application for the U.S. Bureau of Justice Assistance's FY 2025 Veterans Treatment Court Discretionary Grant Program for Treatment Services to expand its Veterans Treatment Court program in the amount of $257,630.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: HH

Recommendation:
Approve

Purpose of Request:
Approve the ratification of the application for the U.S. Bureau of Justice Assistance's FY 2025 Veterans Treatment Court Discretionary Grant Program for Treatment Services to expand its Veterans Treatment Court program in the amount of $257,630.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

History:

Facts and Issues:

Options:

Despite having a well-established and effective Accountability Court program in Hall County, there is a critical gap in the capacity to deliver veteran-specific, trauma-informed treatment at the level required for this high-need population.

This BJA funding will close this gap by adding dedicated clinical capacity and specialized training that the jurisdiction cannot finance on its own, ensuring that these veterans receive the treatment needed to improve outcomes and reduce recidivism.

With this new grant application request, Treatment Services is requesting a new full-time counselor position be funded.

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

Approvals:

Grants	Submit	Approve	Grants
PS	HH	KM	SG
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:

Application

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 288/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

Grants Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2160-TREATMENT SERVICES	331110-FEDERALâ€OPERATING DIRECT	$-257,630.00
2027	250-MULTIPLE GRANT FUND	2160-TREATMENT SERVICES	511100-SALARIES	$232,782.00
2027	250-MULTIPLE GRANT FUND	2160-TREATMENT SERVICES	523500-TRAVEL	$14,274.00
2027	250-MULTIPLE GRANT FUND	2160-TREATMENT SERVICES	531100-GENERAL SUPPLIES AND MATERIALS	$2,024.00
2027	250-MULTIPLE GRANT FUND	2160-TREATMENT SERVICES	521000-PROFESSIONAL SERVICES	$8,550.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: HH

Phone: (770) 536-3837

Planning and Implementation of Expanded Trauma-Informed Services
Hall County, GA Veterans Treatment Court

ABSTRACT

The project will serve justice involved veterans with substance use and mental health needs who are enrolled in a specialized Veterans Treatment Court (VTC) track within a local Drug Court. These participants often have trauma histories and require coordinated, veteran-informed services to support recovery and reduce recidivism.

Project activities will include funding a full-time treatment provider dedicated to the VTC, delivering individual and group counseling, and implementing veteran-specific treatment groups. The project will support training and consultation in Eye Movement Desensitization and Reprocessing (EMDR) and training in the Battling Shadows curriculum to expand trauma-focused care. It will also fund two VTC team members to attend a national treatment court conference each year to strengthen program practices. All services will be coordinated with federal veteran's services, Veterans Justice Outreach, and local criminal justice partners.

Key deliverables will include the establishment of veteran-specific treatment groups, increased counseling capacity, implementation of trauma-focused interventions, and participation of staff in ongoing professional development. Expected outcomes include improved access to treatment, stronger participant engagement and retention in the VTC, enhanced trauma-informed care, and improved long-term recovery and stability for justice-involved veterans.

Planning and Implementation of Expanded Trauma-Informed Services
Hall County, GA Veterans Treatment Court

Description of the Need

Hall County Treatment Services operates a comprehensive accountability court system with multiple tracks under a shared infrastructure, including the Veterans Treatment Court, which functions as a specialized track within the Hall County Drug Court. This integrated model maximizes efficiency while still supporting individualized, evidence-based services. In 2025, the Veterans Treatment Court served 14 participants, with 8 new enrollments and only 1 termination, resulting in a 93% retention rate and an average length of stay of 24 months, reflecting both the intensity of need and strong engagement. Despite having a well-established and effective program, there is a critical gap in the capacity to deliver veteran specific, trauma-informed treatment at the level required for this high-need population. Research indicates that a large majority of justice-involved veterans present with co-occurring mental health conditions and substance use disorders, underscoring the need for an integrated, accessible, and coordinated treatment model. While Hall County Treatment Services currently offers a wide array of evidence-based interventions (including Trauma Recovery Empowerment Model (TREM), Seeking Safety, Moral Recognition Therapy (MRT), Cognitive Behavioral Interventions (CBI), and Thinking for a Change (T4C), these services are not consistently tailored to the unique experiences of veterans.

Staffing limitations have prevented consistent implementation of veteran specific groups such as Battling Shadows, an MRT-based trauma curriculum designed for veterans. Current counselors carry caseloads of 30–40 participants, limiting their ability to provide specialized,

trauma informed care and rapid access to services upon entry. Veterans in the program frequently present with co-occurring Post-Traumatic Stress Disorder (PTSD) and substance use disorders, when unaddressed, increase the risk of relapse, poor treatment engagement, and continued justice involvement. Trauma focused, evidence-based interventions such as Eye Movement Desensitization and Reprocessing (EMDR) are not yet fully integrated into the Veteran Treatment Court due to funding and capacity constraints. EMDR is a structured psychotherapy designed to treat PTSD and trauma by using bilateral stimulation, guided eye movements and sounds while focusing on traumatic memories. Local resources and existing funding streams cannot support the additional need of a dedicated Veteran Treatment Court clinician, specialized in EMDR and other advanced trauma training without sacrificing services in other accountability court tracks. Federal funding is therefore essential to close this gap by adding dedicated clinical capacity and specialized training the jurisdiction cannot finance on its own, ensuring justice involved veterans receive the veteran specific, trauma informed treatment needed to improve outcomes and reduce recidivism.

Project Goals and Objectives

The overarching purpose of this project is to expand and enhance trauma informed, veteran specific treatment for justice involved veterans served by the Hall County Veteran Treatment Court. Goal 1 is to expand treatment capacity for Veteran Treatment Court participants. Objectives under this goal include hiring a full-time treatment provider (40 hours per week) dedicated solely to Veteran Treatment Court participants and eliminating delays in access to treatment so that participants are connected to services immediately upon program entry. Goal 2 is to increase access to veteran specific, trauma informed treatment. Objectives

include implementing veteran specific treatment groups such as Battling Shadows within 12 months, training one treatment provider in EMDR and completing the required consultation hours and increasing the number of Veteran Treatment Court participants who receive both individual and group treatment services annually. Goal 3 is to strengthen program effectiveness through training and development. Objectives include sending two Veteran Treatment Court team members to the annual RISE Conference and integrating evidence based and trauma informed practices taught through this training into Hall County's program operations and treatment delivery. Together, these goals and objectives will increase treatment capacity, deepen the program's trauma responsive and veteran specific focus, and improve outcomes related to engagement, graduation, and reduced recidivism.

Project Design and Implementation

The Hall County Veterans Treatment Court operates as a specialized track within the Hall County Drug Court, leveraging a shared accountability court infrastructure, assessment processes, and recovery supports to maximize efficiency while providing individualized services. This project represents a targeted enhancement of an existing, successful Veteran Treatment Court rather than creation of a new program. Core project activities include funding a full-time master's degree level clinician dedicated exclusively to Veteran Treatment Court participants to provide individual counseling, group therapy, and veteran specific treatment groups; deliver evidence-based services for substance use and co-occurring disorders; and coordinate closely with the Veteran Treatment Court team. The project will also support EMDR training and required consultation hours for one clinician, followed by ongoing clinical application of EMDR to address PTSD and trauma related symptoms among veterans. In addition, funding will support

acquisition and implementation of veteran focused trauma curriculum, such as Battling Shadows to establish and sustain structured veteran specific treatment groups. Two Veteran Treatment Court team members will attend the RISE Conference annually to strengthen adherence to national best practices, enhance the court's trauma informed and veteran responsive approach, and ensure reliance on evidence-based interventions rather than incarceration. Participants will enter the Veteran Treatment Court through established accountability court referral pathways, including defense attorneys, probation, and law enforcement, and will receive a clinical assessment, a validated risk/needs assessment, and an eligibility review by the Hall County's District Attorney's or Solicitor's Office. Veterans are identified early in the process through collaboration with the Veterans Justice Outreach (VJO) Specialist. Once accepted, participants follow structured treatment phases that include regular court appearances, drug testing, judicial supervision, individual and group counseling, case management, evidence-based curriculum (TREM, MRT, Seeking Safety, CBI, T4C), recovery support services, and veteran mentorship. The dedicated Veteran Treatment Court's clinician, veteran specific groups, and EMDR services will expand the intensity and specialization of this framework, while ongoing monitoring of enrollment, waiting times for treatment initiation, retention, treatment participation, graduation outcomes, and recidivism will guide continuous quality improvement throughout the three-year project period.

Capabilities and Competencies

Hall County Treatment Services brings substantial capabilities and competencies to this project, operating one of the largest accountability court treatment systems in Georgia and providing more than 70 treatment groups weekly across multiple programs. The agency

maintains in-house clinical services, a high-volume drug testing program, and extensive experience managing large participant populations, and multidisciplinary teams. The Veteran Treatment Court team is multidisciplinary, including a judge, coordinator, treatment providers, case managers, prosecutor, defense counsel, probation, law enforcement, and a Veterans Justice Outreach Specialist, all of whom have experience working with justice involved populations and high risk/high need participants. Existing use of evidence-based curricula such as TREM, Seeking Safety, MRT, CBI, and T4C demonstrates the program's commitment to research-based practice and its capacity to implement and sustain structured interventions with fidelity. The court's strong partnerships with the Veterans Administration, Veteran Justice Outreach, PTSD Foundation of America, North GA Vets Helping Vets, J's Place RCO, the Department of Community Supervision, the Public Defender's Office, the District Attorney's Office, and the Hall County Sheriff's Office further strengthen its ability to identify veterans, coordinate services, address housing and recovery needs, and respond quickly to participant crises. These established systems, skilled staff, and collaborative relationships position the agency to effectively implement the proposed enhancements, integrate advanced trauma focused services, and manage the project to achieve its stated goals and objectives.

Sustainability

Sustainability is grounded in building internal capacity, embedding enhanced services within existing structures, and leveraging partnerships and data to secure ongoing support. By funding EMDR training and consultation hours for an internal clinician and acquiring veteran specific trauma curriculum such as Battling Shadows, the project creates permanent clinical competencies and treatment resources that will remain in place beyond the grant period. The

dedicated clinician position, once established and demonstrated as effective through improved outcomes, will be incorporated into long range planning and budgeting for Hall County Treatment Services and the accountability court system, with exploration of state funding, local appropriations, and future federal or foundation grants to support ongoing salary and benefits. Because the Veteran Treatment Court enhancements are integrated into the existing accountability court infrastructure, rather than operating as a standalone initiative, they will benefit from shared administrative systems, supervision, and program management that promote long term stability. The program will use ongoing monitoring of key performance indicators (enrollment, time to treatment initiation, retention, participation in veteran specific and trauma focused services, graduation rates, and recidivism) to document impact and build a compelling case for continued investment by state and local partners. Established collaborations with the Veterans Administration, Veterans Justice Outreach, community veteran organizations, and local justice agencies will continue beyond the grant term, ensuring ongoing access to complementary services such as medical and mental health care, housing, and peer support. Collectively, these strategies will support the continuation and gradual expansion of veteran specific, trauma informed services after federal funding ends.

Project Title: Planning and Implementation of Expanded Trauma-Informed Services in Hall County Veterans Treatment Court

Proposed Project Start Date: 10/1/2026
Proposed Project End Date: 9/30/2029

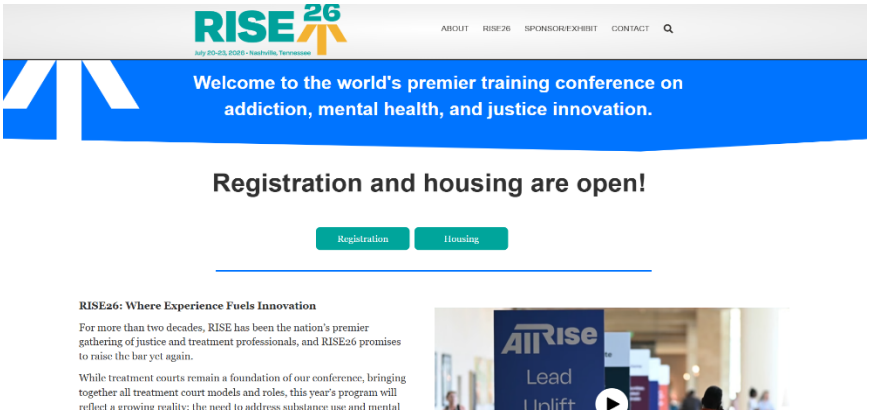
Federal Funding Requested:	$	257,630
Applicant Match Funding:	$	-
Program Income Funding:	$	-
Total Estimated Funding:	$	257,630

Budget Category	Year 1	Year 2	Year 3	Total
Personnel	$ 56,638	$ 56,638	$ 56,638	$ 169,914
Fringe Benefits	$ 20,956	$ 20,956	$ 20,956	$ 62,868
Travel	$ 4,758	$ 4,758	$ 4,758	$ 14,274
Equipment	$ -	$ -	$ -	$ -
Supplies	$ 744	$ 640	$ 640	$ 2,024
Construction	$ -	$ -	$ -	$ -
SubAwards	$ -	$ -	$ -	$ -
Procurement Contracts	$ -	$ -	$ -	$ -
Other Costs	$ 4,310	$ 2,320	$ 1,920	$ 8,550
Total Direct Costs	$ -	$ -	$ -	$ -
Indirect Costs	$ -	$ -	$ -	$ -
Total Project Costs	$ 87,406	$ 85,312	$ 84,912	$ 257,630

Federal	$ 87,406	$ 85,312	$ 84,912	$ 257,630
Non-Federal	$ -	$ -	$ -	$ -
Program Income	$ -	$ -	$ -	$ -

Please select from the following options: *

- ○ Member $ 860.00
  (Select this option if you are a member registering yourself or a group for conference and you ARE attending)
- ○ Non-Member $ 960.00
  (Select this option if you are registering yourself or a group for conference and you ARE attending)
- ○ Group Facilitator
  (Select this option if you are registering a group for conference and you are NOT attending)



PTSD Foundation of America
Camp Hope
PROVIDING HOPE AND HEALING FOR THE UNSEEN WOUNDS OF WAR

January 21, 2026

To: Whom it may concern

I am the Assistant Manager with the PTSD Foundation of America-Atlanta Chapter, and the Mentor Coordinator for the Drug Court Tango Track for veterans. I work very closely with Judge Deal and his staff. They do excellent work with the veterans I serve and we fully support them. If you have any questions or concerns that I can assist with, Please feel free to reach out to me.

Respectfully,

Jason M. Smith, CPS-MH
Assistant Manager, PTSD Foundation of America
Phone: 678-997-1603
Email: jason.smith@ptsdusa.org

J's Place
Jeffrey Dallas Gay, Jr.
RECOVERY CENTER

4/16/2026

To Whom It May Concern,

I am writing in support of continued and expanded funding for The Hall County Veterans Court Program. As a person in recovery as well as the Executive Director of Recovery Community Organization in Hall County, I have personally watched how the lives of individuals in this program have been transformed by the work and support of this program. Veterans Court addresses complex trauma, substance use and reflect measurable and meaningful outcomes in the lives of those involved as well as their families.

I have watched an individual struggle on and off for years with his substance use disorder. He was in and out of jail, he would find recovery and maintain for a while but ultimately his recovery would falter. He went through residential treatment, he was a participant of other court mandated programs. I worked with him and the coordinators to get him accepted into Vet Court where he was able to address the struggles alongside his substance use with individuals that had been through similar experiences to his. He celebrated 3 years in 2025, had his own home, became the caregiver to his elderly father and mentored many participants in Vet Court to encourage and support them. He started running meetings and volunteering at our facility and poured his heart into service work. He passed away from underlying health conditions not so long ago, but he is the posterchild for success for this program and he maintained his recovery 100% abstinent until the very end.

That is the story of impact of just one individual, but there are countless others that have greatly benefited from the tireless work of the counselors, case managers, interns, judges and others that work to not only invest in the community safety, but also in long-term recovery, dignity and restoration for those who have served our country.

Please don't hesitate to contact me directly with any questions or to further expand on my support.

Sincerely,
Jordan Hussey
Executive Director J's Place Recovery Center
Executive.director@jsplacerecovery.org

Drug Awareness, Inc. dba J's Place is a 501 (c)3 nonprofit organization, Federal Tax ID#83-0897362



Confirmation

Thank you for submitting your grant application package via Grants.gov. Your application is currently being processed by the Grants.gov system. Once your submission has been processed, Grants.gov will send email messages to advise you of the progress of your application through the system. Over the next 24 to 48 hours, you should receive two emails. The first will confirm receipt of your application by the Grants.gov system, and the second will indicate that the application has either been successfully validated by the system prior to transmission to the grantor agency or has been rejected due to errors.

Please do not hit the back button on your browser.

If your application is successfully validated and subsequently retrieved by the grantor agency from the Grants.gov system, you will receive an additional email. This email may be delivered several days or weeks from the date of submission, depending on when the grantor agency retrieves it.

You may also monitor the processing status of your submission within the Grants.gov system by clicking on the “Track My Application” link listed at the end of this form.

Note: Once the grantor agency has retrieved your application from Grants.gov, you will need to contact them directly for any subsequent status updates. Grants.gov does not participate in making any award decisions.

IMPORTANT NOTICE: If you do not receive a receipt confirmation and either a validation confirmation or a rejection email message within 48 hours, please contact us. The Grants.gov Contact Center can be reached by email at support@grants.gov, or by telephone at 1-800-518-4726. Always include your Grants.gov tracking number in all correspondence. The tracking numbers issued by Grants.gov look like GRANTXXXXXXXX.

If you have questions please contact the Grants.gov Contact Center: support@grants.gov
1-800-518-4726 24 hours a day, 7 days a week. Closed on federal holidays.

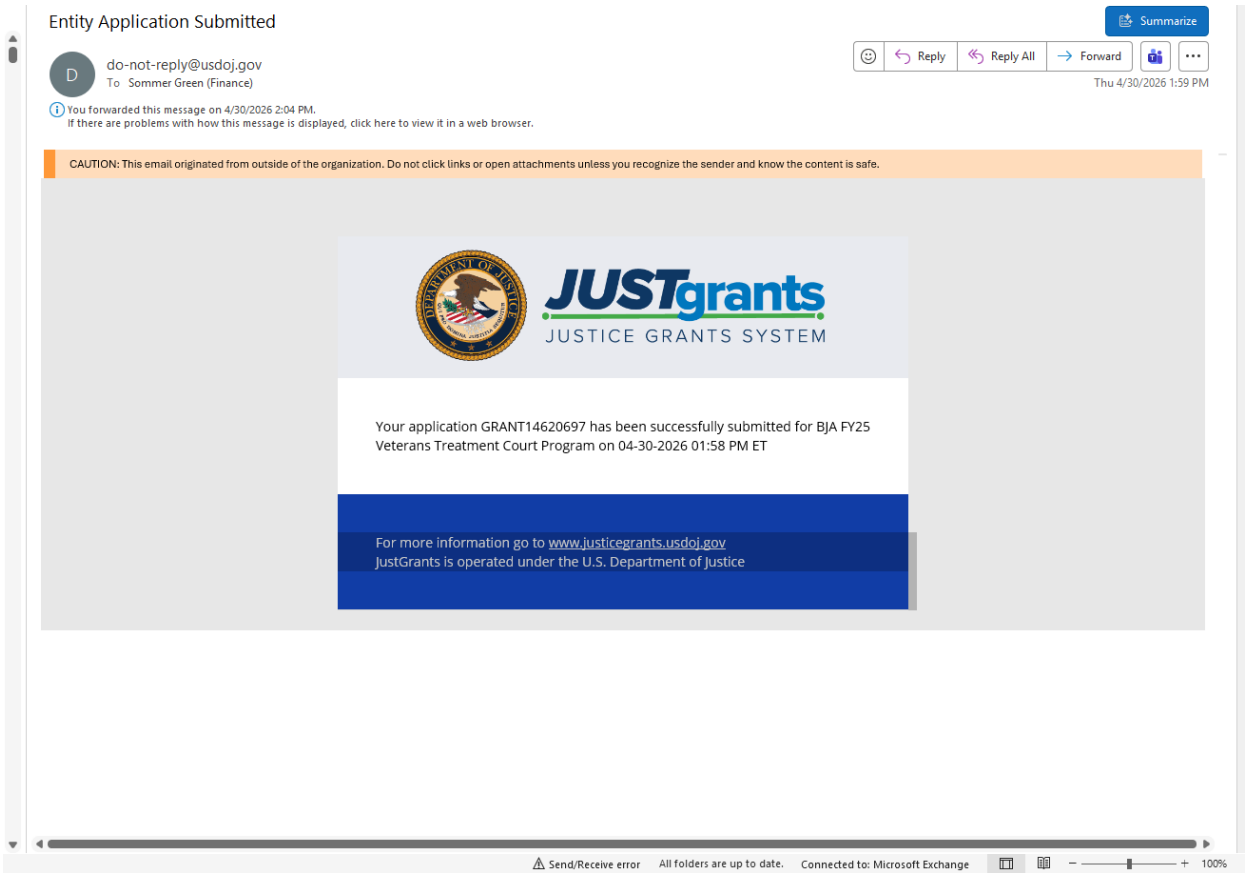
The following application tracking information was generated by the system:

Grants.gov Tracking Number:	GRANT14620697
UEI:	USZBJ4CMC7B6
Submitter's Name:	Sommer Green
Assistance Listing Number:	16.043
Assistance Listing Title:	Veterans Treatment Court Discretionary Grant Program
Funding Opportunity Number:	O-BJA-2025-172484
Funding Opportunity Description:	BJA FY25 Veterans Treatment Court Program
Agency Name:	Bureau of Justice Assistance
Application Name of this Submission:	Hall County Georgia
Date/Time of Receipt:	Apr 23, 2026 11:47:27 AM EDT

TRACK MY APPLICATION – To check the status of this application, please click the link below:

https://apply07.grants.gov/apply/spoExit.jsp?p=applicants/grant-applications/track-my-application?tracking_num=GRANT14620697

It is suggested you Save and/or Print this response for your records.


Entity Application Submitted
Summarize
D
do-not-reply@usdoj.gov
To Sommer Green (Finance)
Reply
Reply All
Forward
Thu 4/30/2026 1:59 PM
You forwarded this message on 4/30/2026 2:04 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.
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.
JUSTgrants
JUSTICE GRANTS SYSTEM
Your application GRANT14620697 has been successfully submitted for BJA FY25 Veterans Treatment Court Program on 04-30-2026 01:58 PM ET
For more information go to www.justicegrants.usdoj.gov
JustGrants is operated under the U.S. Department of Justice
Send/Receive error
All folders are up to date.
Connected to: Microsoft Exchange
100%

AGENDA ITEM

Treatment Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 257/2026

SUBJECT: Approve the ratification of the application and award for the State Justice Institute's (SJI) FY 2026 Grant Program in partnership with the National Center for State Courts (NCSC) to assist with the development of a comprehensive strategic plan for Treatment Services in the amount of $50,787.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $20,350.00 and a cash match of $5,079.00 is required.

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: HH

Recommendation:
Approve.

Purpose of Request:

Approve the ratification of the application for the State Justice Institute's (SJI) FY 2026 Grant Program in partnership with the National Center for State Courts (NCSC) to assist with the development of a comprehensive strategic plan for Treatment Services in the amount of $50,787.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A in-kind match of $20,350.00 and a cash match of $5,079.00 is required.

History:
Since its establishment in 2001, Hall County Drug Court has grown from a single program into a comprehensive system of accountability courts within the Northeastern Judicial Circuit. This expansion has significantly increased the agency's scale and complexity, with staff serving hundreds of participants annually and coordinating with a wide network of community partners, including treatment providers, law enforcement, probation, and child welfare agencies. Despite this growth, the agency has never operated under a formal strategic plan, resulting in program development that has been largely reactive rather than guided by a unified, long-term vision. The development of a comprehensive strategic plan is essential to establish a shared vision, guide sustainable growth, and improve outcomes for program participants.

Facts and Issues:

Options:

Treatment Services operates five accountability court programs in Hall County. Along with Substance Abuse Services and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel. We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County's General Fund. In the Hall County office, we serve over 600 participants annually. Between regular office hours, in-house counseling groups, drug testing services for the courts and our customers, etc., we operate 7 days a week.

Funding Requested	$ 5,079.00
Are funds within current budget?	Yes
Source of Funds	General Fund & Restricted Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-05-30

Approvals:

Grants	Submit	Approve	Grants
PS	HH	KM	SG
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:
Financial Supplement
Narrative
Grant Application Guide

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 257/2026

Funds Requested: $ 5,079.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund & Restricted Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2160-TREATMENT SERVICES	334110-STATEâ€OPERATING DIRECT	$-50,787.00
2027	250-MULTIPLE GRANT FUND	2160-TREATMENT SERVICES	521000-PROFESSIONAL SERVICES	$50,787.00
2027	100-GENERAL FUND	2160-TREATMENT SERVICES	521000-PROFESSIONAL SERVICES	$949.00
2027	100-GENERAL FUND	2160-TREATMENT SERVICES	523500-TRAVEL	$4,130.00
2027	203-RESTRICTED PROGRAMS FUND	2160-TREATMENT SERVICES	523700-EDUCATION AND TRAINING	$20,350.00

Budget Transfer Items:

Additional Information/Comments:

The cash match will be budgeted through Treatment Services' restricted funds.

Contact for Questions: HH

Phone:

Northeastern Judicial Circuit
Treatment Services

4/23/26

Mr. Jonathan Mattiello
Executive Director
State Justice Institute
11951 Freedom Drive, Suite 1020
Reston, Virginia 20190

Re: Northeastern Judicial Circuit Strategic Planning

Dear Mr. Mattiello:

The Northeastern Judicial Circuit in Georgia (Court) respectfully requests a $50,787 project grant to engage the National Center for State Courts (NCSC) to assist with the development of a new strategic plan for its accountability courts, located in Hall and Dawson counties.

INTRODUCTION / BACKGROUND

The Northeastern Judicial Circuit of Georgia serves Hall and Dawson counties and operates a comprehensive system of accountability courts, including a Drug Court, Mental Health Court, DUI Court, and Family Treatment Court. Each court emphasizes treatment, supervision, and accountability to improve participant outcomes, enhance public safety, and reduce recidivism. Over the past two decades, the Circuit has experienced significant growth in both personnel and programming. In 2025, the agency employed nearly 50 staff members and served over 900 participants across all programs. The Circuit currently serves nearly 10% of all accountability court participants in the state of Georgia. While this growth demonstrates a strong response to community need, it has outpaced the Court's ability to consistently define, communicate, and maintain a unified strategic vision across programs. As operations have expanded in scale and complexity, the need for a coordinated approach to guide decision-making, align resources, and sustain long-term success has become increasingly critical.

NEED FOR FUNDING

Despite its growth and impact on the community, the Northeastern Judicial Circuit has never operated under a formal strategic plan. As a result, the accountability courts currently lack a structured framework to guide long-term decision-making and ensure alignment across all expanding programs. Funding is needed to support a formal strategic planning process facilitated

by the National Center for State Courts. External expertise is critical to provide an objective assessment of current operations, engage stakeholders across disciplines, and guide the development of clear, measurable goals. This investment will position the Court to manage continued growth effectively, strengthen coordination across all programs, and improve long-term outcomes for participants and the community.

PROJECT DESCRIPTION

If awarded, grant funds will be used solely to fund the development of a new strategic plan for its accountability courts, using the strategic planning expertise from NCSC. NCSC will facilitate, advise, and assist the Court with organizing and executing the planning effort and writing the updated plan. Below is a description of the proposed tasks, across five phases, to accomplish the project:

Phase A: Meeting Facilitation with Strategic Planning Committee

Task 1: Kickoff Meeting and Initial Meeting with the Court's Strategic Planning Committee

An initial kickoff video meeting will be held among NCSC and the Court's project liaison and selected staff, where they will discuss the composition, roles, and responsibilities of the Strategic Planning Committee and outline logistics, meeting schedules, discuss options for gathering data, and the milestone activities. Strategic Planning Committee membership should represent a cross section of judges and key staff involved with the accountability courts who are respected by their peers and who possess an extensive knowledge of accountability courts and the governance in which they operate.

The NCSC project director will hold an initial meeting with the Strategic Planning Committee virtually. At this meeting, the Strategic Planning committee with facilitation from the NCSC project director will:

- Identify communication channels and the timing of future virtual meetings with the Strategic Planning Committee.
- Identify the people to be interviewed, participate in focus groups, and receive the survey.
- Establish the dates, protocols and responsibilities for distributing and compiling the survey.
- Establish the timing of the on-site Strategic Planning Summit.
- Identify the person(s) who will perform administrative tasks necessary to facilitate the project.

The initial meeting will also be used to identify background materials that the Court's project liaison will provide to the NCSC project director to help NCSC understand the accountability court's governance structures, decision-making processes, and performance indicators.

Phase B: Community Outreach

NCSC will work with the Strategic Planning Committee to develop a community outreach and data gathering strategy that is efficient yet effective and solicits input from a reasonable cross section of the accountability court's stakeholders. This will include the use of online survey tools and virtual focus groups.

Task 2: Strategic Planning Outreach - Survey

NCSC will work with the Strategic Planning Committee to plan, schedule, and execute internal (judges and coordinators) and external (other accountability court team members and stakeholders) surveys to identify the court's strengths, challenges, and opportunities for the future from the perspective of judicial branch employees and external accountability court stakeholders.

Task 3: Strategic Planning Outreach – Virtual Internal and External Focus Groups

NCSC will work with the Strategic Planning Committee to plan, schedule, and execute virtual internal and external focus groups (up to 10 focus groups) with various audiences such as judges, coordinators, treatment court team members, and other accountability court stakeholders.

NCSC will prepare a detailed report summarizing the results of the internal and external surveys and focus groups that will include:

- Executive summary of survey objectives and participation rates.
- Key themes and quantitative results (satisfaction levels, priorities, areas for improvement).
- Qualitative feedback (if open-ended responses were collected).
- Cross-cutting issues between internal and external groups.

Phase C: Strategic Planning Summit

Task 4: Facilitate a 1.5-day, In-person Strategic Planning Summit

NCSC will facilitate a 1.5-day, in-person Strategic Planning Summit that brings together the Strategic Planning Committee for the purpose of reviewing engagement findings and collaboratively shaping the accountability court's strategic direction.

NCSC will complete the following as part of the 1.5-day, in-person Strategic Planning Summit.

- Develop and deliver a presentation summarizing results from:
    1. Strategic Planning Committee meetings.
    2. Internal and external surveys.
    3. Internal and external focus groups, including community and justice partners.

- Highlight key themes, trends, and takeaways, with visualizations and narrative context.
- Provide handouts or executive summaries to support participant understanding.
- Facilitate group discussion and brainstorming sessions to:
    1. Reflect on the key findings.
    2. Identify and prioritize strategic planning goals and objectives.
    3. Explore opportunities, challenges, and potential initiatives.
- Summarize the input gathered during the Summit to include:
    1. Agreed-upon strategic priorities.
    2. Draft or proposed strategic goals and objectives.
    3. Any noted areas requiring further development or consensus.

Phase D: Develop a New 3-5-year Strategic Plan

NCSC will work with the Strategic Planning Committee to develop a comprehensive new 3–5-year accountability court strategic plan. The process will build upon the planning, data collection, stakeholder engagement, and other information-gathering efforts conducted throughout the planning process.

Task 5: Develop New 3-5-year Strategic Plan

Based on the information gathering efforts conducted throughout the planning process, NCSC will work with the Strategic Planning Committee to develop a comprehensive, new, 3-5-year strategic plan.

The strategic plan will include:

- 4-6 strategic priorities or focus areas that reflect the organization's mission.
- 3-4 actionable goals for each priority/focus area.
- Goals will be grounded in the insights and feedback gathered through the planning process, aligned with the organization's values and long-term vision, and measurable, where possible, to support evaluation and accountability.
- The final strategic plan will be presented in a professional, accessible format suitable for public dissemination and internal implementation.

Phase E: Technical Assistance to Transition from Planning to Implementation

Following the completion and approval of the 3-5-year accountability court strategic plan, NCSC will reconvene the Strategic Planning Committee to support the transition from planning to implementation.

Task 6: Develop the Outline of a Year 1 Operational Plan

NCSC will work virtually with the Court to develop the framework for a Year 1 Operational Plan. The Plan will identify the action steps needed (day-to-day work) to realize the priorities and goals of the strategic plan. The operational tasks identified will assist in moving the accountability court strategic priorities forward toward completion and equip the court's leadership with a clear and coordinated approach to operationalize the strategic plan, ensuring that initiatives are carried out effectively and progress is measurable over time.

NCSC will:

- Facilitate a working session or series of working sessions virtually with the Strategic Planning Committee sub-committees to design a practical and sustainable structure for internal implementation.
- Provide guidance on roles, responsibilities, and timelines for implementation oversight, progress tracking, and periodic review.
- Ensure the implementation framework aligns with the strategic priorities and promotes accountability across all levels of the organization.

NCSC QUALIFICATIONS

NCSC is an independent non-profit corporation with the mission to improve the administration of justice through leadership and service to state courts and justice systems around the world. NCSC draws on more than 50 years of experience supporting US-based and global courts with strategy development, organizational assessments, and improving the administration of justice. Importantly, NCSC serves as the secretariat to the Conference of Chief Justices and the Conference of State Court Administrators ("CCJ/COSCA"). NCSC works in close partnership with CCJ/COSCA to develop national policy and best practices, supporting state and local courts with judicial modernization and innovation, and identifying and sharing promising practices to address challenges to successful court systems.

NCSC brings a broad range of resources to any engagement, including: an expert staff, a long standing and trusted relationship with court partners, a wealth of knowledge about and experience working with state and local courts, and institutional links to other national court-related organizations. NCSC's familiarity with the unique nature of courts and justice systems enhances its ability to work effectively and efficiently with judicial officers, administrators, court personnel, and representatives of court-related agencies.

NCSC's Programs group is dedicated to rethinking and retooling existing processes and practices, modernizing court operations, and improving justice at the state and local levels. NCSC provides direct court services to courts to improve court management performance across a broad spectrum

of topical areas, including, but not limited to, strategic planning, court leadership, caseload, financial, and technological management, facilities, court security, jury management, behavioral health, juvenile justice, language access, disability accommodations, and access to justice. NCSC's work includes providing knowledge, technical assistance, executive coaching, and consulting services to courts and other interested parties, as well as conducting research and evaluations in all areas of court operations. NCSC can be especially helpful to provide a trusted outside perspective to solicit feedback from diverse stakeholders and to share insight from experiences and successes of other state courts.

No organization in the nation is more knowledgeable about how courts work and the application of modern management principles to court leadership, organization, and operations than NCSC.

CONSULTANT QUALIFICATIONS

NCSC proposes using the following staff on this project:

Abby Kuschel

Abby Kuschel is a Principal Court Management Consultant in NCSC's Programs group. Since joining NCSC in December 2022, her project work has focused on strategic planning, leadership, court governance, organizational assessments, and treatment courts. Prior to joining NCSC, Ms. Kuschel spent 15 years with the Minnesota Judicial Branch in a variety of roles at the local, district, and state level. Ms. Kuschel worked extensively in treatment court coordination and administration and was a supervisor in the Court Services division at the Administrative Office of the Courts. In this role she supervised statewide program staff in the areas of Court Interpreter Programs, Psychological Services, Treatment Courts, Jury Management, and the Children's Justice Initiative. She also has worked collaboratively with tribal nations in Minnesota for over 10 years. Prior to working in the judiciary, Ms. Kuschel worked in the public health field. She earned a Bachelor of Science in Community Health Education and Psychology degree from the University of Minnesota Duluth.

Lisa Williams

Lisa M. Williams, M.A., is a Senior Court Management Consultant for NCSC with 20 years of justice system experience. Before joining NCSC in 2024, she was a founding member of the first felony Veterans Treatment Court in Ohio and served as program director for 10 years. Ms. Williams simultaneously provided judicial support for 14 years in the Stark County Common Pleas Court, in case management and data reporting for large civil and criminal case dockets. She then served as a policy analyst for the Ohio Supreme Court, providing evaluation and technical assistance to all adult, family, and juvenile treatment court types across Ohio's 260+ certified treatment court programs. She has also served as a presenter for national, state, and local agencies

for over 10 years. Ms. Williams has a Master of Arts in Research and Evaluation Methods, a Graduate Certificate in Culturally Responsive Methods, a Bachelor of Applied Communication, and an Associate of Applied Business in Legal Assisting Technology.

John Bello

John A. Bello is the Director of Court Operations & Governance in NCSC's Programs group. His work is focused primarily in the following areas: leadership, governance, case flow and workload management and court space and technology. Mr. Bello previously served as Court Administrator of the Massachusetts Trial Court where he oversaw 6,500 court staff, 97 courthouses, and a $850 million budget for seven court departments and the Massachusetts Probation Service. As Court Administrator, he was responsible for the administrative functions that supported the Trial Court mission – Justice with Dignity and Speed. These included budget preparation and oversight, labor relations and human resources, information technology, facilities management, capital projects, and security. John also served as co-chair of the court's Trauma Task Force. In 2017, Mr. Bello was named Associate Court Administrator and guided the efforts of the department heads within the Office of Court Management and coordinated their support of the court departments. He also guided the development and implementation of the Trial Court's Strategic Plan 3.0 and 4.0, introduced enterprise project management, and led major operational initiatives in collaboration with leaders across all court departments. Mr. Bello joined the Trial Court in 2013 as the Director of Facilities Management & Capital Planning overseeing maintenance and capital improvements for 60 state-owned facilities and working with county and private landlords to manage another 40 court buildings. He oversaw the development of a 20-year Court Master Capital Plan in concert with the state's Division of Capital Asset Management & Maintenance.

PROJECT TIMELINE

	Months from Project Start								
Task	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Task 1: Kick-Off Meeting and Initial Meeting with Court's Strategic Planning Committee (Phase A)	X								
Task 2: Strategic Planning Outreach – Survey (Phase B)		X	X						
Task 3: Strategic Planning Outreach – Internal and External Virtual Focus Groups (Phase B)			X	X					

Task 4: Facilitate a 1.5-day, In-person Strategic Planning Summit (Phase C)					X				
Task 5: Develop a new, 3-5-year Strategic Plan (Phase D)					X	X	X		
Task 6: Develop an Outline of a Year 1 Operational Plan (Phase E)							X	X	X

BUDGET

The total cost of the project will be a firm fixed price of $76,216. The Court is requesting $50,787 in SJI funds and will provide a cash match of $5,079 and an in-kind match of $20,350. A line-item budget (Form C) and budget narrative are attached, as well as a letter from the NCSC affirming its participation.

LIKELIHOOD OF IMPLEMENTATION

The Northeastern Judicial Circuit is well-positioned to successfully implement this project. The Court has an established leadership structure, experienced program staff, and a demonstrated history of managing multi-program operations across its accountability courts. Key stakeholders, including judges, administration, treatment staff, and community partners, are actively engaged and committed to participating in the strategic planning process. The partnership with the National Center for State Courts further strengthens the likelihood of success by providing expert facilitation, proven methodologies, and technical assistance. With strong leadership commitment, dedicated staff, and external expertise, the Court is fully prepared to complete the strategic planning process according to the project timeline.

If you have any questions about our proposal, please contact Heather Herrington, Director of Treatment Services. Ms. Herrington can be reached at 770-536-3837 or Heather.Herrington@nejcga.gov.

Thank you for the opportunity to request this grant.

Sincerely,

Heather Herrington, LPC, CPCS, CMAC, CCS
Director, Treatment Services
770-536-3837

State Justice Institute Grant Program

FY2026 Grant Application Guide

Pursuant to the State Justice Institute Act of 1984 (42 U.S.C. 10701, et seq.), the State Justice Institute (SJI) is authorized to award grants, cooperative agreements, and contracts to state and local courts, nonprofit organizations, and others for the purpose of improving the quality of justice in the state courts of the United States.

ELIGIBILITY

SJI is authorized by Congress to award grants, cooperative agreements, and contracts to the following entities and types of organizations:

- State and local courts and their agencies (42 U.S.C. 10705(b)(1)(A)).
- National nonprofit organizations controlled by, operating in conjunction with, and serving the judicial branches of state governments (42 U.S.C. 10705(b)(1)(B)).
- National nonprofit organizations for the education and training of judges and support personnel of the judicial branch of state governments (42 U.S.C. 10705(b)(1)(C)). An applicant is considered a national education and training applicant under section 10705(b)(1)(C) if:
    1. The principal purpose or activity of the applicant is to provide education and training to state and local judges and court personnel; and
    2. The applicant demonstrates a record of substantial experience in the field of judicial education and training.
- Other eligible grant recipients (42 U.S.C. 10705 (b)(2)(A)–(D)).
    a. Provided that the objectives of the project can be served better, the Institute is also authorized to make awards to:
        a. Nonprofit organizations with expertise in judicial administration
        b. Institutions of higher education
        c. Individuals, partnerships, firms, corporations (for-profit organizations must waive their fees)
        d. Private agencies with expertise in judicial administration
    b. SJI may also make awards to state or local agencies and institutions other than courts for services that cannot be adequately provided through nongovernmental arrangements (42 U.S.C. 10705(b)(3)).

SJI is prohibited from awarding grants to federal, tribal, and international courts.

GRANT APPLICATION DEADLINES

The SJI Board makes awards on a federal fiscal year quarterly basis. Applications may be submitted at any time but will only be considered for award based on the timetable below:

Federal Fiscal Year Quarter	Application Due Date
1	1-Nov
2	1-Feb
3	1-May
4	1-Aug

To be considered timely, an application must be submitted by the application deadline noted above. Applicants must use the SJI Grants Management System (GMS) to submit all applications and post-award documents. The SJI GMS is accessible at https://gms.sji.gov. SJI urges applicants to submit applications at least 72 hours prior to the application due date, in order to allow time for the applicant to receive an application acceptance message and to correct in a timely fashion any problems that may arise, such as missing or incomplete forms.

Questions related to the SJI Grant Program or the SJI GMS must be directed to contact@sji.gov.

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PROGRAM DESCRIPTION

SJI was established by the State Justice Institute Authorization Act of 1984 (42 U.S.C. 10701 et seq.) to improve the administration of justice in the state courts of the United States. Incorporated in the State of Virginia as a private, nonprofit corporation, SJI is charged, by statute, with the responsibility to:

- Direct a national program of financial assistance designed to assure that each citizen of the United States is provided ready access to a fair and effective system of justice
- Foster coordination and cooperation with the federal judiciary
- Promote recognition of the importance of the separation of powers doctrine to an independent judiciary
- Encourage education for judges and support personnel of state court systems through national and state organizations

To accomplish these broad objectives, SJI is authorized to provide funding to state courts, national organizations which support and are supported by state courts, national judicial education organizations, and other organizations that can assist in improving the quality of justice in the state courts.

Through the award of grants, contracts, and cooperative agreements, SJI is authorized to perform the following activities:

- Support technical assistance, demonstrations, special projects, research and training to improve the administration of justice in the state courts
- Provide for the preparation, publication, and dissemination of information regarding state judicial systems
- Participate in joint projects with federal agencies and other private grantors
- Evaluate or provide for the evaluation of programs and projects to determine their impact upon the quality of criminal, civil, and juvenile justice and the extent to which they have contributed to improving the quality of justice in the state courts
- Encourage and assist in furthering judicial education
- Encourage, assist, and serve in a consulting capacity to state and local courts in the development, maintenance, and coordination of criminal, civil, and juvenile justice programs and services

SJI is supervised by a Board of Directors appointed by the U.S. President, with the advice and consent of the U.S. Senate. The Board is statutorily composed of six judges; a state court administrator; and four members of the public, no more than two of the same political party. Additional information about SJI, including a list of members of the Board of Directors, is available at https://www.sji.gov/.

Priority Investment Areas

The SJI Board of Directors has established Priority Investment Areas for grant funding. SJI will allocate significant financial resources through grant-making for these Priority Investment Areas. The Priority Investment Areas are applicable to all grant types. SJI strongly encourages potential

grant applicants to consider projects addressing one or more of these Priority Investment Areas and to integrate the following factors into each proposed project:

- Evidence based, data-driven decision making
- Cross sector collaboration
- Systemic approaches (as opposed to standalone programs)
- Institutionalization of new court processes and procedures
- Ease of replication
- Sustainability

For FY 2026, the Priority Investment Areas are listed below in no specific order.

Opioids and Other Dangerous Drugs, and Behavioral Health Responses

- Opioids and Behavioral Health Court Responses – Research indicates that justice involved persons have significantly greater proportions of mental, substance use, and co-occurring disorders than are found in the public. SJI supports cross-sector collaboration and information sharing that emphasizes policies and practices designed to improve court responses to justice-involved persons with behavioral health and other co-occurring needs.

- Trauma-Informed Approaches – Judges, court staff, system stakeholders and court-involved persons (defendants, respondents, and victims) alike may be impacted by prior trauma. This is particularly, but not exclusively, true for those with mental illness and/or substance use disorders. SJI supports trauma-informed training, policies and practices in all aspects of the judicial process.

Promoting Access to Justice and Procedural Fairness

- Procedural Fairness – A fundamental role of courts is to ensure fair processes and just outcomes for litigants. SJI promotes the integration of research-based procedural fairness principles, policies, and practices into state court operations to increase public trust and confidence in the court system, reduce recidivism, and increase compliance with court orders.

- Self-Represented Litigation - SJI promotes court-based solutions to address increases in self-represented litigants; specifically making courts more user-friendly by simplifying court forms, providing one-on-one assistance, developing guides, handbooks, and instructions on how to proceed, developing court-based self-help centers, and using Internet technologies to increase access. These projects are improving outcomes for litigants and saving valuable court resources.

Protecting Victims, Underserved, and Vulnerable Populations

- Human Trafficking - SJI addresses the impact of federal and state human trafficking laws on the state courts, and the challenges faced by state courts in dealing with cases involving trafficking victims and their families, including victims who are U.S. citizens.

These efforts are intended to empower state courts to identify victims, link them with vital services, and hold traffickers accountable.

- Rural Justice – Rural areas and their justice systems routinely have fewer resources and more barriers than their urban counterparts, such as availability of services, lack of transportation, and smaller workforces. Programs and practices that are effective in urban areas are often inappropriate and or lack supported research for implementation in rural areas. SJI supports rural courts by identifying promising and best practices, and promoting resources, education, and training opportunities uniquely designed for rural courts and court users.

- Guardianship, Conservatorship, and Elder Issues - SJI assists courts in improving court oversight of guardians and conservators for the elderly and incapacitated adults through visitor programs, electronic reporting, and training.

Advancing Justice Reform

- Criminal Justice Reform - SJI assists state courts in taking a leadership role in promoting offender accountability and oversight; transparency, governance, and structural reforms that promote access to justice; and implementing innovative diversion and re-entry programs that serve to improve outcomes for justice-involved persons and reduce the impact of the costs of the justice system.

- Juvenile Justice Reform - SJI supports innovative projects that advance best practices in handling dependency and delinquency cases; promote effective court oversight of juveniles in the justice system; address the impact of trauma on juvenile behavior; assist the courts in identification of appropriate provision of services for juveniles; and address juvenile re-entry.

- Family and Civil Justice Reform - SJI promotes court-based solutions for the myriad of civil case types, such as domestic relations, housing, employment, debt collection, which are overwhelming court dockets.

Transforming Courts

- Courthouse and Public Safety – In the current climate of increasing threats and acts of courthouse violence being committed across the nation, state and local courts are seeking new and innovative ways to enhance the safety of courthouses. SJI has long recognized the need to assist state and local courts in improving the safety of the public, court staff, and judges in court facilities.

- Technology – Courts must integrate technological advances[1] into daily judicial processes and proceedings. SJI supports projects that institutionalize the innovative technology that has successfully advanced the use of electronic filing and payment systems, online dispute resolution, remote work, and virtual court proceedings. SJI promotes projects that streamline case filing and management processes, thereby reducing time and costs to

[1] See guidance on unallowable uses of SJI funds regarding equipment, software, and internet access.

litigants and the courts; provide online access to courts to litigants so that disputes can be resolved more efficiently; and make structural changes to court services that enable them to evolve into an online environment. Additionally, SJI supports the examination of potential integration of Artificial Intelligence (AI) into court processes, including identification of positive outcomes and potential limitations of AI.

- Cybersecurity – Courts must also be prepared for cyberattacks on court systems, such as denial of service and ransomware attacks on court case management systems, websites, and other critical information technology infrastructure. SJI supports projects that assist courts in preparing for, and responding to, these attacks, and share lessons-learned to courts across the United States.

- Emergency Response and Recovery - Courts must be prepared for natural disasters and public health emergencies and institutionalize the most effective and efficient practices and processes that evolve during response and recovery. SJI supports projects that look to the future of judicial service delivery by identifying and replicating innovations and alternate means of conducting court business due to public health emergencies such as pandemics, and natural disasters such as hurricanes, floods, earthquakes, and wildfires.

- Strategic Planning – Courts must rely on a deliberate process to determine organizational values, mission, vision, goals, and objectives. SJI promotes structured planning processes and organizational assessments to assist courts in setting priorities, allocating resources, and identifying areas for on-going improvements in efficiency and effectiveness. Strategic planning includes elements of court governance, data collection, management, analysis, sharing; and sustainable court governance models that drive decision-making. Strategic plans and outcomes must be communicated to judges, court staff, justice partners, and the public.

- Workforce Development – State courts require a workforce that is adaptable to public demands for services. SJI supports projects that focus on the tools needed to enable judges, court managers, and staff to be innovative, forward thinking court leaders.

GRANT TYPES

SJI supports five types of grants: Project, Technical Assistance (TA), Curriculum Adaptation and Training (CAT), Strategic Initiatives Grants (SIG) Program, and the Education Support Program (ESP). A brief description of each type of grant is below.

Project Grant

Project Grants are intended to support innovative education and training, research and evaluation, demonstration, and technical assistance projects that can improve the administration of justice in state courts locally or nationwide. State court applicants may request up to $300,000 for 36 months. Local court applicants may request up to $200,000 for 24 months. Examples of expenses not covered by Project Grants include the salaries or benefits of full-or part-time court employees. Funding may not be used for the ordinary, routine operations of court systems.

All applicants for Project Grants must contribute a cash match greater than or equal to the SJI award amount. This means that grant awards by SJI must be matched at least dollar for dollar by grant applicants. Applicants may contribute the required cash match directly or in cooperation with third parties. Funding from other federal departments or agencies may not be used for cash match.

Technical Assistance (TA) Grant

TA Grants are intended to provide state or local courts, or regional court associations, with sufficient support to obtain expert assistance to diagnose a problem, develop a response to that problem, and implement any needed changes. TA Grants may not exceed $75,000 and 12 months in duration. In calculating project duration, applicants are cautioned to fully consider the time required to issue a request for proposals, negotiate a contract with the selected provider, and execute the project. Funds may not be used for salaries or benefits of full-or part-time court employees.

Applicants for TA Grants are required to contribute a total match (cash and in-kind) of not less than 50 percent of the SJI award amount, of which 20 percent must be cash. For example, an applicant seeking a $50,000 TA grant must provide a $25,000 match, of which up to $20,000 can be in-kind and not less than $5,000 must be cash. Funding from other federal departments and agencies may not be used for cash match.

Curriculum Adaptation and Training (CAT) Grant

CAT Grants are intended to: 1) Enable courts or national court associations to modify and adapt model curricula, course modules, or conference programs to meet states' or local jurisdictions' educational needs; train instructors to present portions or all of the curricula; and pilot-test them to determine their appropriateness, quality, and effectiveness, or 2) conduct judicial branch education and training programs, led by either expert or in-house personnel, designed to prepare judges and court personnel for innovations, reforms, and/or new technologies recently adopted by grantee courts. CAT Grants may not exceed $40,000 and 12 months in duration. Examples of expenses not covered by CAT Grants include the salaries or benefits of full-or part-time court employees.

Applicants for CAT Grants are required to contribute a total match (cash and in-kind) of not less than 50 percent of the SJI award amount, of which 20 percent must be cash. For example, an applicant seeking a $30,000 CAT grant must provide a $15,000 match, of which up to $12,000 can be in-kind and not less than $3,000 must be cash. Funding from other federal departments and agencies may not be used for cash match.

Strategic Initiatives Grant (SIG)

The SIG program provides SJI with the flexibility to address national court issues as they occur and develop solutions to those problems. This is an innovative approach where SJI uses its expertise and the expertise and knowledge of its grantees to address key issues facing state courts across the United States.

The funding is used for grants or contractual services and is handled at the discretion of the SJI Board of Directors and staff. SJI requires the submission of a concept paper prior to the full application process. Only applicants that submit an approved concept paper will be invited to submit a full application for funding. Potential applicants are strongly encouraged to contact SJI prior to submitting a concept paper for guidance on this initial step.

Education Support Program (ESP) for Judges and Court Managers

The Education Support Program (ESP) is intended to enhance the skills, knowledge, and abilities of state court judges and court managers by enabling them to attend out-of-state, or to enroll in online, educational and training programs sponsored by national and state providers that they could not otherwise attend or take online because of limited state, local, and personal budgets. The program only covers the cost of tuition up to a maximum of $1,000 per course.

The ESP is administered by the National Judicial College (NJC) and the National Center for State Courts/Institute for Court Management (ICM), in partnership with SJI. For NJC courses, register online at www.judges.org/courses. For ICM courses, register online at https://www.ncsc.org/education-and-careers/icm-courses. During the respective registration processes, each website will ask if you need a scholarship to participate. Follow the online instructions to request tuition assistance.

APPLICATION AND SUBMISSION INFORMATION

This section describes in detail what an application must include. An applicant should anticipate that if it fails to submit an application that contains all the specified project components, it may negatively affect the review of the application. Applicants must use the SJI GMS to submit all applications and post-award documents. The SJI GMS is accessible at https://gms.sji.gov.

Application Components

Applicants for SJI Grants must submit the following forms and/or documents via the SJI GMS:

1. **Grant Application:** The application form requests basic information regarding the proposed project, the applicant, and the total amount of funding requested from SJI. Submission of the application indicates that the submission is by an individual authorized to certify on behalf of the applicant that the information contained in the application is true and complete; that submission of the application has been authorized by the applicant; and that if funding for the proposed project is approved, the applicant will comply with the requirements and conditions of the award, including the assurances set forth below. Applicants must include a Unique Entity Identifier (UEI) to submit an application. Information regarding UEI and SAM.gov registration is available here: UEI and SAM.

2. **Certificate of State Approval:** An application from a state or local court must include a copy of the Approval Form (available in GMS) signed by the state's chief justice or state court administrator. The signature denotes that the proposed project has been approved by the state's highest court or the agency

or council it has designated. It denotes further that, if applicable, a cash match reduction has been requested, and that if SJI approves funding for the project, the court or the specified designee will receive, administer, and be accountable for the awarded funds.

3. **Budget & Budget Narrative:** Applicants must provide a detailed budget and a budget narrative providing an explanation of the basis for the amounts in each budget category. If funds from other sources are required to conduct the project, either as match or to support other aspects of the project, the source, current status of the request, and anticipated decision date must be provided.

4. **Assurances:** The form lists the statutory, regulatory, and policy requirements with which recipients of SJI funds must comply.

5. **Disclosure of Lobbying Activities:** Applicants are required to disclose whether they, or another entity that is part of the same organization as the applicant, have advocated a position before Congress on any issue, and to identify the specific subjects of their lobbying efforts.

6. **Project Abstract:** The abstract must highlight the purposes, goals, methods, and anticipated benefits of the proposed project. It must not exceed 1 single-spaced page and must be uploaded in GMS.

7. **Program Narrative:** The program narrative for an application may not exceed 25 double-spaced pages on 8½ by 11-inch paper with 1-inch margins, using a standard 12-point font. The pages must be numbered. This page limit does not include the forms, the abstract, the budget narrative, and any additional attachments. The program narrative must address the following, noting any specific areas to address by grant type:

    a. **Statement of Need:** The applicant must explain the critical need facing the applicant, and how SJI funds will enable the applicant to meet this critical need. The applicant must also explain why state or local resources are not sufficient to fully support the costs of the project.

    The applicant must provide a verified source for the data that supports the statement of the problem (i.e., federal, state, and local databases). The discussion must include specific references to the relevant literature and to the experience in the field. SJI continues to make all grant reports and most grant products available online through the National Center for State Courts (NCSC) Library and Digital Archive. Applicants are required to conduct a search of the NCSC Library and Digital Archive on the topic areas they are addressing. This search must include SJI-funded grants, and previous projects not supported by SJI. Searches for SJI grant reports and other state court resources begin with the NCSC Library section. Applicants must discuss the results of their research; how they plan to

incorporate the previous work into their proposed project; and if the project will differentiate from prior work.

i. *Project grants*: If the project is to be conducted in any specific location(s), the applicant must discuss the particular needs of the project site(s) to be addressed by the project and why those needs are not being met through the use of existing programs, procedures, services, or other resources.

   If the project is not site-specific, the applicant must discuss the problems that the proposed project would address, and why existing programs, procedures, services, or other resources cannot adequately resolve those problems. In addition, the applicant must describe how, if applicable, the project will be sustained in the future through existing resources.

ii. *TA grants*: The applicant must explain the problem to be addressed, why expert assistance is needed, and why state or local resources are unavailable to support the provision of expert assistance to diagnose the problem, develop a response and implement any recommended changes. The applicant must explain how the recommendations will be sustained with existing resources in the future.

iii. *CAT grants (curriculum adaptation):* The applicant must explain why state or local resources are unable to fully support the modification and presentation of the model curriculum. The applicant must also describe the potential for replicating or integrating the adapted curriculum in the future using state or local funds once it has been successfully adapted and tested.

iv. *CAT grant (training)*: The applicant must describe the court reform or initiative prompting the need for training. The applicant must also discuss how the proposed training will help the applicant implement planned changes at the court, and why state or local resources are not sufficient to fully support the costs of the required training.

v. *SIG grants*: Applicants must detail the origin of the project (i.e., requested by SJI or a request to SJI) and provide a detailed description about the issue of national impact the proposed project will address, including any evaluations, reports, resolutions, or other data to support the need statement.

b. **Project Description and Objectives:** The applicant must include a clear, concise statement of what the proposed project is intended to accomplish and how those objectives will be met. The applicant must delineate the tasks to be performed in achieving the project objectives and the methods to be used for accomplishing each task.

The applicant must describe how the proposed project addresses one or more Priority Investment Areas. If the project does not address one or more Priority Investment Areas, the applicant must provide an explanation why not.

i. *Project grants*: The applicant must include detailed descriptions of tasks, methods, and evaluations. For example:

- Research and evaluation projects: The applicant must include the data sources, data collection strategies, variables to be examined, and analytic procedures to be used for conducting the research or evaluation and ensuring the validity and general applicability of the results. For projects involving human subjects, the discussion of methods must address the procedures for obtaining respondents' informed consent, ensuring the respondents' privacy and freedom from risk or harm, and protecting others who are not the subjects of research but would be affected by the research. If the potential exists for risk or harm to human subjects, a discussion must be included that explains the value of the proposed research and the methods to be used to minimize or eliminate such risk. Refer to the *Human Subject Protection* section of the SJI Grant Management Guide for additional information.

- Education and training projects: The applicant must include the adult education techniques to be used in designing and presenting the program, including the teaching/ learning objectives of the educational design, the teaching methods to be used, and the opportunities for structured interaction among the participants; how faculty would be recruited, selected, and trained; the proposed number and length of the conferences, courses, seminars, or workshops to be conducted and the estimated number of persons who would attend them; the materials to be provided and how they would be developed; and the cost to participants.

- Demonstration projects: The applicant must include the demonstration sites and the reasons they were selected, or if the sites have not been chosen, how they would be identified and their cooperation obtained; and how the program or procedures would be implemented and monitored.

- Technical assistance projects: The applicant must explain the types of assistance that would be provided; the particular issues and problems for which assistance would be provided; the type of assistance determined; how suitable providers would be selected and briefed; and how reports would be reviewed.

ii. *TA grants*: The applicant must identify which organization or individual will be hired to provide the assistance, and how the consultant was selected. The applicant must describe the tasks the consultant will perform, and how the tasks will be accomplished. The applicant must address the following questions:

- What specific tasks will the consultant(s) and court staff undertake?
- What is the schedule for completion of each required task and the entire project?
- How will the applicant oversee the project and provide guidance to the consultant, and who at the court or regional court association would be responsible for coordinating all project tasks and submitting quarterly progress and financial status reports?
- If a consultant has not yet been identified, the applicant must describe the procedures and criteria that will be used to select the consultant (applicants are expected to follow their jurisdictions' normal procedures for procuring consultant services)?

- If the consultant has been identified, the applicant must provide a letter from that individual or organization documenting interest in and availability for the project, as well as the consultant's ability to complete the assignment within the proposed time frame and for the proposed cost. The consultant must agree to submit a detailed written report to the court and SJI upon completion of the technical assistance.

The applicant must describe the steps have been or will be taken to facilitate implementation of the consultant's recommendations upon completion of the technical assistance.

iii. *CAT grants (curriculum adaptation)*: The applicant must provide the title of the curriculum that will be adapted and identify the entity that originally developed the curriculum. Applicants must allow at least 90 days between the potential award date and the date of the proposed program to allow sufficient time for planning. This period of time must be reflected in the project timeline. The applicant must also address the following questions:

- Why is this education program needed at the present time?
- What are the project's goals?
- What are the learning objectives of the adapted curriculum?
- What program components would be implemented, and what types of modifications, if any, are anticipated in length, format, learning objectives, teaching methods, or content?
- Who would be responsible for adapting the model curriculum?
- Who would the participants be, how many would there be, how would they be recruited, and from where would they come (e.g., from a single

local jurisdiction, from across the state, from a multi-state region, from across the nation)?

The applicant must provide the proposed timeline, including the project start and end dates, the date(s) the judicial branch education program will be presented, and the process that will be used to modify and present the program. The applicant must also identify who will serve as faculty, and how they were selected, in addition to the measures taken to facilitate subsequent presentations of the program.

iv. *CAT grants (training):* The applicant must identify the tasks the trainer(s) will be expected to perform, which organization or individual will be hired, and, if in-house personnel are not the trainers, how the trainer will be selected. If a trainer has not yet been identified, the applicant must describe the procedures and criteria that will be used to select the trainer. In addition, the applicant must address the following questions:

- What specific tasks would the trainer and court staff or regional court association members undertake?
- What presentation methods will be used?
- What is the schedule for completion of each required task and the entire project?
- How will the applicant oversee the project and provide guidance to the trainer, and who at the court or affiliated with the regional court association would be responsible for coordinating all project tasks and submitting quarterly progress and financial status reports?
- If the trainer has been identified, the applicant must provide a letter from that individual or organization documenting interest in and availability for the project, as well as the trainer's ability to complete the assignment within the proposed time frame and for the proposed cost.

The applicant must explain what steps have been or will be taken to coordinate the implementation of the training. For example, if the support or cooperation of specific court or regional court association officials or committees, other agencies, funding bodies, organizations, or a court other than the applicant will be needed to adopt the reform and initiate the training proposed, how will the applicant secure their involvement in the development and implementation of the training?

v. *SIG grants*: The applicant must expand upon the project description and objectives described in the approved concept paper. Any and all feedback and questions submitted by the Board and SJI Staff during the review of the concept paper must also be incorporated into the project design.

c. **Dissemination Plan:** The application must explain how and to whom the products would be disseminated; describe how they would benefit the state courts, including how they could be used by judges and court personnel; identify development, production, and dissemination costs covered by the project budget; and present the basis on which products and services developed or provided under the grant would be offered to the court community and the public at large (i.e., whether products would be distributed at no cost to recipients, or if costs are involved, the reason for charging recipients and the estimated price of the product). Ordinarily, applicants must schedule all product preparation and distribution activities within the project period.

The type of product to be prepared depends on the nature of the project. For example, in most instances, the products of a research, evaluation, or demonstration project must include an article summarizing the project findings that is publishable in a journal serving the courts community nationally, an executive summary that would be disseminated to the project's primary audience, or both. Applicants proposing to conduct empirical research or evaluation projects with national import must describe how they would make their data available for secondary analysis after the grant period.

The curricula and other products developed through education and training projects must be designed for use by others and again by the original participants in the course of their duties. Applicants proposing to develop web-based products must provide for sending a notice and description of the document to the appropriate audiences to alert them to the availability of the website or electronic product (i.e., a written report with a reference to the web site).

Applicants must submit a final draft of all written grant products to SJI for review and approval at least 30 days before the products are submitted for publication or reproduction. For products in website or multimedia format, applicants must provide for SJI review of the product at the treatment, script, rough-cut, and final stages of development, or their equivalents. No grant funds may be obligated for publication or reproduction of a final grant product without the written approval of SJI. Project products must be submitted to SJI in electronically in HTML or PDF format.

Applicants must also include in all project products a prominent acknowledgment that support was received from SJI and a disclaimer paragraph such as ''This [document, film, videotape, etc.] was developed under [grant/cooperative agreement] number SJI–[insert number] from the State Justice Institute. The points of view expressed are those of the [author(s), filmmaker(s), etc.] and do not necessarily represent the official position or policies of the State Justice Institute.'' The ''SJI'' logo must appear on the front cover of a written product, or in the opening frames of a website or other multimedia product, unless SJI approves another placement. The SJI logo can be downloaded from SJI's website at the bottom of the Grants page.

d. **Staff Capability and Organizational Capacity:** An applicant that is not a state or local court and has not received a grant from SJI within the past three years must indicate whether it is either a national non-profit organization controlled by, operating in conjunction with, and serving the judicial branches of state governments, or a national non-profit organization for the education and training of state court judges and support personnel. If the applicant is a non-judicial unit of federal, state, or local government, it must explain whether the proposed services could be adequately provided by non-governmental entities.

   Applicants that have not received a grant from SJI within the past three years must include a statement describing their capacity to administer grant funds, including the financial systems used to monitor project expenditures (and income, if any), and a summary of their past experience in administering grants, as well as any resources or capabilities that they have that would particularly assist in the successful completion of the project.

   Unless requested otherwise, an applicant that has received a grant from SJI within the past three years must describe only the changes in its organizational capacity, tax status, or financial capability that may affect its capacity to administer a grant. If the applicant is a non-profit organization (other than a university), it must also provide documentation of its 501(c) tax-exempt status as determined by the Internal Revenue Service and a copy of a current certified audit report. For purposes of this requirement, ‘‘current’’ means no earlier than two years prior to the present calendar year.

   The applicant must include a summary of the training and experience of the key staff members and consultants that qualify them for conducting and managing the proposed project. Resumes of identified staff must be attached to the application. If one or more key staff members and consultants are not known at the time of the application, a description of the criteria that would be used to select persons for these positions must be included. The applicant also must identify the person who would be responsible for managing and reporting on the financial aspects of the proposed project.

e. **Evaluation:** Projects must include an evaluation plan to determine whether the project met its objectives. The evaluation must be designed to provide an objective and independent assessment of the effectiveness or usefulness of the training or services provided; the impact of the procedures, technology, or services tested; or the validity and applicability of the research conducted. The evaluation plan must be appropriate to the type of project proposed considering the nature, scope, and magnitude of the project.

f. **Sustainability:** Describe how the project will be sustained after SJI assistance ends. The sustainability plan must describe how current collaborations and evaluations will be used to leverage ongoing resources. SJI encourages applicants

to ensure sustainability by coordinating with local, state, and other federal resources.

8. **Budget and Matching State Contribution:** Applicants must complete a budget in the SJI GMS and upload a budget narrative. The budget narrative must provide the basis for all project-related costs and the sources of any match, as required. The budget narrative must thoroughly and clearly describe every category of expense listed. SJI expects proposed budgets to be complete, cost effective, and allowable (e.g., reasonable, allocable, and necessary for project activities).

Prohibited uses of SJI funds

To ensure that funds made available under this chapter are used to supplement and improve the operation of State courts, rather than to support ***basic court services,*** funds shall not be used—

(1) to supplant State or local funds currently supporting a program or activity; or

(2) to construct court facilities or structures, except to remodel existing facilities to demonstrate new architectural or technological techniques, or to provide temporary facilities for new personnel or for personnel involved in a demonstration or experimental program.

Examples of ***basic court services*** include:

- Hiring of personnel
- Purchase and/or maintenance of equipment
- Purchase of software and/or licenses
- Purchase of internet access or service
- Supplies to support the day-to-day operations of courts

The final determination of what constitutes basic court services is made by SJI and is not negotiable. Applicants are encouraged to contact SJI Staff to discuss any questions related to this section prior to or during the application process.

Likewise, meals and refreshments are not allowable costs. This applies to all awards, including contracts, grants, and cooperative agreements.

Trinkets (items such as hats, mugs, portfolios, t-shirts, coins, gift bags, gift cards, etc.) may not be purchased with SJI grant funding.

i. *Personnel:* No grant funds or cash match may be used to pay the salary and related costs for a current or new employee of a court or other unit of government because such funds would constitute a supplantation of state or local funds in violation of 42 U.S.C. 10706(d)(1); this includes new employees hired specifically for the project. The salary and any related costs for a current or new employee of a court or other unit of government may only be accepted as in-kind match. For non-court or other unit of government applicants, the application must set forth the percentages of time to be devoted by the individuals who

would staff the proposed project, the annual salary of each of those persons, and the number of work days per year used for calculating the percentages of time or daily rates of those individuals. The applicant must explain any deviations from current rates or established written organizational policies.

ii. *Fringe Benefit Computation*: For non-governmental entities, the applicant must provide a description of the fringe benefits provided to employees. If percentages are used, the authority for such use must be presented, as well as a description of the elements included in the determination of the percentage rate.

iii. *Consultant/Contractual Services and Honoraria:* The applicant must describe the tasks each consultant would perform, the total amount to be paid to each consultant, the basis for compensation rates (e.g., the number of days multiplied by the daily consultant rates), and the method for selection. Prior written SJI approval is required for any consultant rate in excess of $800 per day; SJI funds may not be used to pay a consultant more than $1,100 per day. Honorarium payments must be justified in the same manner as consultant payments.

iv. *Travel:* Transportation costs and per diem rates must comply with the policies of the applicant organization. If the applicant does not have an established travel policy, then travel rates must be consistent with those established by the federal government. The budget narrative must include an explanation of the rate used, including the components of the per diem rate and the basis for the transportation expenses. The purpose of the travel must also be included in the narrative.

v. *Equipment:* Grant funds cannot be used strictly for the purpose of purchasing equipment. Equipment purchases to support basic court operations will not be approved. In limited instances, grant funds may be used to purchase only the equipment necessary to demonstrate a new technological application in a court. The applicant must describe the equipment to be purchased or leased and explain why the acquisition of that equipment is essential to accomplish the project's goals and objectives. The narrative must clearly identify which equipment is to be leased and which is to be purchased. The method of procurement must also be described.

vi. *Supplies:* Supplies cannot be purchased to support the day-to-day operations of a court. The applicant must provide a general description of the supplies necessary to accomplish the goals and objectives of the grant. In addition, the applicant must provide the basis for the amount requested for this expenditure category.

vii. *Construction:* Construction expenses are prohibited.

viii. *Postage:* Postage costs for project-related mailings, including distribution of the final product(s), must be described in the budget narrative. The cost of special mailings, such as for a survey or for announcing a workshop, must be distinguished from routine mailing costs. The basis for all postage must be

included in the budget narrative. Electronic dissemination of information is preferred, therefore, funds for postage must be minimal.

ix. *Printing/Photocopying:* Costs for printing or photocopying project documents, reports, and publications must be included in the budget narrative, along with the basis used to calculate these amounts. Electronic dissemination of information is preferred, therefore, funds for printing/photocopying must be minimal.

x. *Indirect Costs:* Indirect costs are only applicable to organizations that are not state courts or government agencies. Recoverable indirect costs are limited to no more than 75 percent of a grantee's direct personnel costs, i.e. salaries plus fringe benefits. Applicants must describe the indirect cost rates applicable to the grant in detail. If costs often included within an indirect cost rate are charged directly (e.g., a percentage of the time of senior managers to supervise project activities), the applicant must specify that these costs are not included within its approved indirect cost rate. If the applicant has an indirect cost rate or allocation plan approved by any federal granting agency, a copy of the approved rate agreement must be attached to the application. Refer to the SJI Grant Management Guide for additional details.

xi. *Matching Requirements:* SJI grants require cash and/or in-kind matches as outlined below. A match is the portion of project costs not borne by SJI. Match includes both cash and in-kind contributions. Cash match is the direct outlay of funds by the grantee or a third party to support the project. Other federal department and agency funding may not be used for cash match. In-kind match consists of contributions of time and/or services of current staff members, new employees, space, supplies, etc., made to the project by the grantee or others (e.g., advisory board members) working directly on the project or that portion of the grantee's federally-approved indirect cost rate that exceeds the limit of permitted charges (75 percent of salaries and benefits).

The grantee is responsible for ensuring that the total amount of match proposed is contributed. If a proposed contribution is not fully met, SJI may reduce the award amount accordingly, to maintain the ratio originally provided for in the award agreement. Match must be expended at the same rate as SJI funding.

1) *Project grants:* All applicants for Project Grants must contribute a cash match greater than or equal to the SJI award amount. This means that grant awards by SJI must be matched at least dollar for dollar by grant applicants. For example, if the total proposed project is $200,000, SJI provides $100,000 in funds and the applicant match must be at least $100,000. Applicants may contribute the required cash match directly or in cooperation with third parties.

2) *TA grants:* Applicants for TA Grants are required to contribute a total match (cash and in-kind) of not less than 50 percent of the SJI award

amount, of which 20 percent must be cash. For example, an applicant seeking a $50,000 TA grant must provide a $25,000 match, of which up to $20,000 can be in-kind and not less than $5,000 must be cash.

3) *CAT grants:* Applicants for TA Grants are required to contribute a total match (cash and in-kind) of not less than 50 percent of the SJI award amount, of which 20 percent must be cash. For example, an applicant seeking a $30,000 CAT grant must provide a $15,000 match, of which up to $12,000 can be in-kind and not less than $3,000 must be cash.

4) *SIG grants:* State and local courts and non-court units of government must provide a dollar for dollar cash match for SIG Projects. Matching funds may not be required for SIG projects that are awarded to non-court or non-governmental entities.

9. **Letters of Support:** If the support or cooperation of agencies, funding bodies, organizations, or courts other than the applicant would be needed in order for the consultant to perform the required tasks, written assurances of such support or cooperation must accompany the application letter. Applicants may also submit memorandums of agreement/understanding, as appropriate.

10. **Project Timeline:** A Project Timeline detailing each project objective, activity, expected completion date, and responsible person or organization must be included. The plan must include the starting and completion date for each task; the time commitments to the project of key staff and their responsibilities regarding each project task; and the procedures that would ensure that all tasks are performed on time, within budget, and at the highest level of quality. In preparing the project timeline, applicants must make certain that all project activities, including publication or reproduction of project products and their initial dissemination, would occur within the proposed project period. The timeline must also provide for the submission of Quarterly Progress and Financial Reports within 30 days after the close of each calendar quarter as well as submission of all final closeout documents. The project timeline may be included in the program narrative or provided as a separate attachment.

11. **Other Attachments:** Resumes of key project staff may also be included. Additional background material must be attached only if it is essential to impart a clear understanding of the proposed project. Numerous and lengthy appendices are strongly discouraged.

Application Review Information

Selection Criteria

In addition to the criteria detailed below, SJI will consider whether the applicant is a state or local court, a national court support or education organization, a non-court unit of government, or other type of entity eligible to receive grants under SJI's enabling legislation; the availability of financial assistance from other sources for the project; the diversity of subject matter,

geographic diversity; the level and nature of the match that would be provided; reasonableness of the proposed budget; the extent to which the proposed project would also benefit the federal courts or help state or local courts enforce federal constitutional and legislative requirements; and the level of appropriations available to SJI in the current year and the amount expected to be available in succeeding fiscal years, when determining which projects to support.

Project Grant Applications

Project Grant applications will be rated based on the criteria set forth below:

1. Soundness of the methodology
2. Demonstration of need for the project
3. Appropriateness of the proposed evaluation design
4. If applicable, the key findings and recommendations of the most recent evaluation and the proposed responses to those findings and recommendations
5. Applicant's management plan and organizational capabilities
6. Qualifications of the project's staff
7. Products and benefits resulting from the project, including the extent to which the project will have long-term benefits for state courts across the nation
8. Degree to which the findings, procedures, training, technology, or other results of the project can be transferred to other jurisdictions
9. Reasonableness of the proposed budget
10. Demonstration of cooperation and support of other agencies that may be affected by the project

Technical Assistance (TA) Grant Applications

TA Grant applications will be rated based on the following criteria:

1. Whether the assistance would address a critical need of the applicant
2. Soundness of the technical assistance approach to the problem
3. Qualifications of the consultant(s) to be hired or the specific criteria that will be used to select the consultant(s)
4. Commitment of the court or association to act on the consultant's recommendations
5. Reasonableness of the proposed budget

Curriculum Adaptation and Training (CAT) Grant Applications

CAT Grant applications will be rated based on the following criteria:

1. Goals and objectives of the proposed project
2. How the training would address a critical need of the court or association
3. Need for outside funding to support the program
4. Soundness of the approach in achieving the project's educational or training objectives
5. Integration of distance learning and technology in project design and delivery
6. Qualifications of the trainer(s) to be hired or the specific criteria that will be used to select the trainer(s) *(training project)*

7. Likelihood of effective implementation and integration of the modified curriculum into the state or local jurisdiction's ongoing educational programming *(curriculum adaptation project)*
8. Commitment of the court or association to the training program *(training project)*
9. Expressions of interest by judges and/or court personnel, as demonstrated by letters of support

Strategic Initiative Grant (SIG) Applications

SIG applications will be rated based on the following criteria:

1. Goals and objectives of the proposed project
2. Demonstration of need for the project
3. Degree to which the project addresses a current national court issue
4. Level of innovation in addressing the identified need
5. Potential impact on the court community
6. Qualifications of the consultant(s) engaged to manage the project

Review Process

SJI reviews the application to make sure that the information presented is reasonable, understandable, measurable, and achievable, as well as consistent with the grant guides. Applications must meet basic minimum requirements. Although specific requirements may vary by grant type, the following are common requirements applicable to all SJI grant applications:

- Must be submitted by an eligible type of applicant
- Must request funding within funding constraints of each grant type (if applicable)
- Must be within statutorily allowable expenditures
- Must include all required forms and documents

SJI's Board of Directors reviews all applications and makes final funding decisions. The decision to fund a project is solely that of the Board of Directors.

Notification of Board Decision

The Chairman of the Board signs grant awards on behalf of SJI. SJI will send notify applicants regarding Board decisions to award, defer, or deny their respective applications. If requested, SJI conveys the key issues and questions that arose during the review process. A decision by the Board to deny an application may not be appealed, but it does not prohibit resubmission of a proposal in a subsequent funding cycle.

Response to Notification of Award

Applicants have 30 days from the date notifying them that the Board has grant their award to respond to any revisions requested by the Board. If the requested revisions (or a reasonable schedule for submitting such revisions) have not been submitted to SJI within 30 days after notification, the award may be rescinded, and the application presented to the Board for reconsideration. Special Conditions, in the form of incentives or sanctions, may also be used in other situations.

HOW TO APPLY

Applicants must use the SJI Grants Management System (SJI GMS) to submit all applications and post-award documents. SJI urges applicants to submit applications at least 72 hours prior to the application due date, in order to allow time for the applicant to receive an application acceptance message and to correct in a timely fashion any problems that may arise, such as missing or incomplete forms. Files must be in .doc, .docx, .xls, .xlsx, .pdf, .jpg, or .png format. Individual file size cannot exceed 5Mb.

Submission Steps

Applicants (except for ESP) must register with the SJI GMS to submit applications for funding consideration. Below are the basic steps for submission:

1. Access the SJI GMS and complete the information required to create an account.
2. If you already have an account, log in and create a new application.
3. Complete all required forms and upload all required documents:
    a. Application Form
    b. Certificate of State Approval
    c. Budget and Budget Narrative
    d. Assurances
    e. Disclosure of Lobbying Activities
    f. Project Abstract
    g. Program Narrative
    h. Attachments
        i. Letters of Support
        ii. Project Timeline
        iii. Resumes
        iv. Indirect Cost Approval
        v. Other Attachments
4. Certify and submit the application to SJI for review.

POST AWARD REPORTING REQUIREMENTS

All required reports and documents must be submitted via the SJI GMS. Refer to the Grant Management Guide for additional details.

Quarterly Reporting Requirements

Recipients of SJI funds must submit Quarterly Progress and Financial Status Reports within 30 days of the close of each calendar quarter (that is, no later than January 30, April 30, July 30, and October 30).

Programmatic Progress Reports: Program Progress Reports shall include a narrative description of project activities during the calendar quarter, the relationship between those activities and the task schedule and objectives set forth in the approved

application or an approved adjustment thereto, any significant problem areas that have developed and how they will be resolved, and the activities scheduled during the next reporting period. Failure to comply with the requirements of this provision could result in the termination of a grantee's award.

Financial Reporting: A Financial Status Report is required from all grantees for each active quarter on a calendar-quarter basis. This report is due within 30 days after the close of the calendar quarter. It is designed to provide financial information relating to SJI funds, state and local matching shares, project income, and any other sources of funds for the project, as well as information on obligations and outlays.

Request for Reimbursement of Funds

Awardees will receive funds on a reimbursable, U.S. Treasury ''check-issued'' or electronic funds transfer (EFT) basis. Upon receipt, review, and approval of a Request for Reimbursement by SJI, payment will be issued directly to the grantee or its designated fiscal agent. Requests for reimbursements, along with the instructions for its preparation, and the SF 3881 Automated Clearing House (ACH/Miscellaneous Payment Enrollment Form for EFT) are available in the SJI GMS.

Accounting System: Awardees are responsible for establishing and maintaining an adequate system of accounting and internal controls and for ensuring that an adequate system exists for each of its sub-grantees and contractors. An acceptable and adequate accounting system:

1) Properly accounts for receipt of funds under each grant awarded and the expenditure of funds for each grant by category of expenditure (including matching contributions and project income)
2) Assures that expended funds are applied to the appropriate budget category included within the approved grant
3) Presents and classifies historical costs of the grant as required for budgetary and evaluation purposes
4) Provides cost and property controls to assure optimal use of grant funds
5) Is integrated with a system of internal controls adequate to safeguard the funds and assets covered, check the accuracy and reliability of the accounting data, promote operational efficiency, and assure conformance with any general or special conditions of the grant
6) Meets the prescribed requirements for periodic financial reporting of operations
7) Provides financial data for planning, control, measurement, and evaluation of direct and indirect costs

Final Progress Report

The Final Progress Report must describe the project activities during the final calendar quarter of the project and the close-out period, including to whom project products have been disseminated; provide a summary of activities during the entire project; specify whether all the objectives set forth in the approved application or an approved adjustment have been met and, if any of the objectives have not been met, explain why not; and discuss what, if anything, could have been

done differently that might have enhanced the impact of the project or improved its operation. In addition, grantees are required to submit electronic copies of the final products related to the project (e.g., reports, curriculum, etc.). These reporting requirements apply at the conclusion of every grant.

AGENDA ITEM

Treatment Services

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 195/2026

SUBJECT: Approve the FY 2027 annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents. The estimated annual cost is $117,043.00.

Meetings:

Work Session Date: 05/26/26

Voting Meeting Date: 05/28/26

Executive Summary:

Presenter: HH

Recommendation:
Approval.

Purpose of Request:
Approve the contract with the State of Georgia Department of Human Services for Hall County Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents.

History:
Treatment Services has been providing drug testing services for Hall and Dawson County Department of Family and Children Services for the past 17 years. Since 2013, Treatment Services has entered into formal agreements with DFCS regarding drug testing services and has been awarded contracts annually.

Facts and Issues:
Beginning in FY20, the Department of Human Services (DHS) transitioned to a new state-wide contract and pricing agreement. Treatment Services was awarded a non-standard contract to provide drug testing services for our local DFCS offices which has been extended annually. Treatment Services collected 1,613 DFCS screens in 2024. In FY25, DFCS screens resulted in a revenue stream of $117,043.00, which assists in personnel and operational costs.

Options:

Funding Requested	$ 117,043.00
Are funds within current budget?	Yes
Source of Funds	Restricted Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Submit	Approve	Grants	Budget
HH	JS	SG	JM
Finance	**Attorney**	**Administration**	**Clerk**
TS	JL	CR	JR

Attachments:

Financial Supplement
Contract for Services

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 195/2026

Funds Requested: $ 117,043.00

Request Budgeted: Yes

Proposed Source of Funding:

Restricted Funds

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
FY27	203-RESTRICTED PROGRAMS FUND	2160-TREATMENT SERVICES	341137-DRUG TEST FEEâ€DFACS	$-117,043.00
FY27	203-RESTRICTED PROGRAMS FUND	2160-TREATMENT SERVICES	521000-PROFESSIONAL SERVICES	$117,043.00

Budget Transfer Items:

Additional Information/Comments:

Treatment Services invoices Department of Family and Children Services for screening provided by the drug testing laboratory. The expenditures and revenues from this contract net to zero.

Contact for Questions: HH

Phone: 770-536-3837

Docusign Envelope ID: E4D0D214-66C0-879B-8127-A14B84DE86B4

STATE OF GEORGIA
DEPARTMENT OF HUMAN SERVICES
CONTRACT

This Contract is entered into between the Department of Human Services and the Contractor named below:
State Entity's Name: Department of Human Services, through its Division of Family and Children Services (DFCS) hereinafter the "Department" or "DHS"). DHS is the State agency that administers and sets parameters for a statewide system of programs and services that provide public assistance to the disadvantaged, disabled and elderly residents of the State of Georgia (the "State") through a network of other agencies and organizations, pursuant to O.C.G.A. § 49-2-1 et seq.

Contractor's Name: Hall County Board of Commissioners (hereinafter the "Contractor")	Contractor's Address: 2875 Browns Bridge Road Gainesville, Georgia 30503
Contractor's FEI #: 58-6000836	Contractor's Accounting Year End Date: 12/31
Contractor's Entity Type: County Government	

Department Administrative Information

DHS Contract #: 42700-040C-27-004462	Contractor
DHS (State) Financials Vendor ID #: 14610	CFDA #(s): 93.558
NIGP Code(s): 94874	☐ RFP ☐ RFQ ☐ Sole Source ☐ Consortia Event #: N/A
☐ Exempt ☒ Intergovt.	
Equip. Inv. Locator #: N/A	Multi-Year Contract: ☐ Yes ☒ No
☒ Initial Contract ☐ Emergency	Total Options to Renew: 0

Scope of Services:

I. Contractor will provide the following services/deliverables in accordance with the terms and conditions of the Contract:

1. Adhere to all policies, protocols, and minimum standards as defined by DFCS Delivered Services Unit, Co-Star Fiscal Manual, and DFCS Child Welfare Policy which is incorporated herein by reference.

2. Contractor must maintain a physical brick-and-mortar office space. This location must be properly licensed, accessible to clients, and compliant with all local, state, and federal regulations.

3. Contractor will have adequate technology (i.e. computers, fax, phone, email, internet, etc.) to communicate with DHS/DFCS, County Department staff, Clients, and other partners.

4. Ensure all staff and subcontractors receive a successful criminal history investigation fitness determination letter from the DHS Office of Inspector General prior to service provision. Staff must have the 5-year criminal records check completed by their anniversary date as they reach their fifth (5th) year of service as outlined in the paragraph titled *Criminal History Investigations* of the contract.

5. Conduct and document a Sex Offenders Registry, Pardons and Paroles, and Department of Corrections check within 30 days of contract execution for all existing staff and subcontractors; and within 30 days prior to hire for prospective staff. Thereafter, Contractor will complete the Sex Offenders Registry check, Pardons and Paroles and Department of Corrections check annually, within thirty days prior to the staff/subcontractor anniversary date. Each contractor must have a policy on how their agency will regularly monitor compliance for initial hires and annually. Documentation of these checks are required to be maintained in the staff personnel record. The links for the registries follows:

   https://gbi.georgia.gov/services/georgia-sex-offender-registry
   https://papapps.pap.state.ga.us/paroleesearch/search/searchPage;and
   https://gdc.ga.gov/GDC/Offender/Query

6. Conduct and document the results of a Child Protective Services history check through the Georgia Investigation Outcome Notification System (IONS) at https://ionsrequestportal.dhs.ga.gov/General for all staff within 30 days prior to hiring and annually within 30 days prior of the staff's anniversary date. Each Contractor must have a policy on checking CPS history through IONS and if the results of the IONS check reveal a substantiated case, this individual is unable to be employed or continue employment to work with children in the custody of the Division.

7. Within 30 days of contract execution, all existing staff will participate in annual Mandated Reporter training and any staff hired during the contract period will participate in Mandated Reporter Training as a component of new worker training.

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This training can be obtained via Pro Solutions website- https://www.prosolutionstraining.com/index.cfm. (Select: Critical Links in Protecting Children in Georgia)

8. The Division promotes respect and dignity and does not tolerate sexual harassment in the workplace. The Division is committed to providing a workplace and environment free from sexual harassment for its employees and for all persons who interact with state government officials. Contractors must provide sexual harassment training for their employees and contractors annually.

9. Ensure all staff and/or subcontractors present themselves in a professional and courteous manner. Using polite, clear, and appropriate language in all forms of communication (emails, chat, meetings, etc.).

10. Ensure all staff and/or sub-contractors complete all mandatory trainings with a test score of 80% or above within 30 days of hire and maintain training certificates in their agency files. Mandatory trainings required annually will be completed within 30 days of the staff and/or subcontractor's anniversary date.

11. Attend and participate in all mandatory meetings as required by DHS/DFCS.

12. Utilize the Argo Portal to receive and respond to Service Authorization Requests/referrals. Within 48hrs, Contractor will accept or reject the referral in the Argo Portal; and document the reason for rejection.

13. Obtain an approved Service Authorization document from DHS/DFCS, **prior to** service provision.

14. Deliver services consistent with the nature and frequency as outlined in the Service Authorization. Contractor will seek clarification from the DFCS Case Manager and obtain a revised Service Authorization as needed to support service provision.

15. Upload case documentation into the Argo Portal for all billed services per case as verification of billed services. One case/progress note is required per day of service. Exception: Case Notes are not required for behavioral assessments/mental health evaluations unless they are not completed in the required time frame. (within 48 hours of service completion drug screen and 72 hours support services)

16. Work in partnership with child welfare, law enforcement, courts, behavioral health, community groups and churches as a responsible member and link in the social services network. Provide services in a manner which honors and respects culturally different views, beliefs, attitudes, values, and systems in which families raise their children.

17. Accommodate family schedules by offering services at flexible times and locations such as during the afternoon, evening and/or weekend, and at offsite locations based on the client's need.

18. Notify DHS/DFCS in writing, within 24 hours if client is non-compliant with appointment or refuses any referred service provision.

19. Implement an internal continuous quality improvement process to assess at minimum referral decisions, significant incidents, policy violations, employee retention and turnover, training, and performance outcomes. Continuous Quality Improvement (CQI) is the complete process of identifying, describing, and analyzing strengths and challenges and then testing, implementing solutions, and then learning from the results, and revising solutions in a continuous process that yields optimal programmatic functioning and better outcomes for children and families. An approved DHS/DFCS client satisfaction survey to all clients after completion of service. Contractor should keep a copy of the satisfaction survey in client files**.** Exception: Surveys are not required for behavioral assessments/mental health evaluations or transportation services.

20. Verify all professional/para-professional full/part time staff and subcontractors possess the required experience, education (Human Services), licensure, credentials and/or certifications, in accordance with programmatic requirements & Co-Star Fiscal Manual set forth by DHS/DFCS policies and procedures prior to service provision.

21. Submit a completed Agency Roster to the assigned Delivered Service Program Specialist via email by the 15th of the first month of each quarter (July, October, January, April). Provider will maintain records of all required agency/staff/sub-contractor documents to include but not limited to:
    a. Resume
    b. Training Certificates/Certifications
    c. DHS OIG Background Clearance Letter
    d. Valid Driver's License
    e. College Transcript – Not required for Non-Degreed or Licensed individual
    f. Professional License (Licensed Staff and/or Sub-contractors only)

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22. Notify the DFCS Delivered Services Unit & the DFCS County Office within 24 hours of any Significant Incident via phone call or email. The provider will follow up by providing a written summary of the incident with 48 hours per the Delivered Service Provider Incident Reporting Protocol, incorporated herein by reference.

23. Contractor will remain in good standing with all existing DHS contracts and/or affiliates in which services/supports are provided to family and/or children. Referrals and/or services may be suspended to address any identified issues related to safety, risk, well-being, financial obligations, or financial reporting requirements.

24. Submit a monthly invoice packet(s) in accordance with the Co-Star fiscal manual rates, staff credentials and programmatic guidelines by the 10th calendar day of each month to the assigned Regional/County Contract Liaisons. DSP must include a detailed justification statement along with all late invoice submissions, regardless of the number of days past due. Initial invoices submitted more than 90 calendar days late are ineligible for processing/payment and will be returned to the provider by the Contract Liaison (CCL). The packet will consist of the following:
    a. Approved DHS/DFCS Invoice Tracking Log
    b. Program Invoice (one invoice per case/per month/per program- number of services & dates of service must match the service authorizations)
    c. Service Authorization(s)
    d. Vehicle Mileage Log (Must have a license plate numbers and physical address for every origin (start point) and destination (end point) and specific purpose for each individual trip.
    e. First page of behavioral assessments, as applicable
    f. Drug Screen Results, as applicable

25. Invoices sent back for correction are to be resubmitted to the Regional/County Contract Liaison within five (5) business days of receipt of an Invoice Error Letter. Corrected invoices resubmitted more than 30 calendar days late are ineligible for processing/payment and will be returned to the provider by the Contract Liaison. Providers will receive up to two (2) opportunities per invoice to revise and resubmit corrections to the initial errors identified by the Contract Liaison. Upon the second resubmission, all errors must be resolved.

26. Contractor will ensure all staff and/or sub-contractors will only drive 120 miles or less to begin a service.

27. Ensure documented mileage only, at the official state approved mileage rate to support the delivery of services. Mileage may be billed from staff person's residence, official agency address, or current location, whichever is nearer to the destination point. This will also apply to service providers who are asked by the county DFCS Office to travel outside of the referring county to provide services to a family in another county.

28. Contractor will utilize the Outstanding Invoice Spreadsheet Protocol, which is incorporated herein by reference to the contract, for all late/non-payment issues:
    a. Contractor must make 3 attempts to resolve any payment issues with the county contract liaison prior to the 45th business day.
    b. Check System & Methods Incorporated (SMI) to verify if payment was made.
    c. If payment has not been made on or after the 45th business day from last invoice submittal, the Contractor will send the Outstanding Invoice Spreadsheet to the assigned Delivered Service Program Specialist.

<u>Drug Screen Deliverables</u>

29. Submit a completed Agency Roster to the assigned Delivered Service Program Specialist via email by the 15th of the first month of each quarter (July, October, January, April). Provider will maintain records of all required agency/staff/sub-contractor documents to include but not limited to
    a. Criminal Background Check/DHS Clearance letter
    b. Valid State approved picture ID
    c. Proof of training certificate
        i. Hair Follicle Training Certificate
        ii. Urine Training Certificate
        iii. Oral Swab Training Certificate
        iv. Sweat Patch Training Certificate
        v. Fingernail Test Training Certificate
    d. Resume
    e. GED/High School Diploma or higher

30. Ensure all staff and/or sub-contractors complete all mandatory trainings with a test score of 80% or above within 30 days of hire and maintain training certificates in their agency files. Mandatory trainings required annually, will be completed within 30 days of the staff and/or subcontractor's anniversary date.
    a. HIPAA
    b. Workplace Violence
    c. Security Awareness

31. Maintain in a secure setting all necessary supplies to complete drug screening services to include:

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a. **Hair Follicle Kits-** 7 panel *(Marijuana, Cocaine, Opiates, PCP, Amphetamines, Methamphetamines including Ecstasy/MDA, and Benzodiazepines)*
b. **Oral Swab Kits-** 6 panel *(Amphetamines, Benzodiazepines, Cannabinoids, Cocaine, Opiates, PCP)*
c. **Fingernail Test Kits-** 5 panel *(Amphetamines/Methamphetamines, Marijuana (THC), Phencyclidine, Cocaine, Opiates)*
d. **Sweat Patch Kits-** 6 panel *(Amphetamines, Methamphetamines, Opiates, Cocaine, PCP & THC)*
e. **Urine Analysis-** 13 panel (AMP/BUP/BZO/COC/ETG500/Fentanyl/mAMP/MDMA/MTD/OPI/OXY/THC/Tramadol)
f. **Urine Insta-cup-** 13 panel (*AMP/BUP/BZO/COC/ETG500/Fentanyl/mAMP/MDMA/MTD/OPI/OXY/THC/Tramadol)*

32. Urine Insta-cup testing is only used if requested by DFCS staff for emergency placements, ordered as a condition of visitations, weekends or afterhours.

33. Urine Insta-cup and Urine Analysis services are required to be sent for lab confirmation on positive substances only.

34. Ensure that all drug screen collection results are sent to the assigned Case Manager via Argo upload within 48 hours.

35. Use a laboratory that follows the national guidelines for cut off levels and standards set forth by Substance Abuse and Mental Health Services Administration (SAMHSA).

36. Ensure that all drug screen collection specimens will be sent to a laboratory within 24 hours of collection.

II. The Department will provide the following in accordance with the terms and conditions of the Contract:

1. Provide a correct and fully completed Service Authorization form to the Contractor via the Argo Portal prior to the execution of any service provision.

2. Provide a copy of the Co-Star Fiscal Manual, policy & programmatic minimum standards, requirements, and forms as set forth by DFCS Delivered Service Unit policies/procedures and the State of Georgia.

3. Provide the Contractor with timely notification of any procedural or policy change impacting service delivery, case documentation, or reporting.

4. Provide Contractor at least forty-eight (48) hour notice of mandatory meetings.

5. Review, approve, and process policy waiver requests/extensions in accordance with programmatic timelines.

6. Monitor the delivery and documentation of service by Contractor and issue reports to Contractor about the results of that monitoring.

7. Utilize evidence-based methods to develop baseline data, performance measures, and identify intended outcomes.

8. Notify Contractor within five (5) business days when quality of work is unsatisfactory, or a non-compliance issue is reported to the State Office DFCS Delivered Service Unit. DHS/DFCS shall allow Contractor to respond to allegations in writing prior to an administrative decision to either enter a performance improvement plan, suspend, or terminate the contract.

9. Accept submission of correct and fully completed invoice packets, as described in the contract paragraph titled Invoice Submission no later than the 10th calendar day of each month.

10. Notify Contractor of errors and corrections to be made within ten (10) business days of receipt of invoice.

11. Submit invoices to Regional Accounting, no later than ten (10) business days, after receipt of corrected invoice.

12. Regional Accounting will process payments within thirty (30) calendar days upon receipt and full approval of the invoice packet by Regional Accounting Department.

13. Conduct quality assurance, by monitoring/meeting with the Contractor on a quarterly basis, to resolve any identified issues by the Contractor or DHS/DFCS.

14. Conduct audits of contractual requirements and complete a report that summarizes performance compliance, strengths, and areas of concern. Audits may include announced or unannounced site visits and review of documentation related to service provision and outcomes.

15. Implement and utilize a continuous quality improvement process to improve the Delivered Service Unit's functions including relevant trainings, minimum standards development, risk management, monitoring performance, partnerships

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with Contractors, and other stakeholders associated with the successful operations of the state's DFCS Delivered Service programming.

16. DFCS County Offices will notify the assigned State Office Delivered Service Program Specialist regarding Contractor issues and corrective action plan development, related to billing or quality of service provision for resolution by completing an incident report in accordance with the protocol sent out.

Contract Cost: ☒ **Expense** ☐ **Revenue**

Total Obligation: $0.00 Federal: $0.00 State: $0.00 Match: $0.00 Other: $0.00

Contract Term:

Initial Contract Start Date: 07/01/2026 Contract Expiration Date: 06/30/2027 Contract Fiscal Year: FY27

Authorized Person(s) to Receive Contract Notices for DHS:

Department of Human Services
Division of Family and Children Services (DFCS)
Attn: Monica Scott
47 Trinity Avenue S.W., 2nd Floor
Atlanta, GA 30303-1422
404.803.6128
monica.scott@dhs.ga.gov

Department of Human Services
Division of Family and Children Services (DFCS)
Attn: Monifa Johnson
47 Trinity Avenue S.W., 2nd Floor
Atlanta, GA 30303-1422
Monifa.Johnson1@dhs.ga.gov

Authorized Person(s) to Receive Contract Notices (Correspondence Only) for Contractor:
Hall County Board of Commissioners
Attn: Heather Ashley
2875 Browns Bridge Road
Gainesville, Georgia 30501
770-718-5710
heather.ashley@nejcga.gov

Contractor's mailing address for all contract payment checks or remittance advice (EFT only) is:
Hall County Board of Commissioners
P.O. Box 1435
Gainesville, Georgia 30501

SECTION I GENERAL CONTRACT PROVISIONS SECTION I

CONTRACT DEFINITIONS:

The following words shall be defined as set forth below:

"Administrative Addendum" means a form issued and executed by the Department to revise certain administrative information that does not affect the terms and conditions of the Contract. For example, DHS may issue an Administrative Addendum to revise contact persons for the Department.

"Contract" means the agreement between the Department and the Contractor including annexes, amendments, renewals, extensions and addenda.

"Contractor" means the provider(s) of the Services under the Contract including Contractor's agents, employees, subcontractors, or others working at the direction of Contractor or on Contractor's behalf.

"Department" or **"DHS"** means the State of Georgia Department of Human Services and the Division/Office identified in the Department of Human Services Contract with the Contractor for the Services identified.

"Effective Date" means the initial contract start date unless otherwise designated.

"Services" means the services and deliverables as provided in the Contract and described in the Scope of Services.

"State" means the State of Georgia, the Department, and its Divisions/Offices and any other authorized State entities requiring services under or having an interest in the Contract.

CONTRACT DEFINED:

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Nothing contained in this Contract shall be construed to constitute the Contractor or any of its employees, agents, or Subcontractors as a partner, employee, or agent of the Department, nor shall either party to this Contract have any authority to bind the other in any respect, it being intended that each shall remain an independent contractor.

This Contract or any performance required by it shall not be assigned, transferred, or delegated to another party without the express prior written consent of the Department.

JURISDICTION:

This Contract is deemed to be made under and shall be construed and enforced in every respect according to the laws of the State of Georgia. Any lawsuit or other action based on a claim arising from this Contract shall be brought in the Superior Court of Fulton County, State of Georgia.

PERIOD OF CONTRACT:

This Contract is a one-year contract unless otherwise specified or terminated earlier in accordance with the applicable terms and conditions.

EXTENSION:

In the event that this Contract shall terminate or be likely to terminate prior to the making of an award for a new contract for services or the completion of all contracted deliverables, the Department may, with the written consent of Contractor, extend this Contract for such period as may be necessary to afford the State a continuous supply of the services.

AMENDMENTS IN WRITING:

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 of the undertakings described herein, and the Parties agree to cooperate fully in connection with such amendments if and as necessary. No amendment, waiver, termination, or discharge of this Contract, or any of the terms or provisions hereof, shall be binding upon either Party unless confirmed in writing. Nothing may be modified or amended, except by writing executed by both Parties.

Any agreement of the Parties to amend, modify, eliminate or otherwise change any part of this Contract shall not affect any other part of this Contract, and the remainder of this Contract shall continue to be of full force and effect as set out herein. Except for the specific provisions of the Agreement which are amended, the Agreement remains in full force and effect after such amendment.

DEPARTMENT AND CONTRACTOR CONTACT INFORMATION:

A. CONTACT INFORMATION: The mailing addresses, contact persons, and contact information listed in the Contract may be changed during the term of this Contract by written notification to the other party. All notices provided for herein shall be deemed duly given upon delivery if delivered by hand or via email, or after three (3) days if by regular mail or certified/registered mail.

B. CHANGE IN CONTRACTOR INFORMATION: In the event Contractor's address, legal business name, or entity type or entity status changes during the term of this Contract, Contractor shall contact the Department with the correct information within thirty (30) days of such change.

C. CONTRACT SERVICE DELIVERY SITES: This Contract may involve service delivery site(s). If the Annex titled Service Delivery Sites is included in this contract, the Contractor may move the service delivery site(s) during the term of this Contract with prior written approval of the Division or Office, provided the total cost of the Contract does not either increase or decrease.

NONDISCRIMINATION BY CONTRACTOR AND SUBCONTRACTORS:

A. NONDISCRIMINATION IN EMPLOYMENT PRACTICES: The Contractor agrees to comply with Federal and State laws, rules and regulations, and the Department's policy relative to nondiscrimination in employment practices on the basis of political affiliation, religion, race, color, sex, disability, age, creed, veteran status or national origin. Nondiscrimination in employment practices is applicable to employees, applicants for employment, promotions, demotions, dismissal, and other elements affecting employment/employees.

B. NONDISCRIMINATION IN SERVICE PRACTICES: The Contractor agrees to comply with Federal and State laws, rules and regulations, and the Department's policy relative to nondiscrimination in consumer/customer/client and consumer/customer/client service practices on the basis of political affiliation, religion, race, color, sex, disability, age, creed, veteran status or national origin. Neither shall any individual be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination under any program or activity conducted or supported by the Department.

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C. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT: The Contractor agrees to comply with all applicable provisions of the Americans with Disabilities Act (ADA) and any relevant Federal and State laws, rules and regulations regarding employment practices toward individuals with disabilities and the availability/accessibility of programs, activities, or services for consumers/customers/clients with disabilities.

D. CONTRACTOR'S OBLIGATIONS REGARDING SUBCONTRACTORS: The Contractor agrees to require any Subcontractor performing services funded through this Contract to comply with all provisions of the Federal and State laws, rules, regulations and policies described in this paragraph.

CONFIDENTIALITY:

The Contractor agrees to abide by all State and Federal laws, rules and regulations, and DHS policy and procedures respecting confidentiality of an individual's records. The Contractor will not disclose any confidential or protected information obtained in any way from the Department without the express written authorization from the Department. The Contractor agrees to notify the Department within one (1) business day of receipt of a request for records under the Georgia Open Records Act, a subpoena, court order, or request for production of documents seeking confidential information concerning DHS customers or clients.

The parties hereto acknowledge that some material and information that may come into their possession or knowledge in connection with this Contract, or the performance hereof, may consist of confidential and private information, the disclosure of which to or use by third parties may be damaging. The parties therefore agree to hold such material and information in strictest confidence, not to make use thereof other than as is necessary for performance of this Contract, and not to release or disclose any information to any other party except as may be required by law. Each party hereby expressly agrees to immediately remove any such party's employees or subcontractors from performing any work in connection with this Contract upon the other party giving notice that such employee or sub-contractor has failed to meet the confidentiality obligations or standards of this Contract.

INSPECTION OF WORK PERFORMED:

The Department or its authorized representative shall have the right to enter into the premises of Contractor and/or all subcontractors, or any places where duties under this Contract are being performed, to inspect, monitor, or otherwise evaluate the performance under this Contract.

USE OF STATE VEHICLES:

State vehicles shall not be used in the performance of this Contract.

INDEPENDENT CONTRACTOR RELATIONSHIP:

In its relationship with the Department and the State and for purposes of performing any services assigned under this Contract, Contractor warrants that Contractor is an Independent Contractor. Contractor shall therefore be responsible for compliance with all laws, rules, and regulations involving its employees and any subcontractor(s), including but not limited to employment of labor, hours of labor, health and safety, working conditions, workers' compensation insurance, and payment of wages. Neither Contractor nor any of Contractor's agents, servants, employees, subcontractors or suppliers shall become or be deemed to become agents, servants, or employees of the Department or the State. This Contract shall not be construed so as to create a partnership or joint venture between Contractor and the State or any of its agencies.

CONFLICT OF INTEREST:

The Contractor and the Department certify that the provisions of the O.C.G.A. §§ 45-10-20 through 45-10-29, as amended, and O.C.G.A. §§ 45-10-40 and 45-10-41 which prohibit and regulate certain transactions between certain State officials or Employees and the State of Georgia, have not been violated and will not be violated in any respect.

CONTRACT MODIFICATION/ALTERATION:

A. No modification or alteration of this Contract, except for DHS's administrative changes to the Contract or budget revisions which do not increase or decrease the total dollar value of the Contract (such as the addition of an equipment line item or real estate rental) which have been approved in advance by the Department, will be valid or effective unless such modification is made in writing and signed by both parties and affixed to this Contract as an amendment indicating the DHS contract number involved, the original contracting parties and the original effective date of the Contract and the paragraph(s) being modified or superseded, except as stated in subparagraph B immediately below.

B. In the event that either of the sources of reimbursement for services under this Contract (appropriations from the General Assembly of the State of Georgia, or the Congress of the United States of America) are reduced during the term of this Contract, the Department has the absolute right to make financial and other adjustments to this Contract and to notify the Contractor accordingly. Such adjustment(s) may require a contract amendment including, but not limited to, a termination of the Contract. The certification by the Commissioner of the Department of the occurrence of either of the reductions stated above shall be conclusive.

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DEPARTMENT'S RIGHT TO SUSPEND CONTRACT:

The Department reserves the right to suspend the Contract in whole or in part in the event that the Department in its sole discretion initiates an investigation into the performance and delivery of services by Contractor or in good faith determines that there is a likelihood that the Contractor is failing to comply with the quality of services or the specific completion schedule of its duties under the Contract and/or to require further proof of reimbursable expenses prior to payment thereof, and/or to require improvement in the programmatic performance or service delivery.

A. WITHHOLDING PAYMENTS: If Contractor fails to deliver Deliverables or to provide Services which satisfy Contractor' s obligations under this Contract, and, if Contractor fails to correct such failure within 30 Days of the date of DHS' s sending an email to the Contractor Project Manager describing such failure, or such other number of days mutually agreed to in writing by the Parties, DHS shall have the right to withhold any and all payments due hereunder. DHS may withhold any and all such payments due hereunder to Contractor, as aforesaid, without penalty or work stoppage by Contractor, until such failure to perform is cured.

B. REDUCTIONS IN PAYMENTS DUE: Amounts due DHS by Contractor under this Contract, including but not limited to liquidated damages or any other damages caused by any deficiency or delay in the Services or Deliverables may be deducted or set-off by DHS from any money payable to Contractor pursuant to this Contract. If set-off such amounts within five Days of the date of DHS' s sending an email to the Contractor Project Manager describing such failure, DHS may exercise this right, and DHS shall provide Notice to Contractor of any such deduction or set- off. Or DHS may direct the Contractor to make payment directly to DHS for such amounts due. The method of collection of such amounts due is solely and strictly at DHS' s discretion.

C. HOLDBACK: DHS shall retain a Holdback of 20% ("Holdback") of all amounts invoiced by Contractor as prescribed in this Contract. Upon written acceptance by DHS that all work is completed, and the end of the Warranty Period has passed, DHS will release said Holdback to Contractor for payment.

D. RIGHT TO ASSURANCE: If DHS, in good faith, has reason to believe that Contractor does not intend to, or is unable to perform or has refused to perform or continue performing all material obligations under this Contract, DHS may demand in writing that Contractor give a written assurance of intent to perform. Upon failure by Contractor to provide written assurance within the number of Days specified in the demand (in no event less than five business days), DHS may at DHS ' s option, pursue termination of this Contract under the terms and conditions or other rights and remedies available by law or provided by this Contract.

E. TERMINATION REMEDIES: Notwithstanding anything to the contrary herein, in the event of termination of this Contract by DHS, DHS shall, in addition to its other available remedies, have the right to procure the terminated Services and Deliverables that are the subject of this Contract on the open market and Contractor shall be liable for direct damages, which may include, but shall not be limited to the cost difference between the Charges for Deliverables and Services being replaced as a result of such termination and the actual and reasonable replacement costs of substitutes for such Deliverables and/ or Services acquired from another vendor (but in no event greater than the fair market value); and if applicable, reasonable and actual administrative costs incurred by DHS in replacing the Services and Deliverables, such as costs of competitive bidding, mailing, advertising, and staff time.

TERMINATION:

A. DUE TO NON-AVAILABILTY OF FUNDS: Notwithstanding any other provision of this Contract, in the event that either of the sources of reimbursement for services under this Contract (appropriations from the General Assembly of the State of Georgia or the Congress of the United States of America) no longer exist or in the event the sum of all obligations of the Department incurred under this and all other contracts entered into for this program exceeds the balance of such contract sources, then this Contract shall immediately terminate without further obligation of the Department as of that moment. The certification by the Commissioner of the Department of the occurrence of either of the events stated above shall be conclusive.

B. DUE TO DEFAULT OR FOR CAUSE: This Contract may be terminated for cause, in whole or in part, or pursuant to section D at any time by the Department for failure of the Contractor to perform any of the provisions hereof, failure to meet performance standards, required service levels, or violation of state or federal law. Should the Department exercise its right to terminate this Contract under the provisions of this paragraph, the termination shall be accomplished in writing and specify the reason and termination date. The Contractor will be required to submit the final contract expenditure report not later than forty-five (45) days after the effective date of written notice of termination. Upon termination of this Contract, the Contractor shall not incur any new obligations after the effective date of the termination and shall cancel as many outstanding obligations as possible. The above remedies are in addition to any other remedies provided by law or the terms of this Contract.

C. FOR CONVENIENCE: This Contract may be cancelled or terminated by either of the parties without cause. This Contract may be terminated by the Contractor for any reason upon sixty (60) days prior written notice to the Department. This Contract may be terminated by the Department for any reason upon thirty (30) days prior written notice to the Contractor.

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D. IMMEDIATE TERMINATION: Notwithstanding any other provision of this Contract, the Department may terminate this Contract if any of the following events occur:

1. Contractor becomes insolvent or liquidation or dissolution or a sale of the Contractor's assets begins.

2. Contractor or any Subcontractor violates or fails to comply with any applicable provision of Federal or State law or regulation.

3. Contractor or any Subcontractor knowingly provides fraudulent, misleading or misrepresentative information to any consumer/customer/client of the Department or to the Department.

4. Contractor has exhibited an inability to meet its financial or services obligations under this Contract.

5. A voluntary or involuntary bankruptcy petition is filed by or against the Contractor under the U.S. Bankruptcy Code or any similar petition under any State insolvency law.

6. An assignment is made by the Contractor for the benefit of creditors.

7. A proceeding for the appointment of a receiver, custodian, trustee, or similar agent is initiated with respect to the Contractor.

8. The Department deems that such termination is necessary if the Contractor or any Subcontractor fails to protect or potentially threatens the health or safety of any consumer/customer/client and/or to prevent or protect against fraud or otherwise protect the State of Georgia's personnel, consumers/customers/clients, facilities, or services.

9. Contractor is debarred or suspended from performing services on any public contracts and/or subject to exclusion from participation in the Medicaid or Medicare programs.

10. Contractor loses or has any license, certification or accreditation sanctioned that is required by this Contract or State and Federal laws.

COOPERATION IN TRANSITION OF SERVICES:

Contractor agrees upon termination of this Contract, in whole or in part, for any reason that it will cooperate as requested by the Department to effectuate the smooth and reasonable transition of the care and services for consumers/customers/clients as directed by the Department. This will include, but not be limited to, the transfer or destruction of consumer/customer/client records, database access codes or passwords and any and all other means necessary to transfer and access electronic data, personal belongings, and funds of all consumers/customers/clients as directed by the Department. Contractor further agrees that should it go out of business and/or cease to operate, all records of consumers/customers/clients served pursuant to this Contract shall be transferred by the Contractor to the Department immediately and shall become the property of the Department. Unless otherwise specified in this Contract, Contractor shall effectuate and accomplish transition at no cost to the Department.

FORCE MAJEURE:

Each party will be excused from performance under this Contract to the extent that it is prevented from performing, in whole or in substantial part, due to delays caused by an act of God, civil disturbance, civil or military authority, war, court order, acts of public enemy, and such nonperformance will not be default under this Contract nor a basis for termination for cause. Nothing in this paragraph shall be deemed to relieve the Contractor from its liability for work performed by any subcontractor. If the services to be provided to the Department are interrupted by a force majeure event, the Department will be entitled to an equitable adjustment to the fees and other payments due under this Contract.

ACCESS TO RECORDS AND INVESTIGATION:

A. The State and Federal government and the Department shall have access to all pertinent books, documents, papers, correspondence, including e-mails, management reports, memoranda, and any other records of the Contractor and Subcontractor (collectively, "records") for the purpose of conducting or reviewing audit examinations, excerpts, and transcripts. Contractor and Subcontractor record retention requirements are seven years from submission of final expenditure report. If any litigation, claim, or audit is started before the expiration of the seven-year period, Contractor shall retain records for seven years after all litigation, claims, or audit findings involving the records have been resolved.

B. The Contractor agrees that the DHS Office of the Inspector General, upon the request of the Commissioner or his designee, has full authority to investigate any allegation of misconduct in performance of duties arising from this Contract made against an employee or agent of the Contractor. The Contractor agrees to cooperate fully in such investigations by providing the Office of the Inspector General full access to its records and by allowing its employees and agents to be interviewed during such investigations.

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C. The Department shall have the right to monitor and inspect the operations of the Contractor and any Subcontractor for compliance with the provisions of this Contract and all applicable Federal and State laws and regulations, with or without notice, at any time during the term of this Contract. The Contractor agrees to cooperate fully with these monitoring and inspection activities. Such monitoring and inspection activities may include, without limitation, on-site health and safety inspections, financial and behavioral health/clinical audits, review of any records developed directly or indirectly as a result of this Contract, review of management systems, policies and procedures, review of services authorization and utilization activities, and review of any other areas, activities or materials relevant to or pertaining to this Contract. The Department will provide the Contractor with a report of any findings and recommendations and may require the Contractor to develop corrective action plans as appropriate. Such corrective action plans may include requiring the Contractor to make changes in service authorization, utilization practices, and/or any activity deemed necessary by the Department.

D. The Contractor agrees to make available at all reasonable times during the period set forth below any of the records of the contracted work for inspection or audit by any authorized representative of DOAS, the Georgia State Auditor or other authorized Federal or State agency. Contractor shall preserve and make available its records for a period of seven years from the date of final payment under this Contract and for such period, if any, as is required by applicable statute, by any other paragraph of the RFP, or this Contract. If the Contract is completely or partially terminated, the records relating to the work terminated shall be preserved and made available for a period of seven years from the date of any resulting final settlement. Records that relate to appeals, litigation, or the settlements of claims arising out of the performance of this Contract, or costs and expenses of any such agreement as to which exception has been taken by the State Auditor, other authorized Federal or State agency, or any of their authorized representatives, shall be retained for a period of seven years by Contractor after such appeals, litigation, claims, or exceptions have been resolved.

COLLECTION OF AUDIT EXCEPTIONS:

The Contractor agrees that the Department may withhold net payments equal to the amount which has been identified by an audit, notwithstanding the fact that such audit exception is made against a prior or current contract or subcontract. The Contractor may also repay the Department for the total exception by certified funds.

DEPARTMENT APPROVAL OF SUBCONTRACTS:

The decision to subcontract for services called for in this contract requires prior approval by the Department. The Department requires that any subcontract for services specified in this contract should be written and a copy made available for review and approval by the Department. The Contractor specifically agrees to be responsible for the performance of any subcontractor or other duties delegated and all provisions of this contract. The Contractor will ensure that the subcontractor abides by all provisions of the contract and regulations applicable to subcontractors. The Contractor agrees to reimburse the Department for any federal or state audit disallowances arising from the subcontractor's performance or non-performance of duties under this contract which are delegated to the subcontractor. All contracts with subcontractors must provide for the Department's access to client records. All subcontractors are subject to the Department's criminal history requirement. All subcontractors must be subject to the same training requirements as Contractors and their employees. The Department reserves the right to require the removal of any subcontractor from work under this contract if their performance, behavior, or background is found to be inconsistent with DFCS policies and all provisions of this contract.

The Contractor shall promptly pursue, at its own expense, appropriate legal and equitable remedies against any Subcontractor who fails to adhere to the Contract requirements. The Contractor's failure to proceed against a Subcontractor will constitute a separate breach by the Contractor in which case the Department may pursue appropriate remedies as a result of such breach.

CONTRACTOR/SUBCONTRACTOR LICENSE REQUIREMENTS:

A. The Contractor agrees to maintain any required city, county and State business licenses and any other special licenses required, prior to and during the performance of this Contract.

B. The Contractor is responsible to ensure that Subcontractors are appropriately licensed.

C. The Contractor agrees to notify the Department in writing within one (1) business day of the loss or sanction of any license, certification, or accreditation required by this Contract, or by State or Federal laws. The Contractor agrees that if it loses or is sanctioned with regard to any license, certification or accreditation required by this Contract or State and Federal laws, that this Contract may be terminated immediately in whole or in part.

AI PERMISSION TO USE:

If Vendor is implementing Artificial Intelligence (AI) within any platform to fulfil the requirements of this contract, Vendor will warrant that DHS data used or generated by the Vendor's platform will remain private, that DHS data will not be used in undisclosed ways or without DHS permission, that DHS' access control and enterprise policies are maintained, that Vendor does not share DHS data with third parties without DHS' written permission and that Vendor will not use DHS data or information to train foundation models

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without DHS' written permission. The Parties further agree that all generative AI with large language models will have no contact with this data without express permission from DHS.

CONSULTANT/STUDY CONTRACT:

A. The Contractor agrees not to release any information, findings, research, reports, recommendations, or other material developed or utilized during or as a result of this Contract until after the information has been provided to the Department, appropriately presented to the Board of Human Services, and made a matter of public record.

B. The Contractor further agrees that any research, study, review, or analysis of the consumers/customers/clients served under this Contract by any outside individual or organization must be conducted in conformance with 45 CFR part 46, Protection of Human Subjects.

INDEMNIFICATION:

"Contractor acknowledges that this indemnification provision covers acts by persons who are jointly employed by the State and the Contractor and acts by persons who would otherwise be protected by the Georgia Tort Claims Act or the State's sovereign immunity." Contractor hereby waives, releases, relinquishes, discharges and agrees to indemnify, protect and save harmless the State of Georgia (including the State Tort Claims Trust Fund), DHS, DOAS, their officers and employees (collectively "Indemnitees") of and from any and all claims, demands, liabilities, losses, costs, or expenses for any loss or damage for bodily injury (including but not limited to death, personal injury, property, damage, attorneys' fees caused by, growing out of, or otherwise happening in connection with this Contract due to any act or omission on the part of the Contractor, its agents, employees, Subcontractors, or others working at the direction of the Contractor or on the Contractor's behalf; or due to any breach of this contract by Contractor (collectively, the "Indemnity Claims") regardless of whether the Contractor, its agents, employees, subcontractors, or others working at the direction of the Contractor or on the Contractor's behalf are deemed state officers or employees under the Georgia Tort Claims Act or otherwise, Contractor agrees to indemnify the Department for the acts or omissions of those employees or agents, even if such indemnity is considered to have resulted from the fault or negligence of the Indemnitees.

This indemnification extends to the successors and assigns of the Contractor, and this indemnification and release survives the termination of this Contract and the dissolution or to the extent allowed by law, the bankruptcy of the Contractor.

If and to the extent such damage or loss as coverage by this indemnification is covered by the State Tort Claims Fund or any other self-insurance funds maintained by the Department of Administrative Services (collectively, the "Funds"), the Contractor agrees to reimburse the Funds for such funds paid out of the Funds. To the full extent permitted by the Constitution and the laws of the State of Georgia and the terms of the Funds, the Contractor and its insurers waive any right of subrogation against the State of Georgia, the Indemnitees, and the Funds and Insurers participating thereunder, to the full extent of this indemnification.

Contractor shall, at its expense, be entitled to and shall have the duty to participate in the defense of any suit against the Indemnitees. No settlement or compromise of any claim, loss or damage asserted against Indemnitees shall be binding upon Indemnitees unless expressly approved by the Indemnitees.

PUBLICITY:

Contractors must ensure that any publicity given to the program or services provided herein identifies the Department as a sponsoring agency. Publicity materials include, but are not limited to, signs, notices, information pamphlets, press releases, brochures, radio or television announcements, or similar information prepared by or for the Contractor. Prior written approval for the materials must be received from the Department's managing programmatic division/office. All media and public information materials must also be approved by the Department's Office of Communication. In addition, the Contractor shall not display the Department's name or logo in any manner, including, but not limited to, display on Contractor's letterhead or physical plant, without the prior written authorization of the Department.

INSURANCE:

The following requirements shall be adhered to by Contractors throughout the duration of the contract, and as may otherwise be specified herein. Contractors shall procure and maintain insurance that shall protect the Contractor and the Department from any claims for bodily injury, property damage, or personal injury that may arise out of operations under the contract. Contractor shall procure the insurance policies at its own expense and shall furnish and be on file with the Department an insurance certificate of the coverage required in this section listing the Department as certificate holder. The insurance policy shall also name the Department as an additional insured. In addition, the insurance certificate must provide the name and address of the insured, name, address, telephone number and signature of the authorized agent; name of the insurance company (Licensed to operate in Georgia); and a description of the coverage in detailed standard terminology; and an acknowledgement that notice of cancellation is required to be given to the Department. Contractor is required to obtain and maintain the following types of insurance coverage for the duration of the contract:

A. Workers Compensation Insurance (Occurrence) in the amounts of the statutory limits established by the General Assembly of the State of Georgia in Title 34, Chapter 9 of the O.C.G.A. (A self-insurer must submit a certificate from the Georgia Board

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of Workers Compensation stating that Contractor qualifies to pay its own workers compensation claims). Contractor shall require all Subcontractors that are required by statute to hold workers compensation insurance and that occupy the premises or perform work under this Contract to obtain an insurance certificate showing proof of Workers Compensation Coverage.

B. Commercial General Liability Policy (Occurrence) to include contractual liability. $1 million per occurrence/$3 million dollar aggregate policy limits.

C. Business Auto Policy (Occurrence) to include but not be limited to liability coverage on any owned, non-owned and hired vehicle used by Contractor or Contractor's personnel in the performance of this Contract. $1 million per occurrence/$3 million dollar aggregate policy limits.

D. Malpractice/Professional Liability Policy (Claims Based) with EDP, Errors and Omissions Coverage. $1 million per occurrence/$3 million aggregate policy limits.

E. Commercial Umbrella Policy (Occurrence). An umbrella policy may cover the aggregate policy limits required herein. There must be no gap between the $1 million and $3 million dollar policy limits and the umbrella policy must follow the form of the underlying $1 million primary policy.

The Contractor's policy containing coverage amounts with higher limits than stated above will satisfy the requirements of this paragraph.

The foregoing policies shall contain a provision that coverage afforded under the policies will not be canceled, or not renewed or allowed to lapse for any reason until at least ten (10) days prior written notice has been given to the Department. Certificates of Insurance showing such coverage to be in force shall be filed with the Department prior to commencement of any work under this Contract. The foregoing policies shall be obtained from insurance companies licensed to do business in Georgia and shall be with companies acceptable to the Department. All such coverage shall remain in full force and effect during the initial term of the Contract and any renewal or extension thereof. At all times, coverage shall be within limits acceptable to the Department.

DRUG-FREE WORKPLACE:

A. If Contractor is an individual, he or she hereby certifies that he or she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of this Contract.

B. If Contractor is an entity other than an individual, it hereby certifies that it will comply with the Drug-Free Workplace Act of 1988 (Public Law 100-690, Title V, Subtitle D; 41 U.S.C. 701 et seq.) and that:

1. A drug-free workplace will be provided for the Contractor's employees during the performance of this Contract; and

2. It will secure from any Subcontractor hired to work in a drug-free workplace the following written certification: "As part of the subcontracting agreement with (Contractor's Name), (Subcontractor's Name), certifies to the Contractor that a drug-free workplace will be provided for the Subcontractor's employees during the performance of this Contract pursuant to paragraph 7 of subsection B of O.C.G.A. § 50-24-3".

C. Contractor may be suspended, terminated, or debarred if it is determined that:

1. The Contractor has made a false certification; or

2. The Contractor has violated such certification by failure to carry out the requirements of O.C.G.A. § 50-24-3 as applicable to entities or O.C.G.A. § 50-24-4 as applicable to individuals.

PARTIES BOUND:

This Contract shall be binding on and beneficial to the parties to this Contract and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

COOPERATION WITH OTHER CONTRACTORS:

In the event that the Department has entered into or enters into agreements with other Contractors for additional work related to the services rendered hereunder, the Contractor agrees to cooperate fully with such other Contractors. The Contractor shall not commit any act that will interfere with the performance of work by any other Contractor.

CONTRACTOR ACCOUNTING REQUIREMENTS:

Contractor agrees to maintain books, records, documents, and other evidence pertaining to the costs and expenses of this Contract (collectively the "records") to the extent and in such detail as will properly reflect all payments received under this Contract.

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Contractor's accounting procedures and practices shall conform to Generally Accepted Accounting Principles (GAAP)/Governmental Accounting Standards Board (GASB) and the costs properly applicable to the Contract shall be readily ascertainable there from.

TIME IS OF THE ESSENCE:

The Parties hereby agree that time is of the essence as it relates to the following:

A. Any dates set forth in this Contract or any annex(es) attached hereto;

B. The execution and completion of the services/deliverables as stated in the Scope of Services attached hereto and incorporated herein.

SEVERABILITY:

Any section, subsection, paragraph, term, condition, provision or other part (hereinafter collectively referred to as "part") of this Contract that is judged, held, found, or declared to be voidable, void, invalid, illegal or otherwise not fully enforceable shall not affect any other part of this Contract, and the remainder of this Contract shall continue to be of full force and effect. Any agreement of the parties to amend, modify, eliminate, or otherwise change any part of this Contract shall not affect any other part of this Contract, and the remainder of this Contract shall continue to be of full force and effect.

FEDERAL AND DEPARTMENTAL PROHIBITIONS AND REQUIREMENTS RELATED TO LOBBYING:

A. Pursuant to 31 U.S.C. § 1352, Limitation on use of appropriated funds to influence certain Federal contracting and financial transactions, § 319 of Public Law 101-121, the Contractor agrees that:

1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the Contractor, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. As a condition of receipt of any Federal contract, grant, loan, or cooperative agreement exceeding $100,000, the Contractor shall file with the Department a signed "Certification Regarding Lobbying," attached hereto as an Annex.

3. If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions, copies of which may be obtained from the Department.

4. A disclosure form will be filed at the end of each calendar quarter in which there occurs any event that requires disclosure or that materially affects the accuracy of the information contained in any disclosure form previously filed by Contractor under subparagraphs (b) or (c) of this paragraph. An event that materially affects the accuracy of the information reported includes:

   a. A cumulative increase of $25,000 or more in the amount paid or expected to be paid for influencing or attempting to influence a covered Federal action; or
   b. A change in the person(s) or individual(s) influencing or attempting to influence a covered Federal action; or
   c. A change in the officer(s), employee(s), or member(s) contacted to influence or attempt to influence a covered Federal action.

B. Contractor further agrees that in accordance with the Federal appropriations act:

1. No part of any Federal funds contained in this Contract shall be used, other than for normal and recognized executive-legislative relationships, for publicity or propaganda purposes, for the preparation, distribution or use of any kit, pamphlet, booklet, publication, radio, television, or video presentation designed to support or defeat legislation pending before the Congress or any State legislature, except in presentation to the Congress or any State legislature itself.

2. No part of any Federal funds contained in this Contract shall be used to pay the salary or expenses of any grant or contract recipient, or agent acting for such recipient, related to any activity designed to influence legislation or appropriations pending before the Congress or any State legislature.

C. Contractor further agrees that no part of State funds contained in this Contract shall be used for the preparation, distribution or use of any kit, pamphlet, booklet, publication, radio, television, Internet, or video presentation designed to support or defeat

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legislation pending before the General Assembly or any committee thereof, or the approval or veto of legislation by the Governor or for any other related purposes.

D. Penalties:

1. Any Contractor who makes a prohibited expenditure or who fails to file or amend the disclosure form, as required, shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such expenditure.

2. An imposition of a civil penalty under this section does not prevent the United States from seeking any other remedy that may apply to the same conduct that is the basis for the imposition of such civil penalty.

3. The Contractor shall require that the prohibitions and requirements of this paragraph be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

CRIMINAL HISTORY INVESTIGATIONS:

A. The Contractor agrees that, for the filling of positions or classes of positions having direct care/treatment/custodial responsibilities for services rendered under this Contract, applicants selected for such positions shall undergo a criminal history investigation which shall include a fingerprint record check pursuant to the provisions of § 49-2-14 of the Official Code of Georgia, Annotated (O.C.G.A.). New staff/sub-contractors must have a successful criminal history fingerprint background check prior to service provision. Existing staff must have a successful criminal history fingerprint background check every five (5) years from the initial criminal background check. Fingerprint record checks shall be submitted via Live Scan electronic fingerprint technology. Contractor must register with the Georgia Applicant Processing Services (GAPS) at https://ga.state.identogo.com/ and follow the instructions provided at that website.

B. Pursuant to O.C.G.A § 49-2-14, after receiving and reviewing the criminal history report generated through the Idemia-GAPS process, the Department will advise the Contractor if the applicant is eligible or not eligible to provide services to the Department. Said advisement will be accomplished through a fitness determination letter issued by the Department's Office of Inspector General Background Investigations Unit (OIG BIU) within fifteen (15) days of receiving the criminal history record. Circumstances may extend said fifteen (15) days if OIG BIU determines that the applicant's criminal history record needs further review. If it is determined that the applicant is not eligible to provide services to the Department, said applicant will not be eligible to provide services to the Department under any circumstances.

C. The Contractor further agrees to complete a criminal history report including fingerprint record checks of all Foster Parents, residential and group home staff from the National Crime Information Center (NCIC) and the Georgia Crime Information Center (GCIC). The Contractor must obtain satisfactory results of criminal history report before the placement of a child. If the Contractor's Foster Parent fails to successfully pass the criminal history check, such individual will not be qualified to perform any services under this contract. Further, Contractor agrees that if a child is placed in a foster home with Foster Parents for whom the Contractor has not received a satisfactory criminal history report, the Contractor will repay all amounts paid to the Contractor for the Room, Board and Watchful Oversight of the child during any such period when the Contractor had not received a satisfactory criminal history report for the foster parents and the Department may, in its discretion, withhold payments owed to the Contractor under this or any other Contract to recoup the amount paid to the Contractor during such period.

D. Any adult (age 18 and over) residing permanently or temporarily in the home and having access to children must inform the approving agency of any criminal indictments or convictions. A criminal history check including GCIC and NCIC finger printing must be performed, and the outcomes documented. Repeat criminal history check, including fingerprinting, is required at least every (5) years at the time of the Annual Re-evaluation for all current foster parents and adults (age 18 and over) residing in the home.

E. Provisions of this paragraph of the Contract shall not apply to persons employed in day-care centers, group day-care homes, family day-care homes, or childcare learning centers which are required to be licensed, registered, or commissioned by the Department or by the Georgia Department of Early Care and Learning, or to personal care homes required to be licensed, permitted, or registered by the Department of Community Health.

AIDS POLICY:

A. Contractor agrees, as a condition to provision of services to the Department's consumers/customers/clients/patients, not to discriminate against any consumer/customer/client/patient who may have AIDS or be infected with Human Immunodeficiency Virus (HIV). The Contractor is encouraged to provide or cause to be provided appropriate AIDS training to its employees and to seek AIDS technical advice and assistance from the appropriate division or office of the Department, as the Contractor deems necessary. The Contractor further agrees to refer those consumers/customers/clients/patients requesting additional AIDS related services or information to the appropriate county health department.

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B. Notwithstanding subparagraph A above, if the Contractor is a county board of health it agrees to comply with the Needlestick Safety and Prevention Act, Pub. L. 106-430, 114 Stat. 1901, and 29 CFR § 1910.1030. The board further agrees that in the implementation of the Department's programs it will follow those standard operation procedures developed and identified by the appropriate program division of the Department as applicable to the specific programs and as provided to the board by the program division.

C. Notwithstanding subparagraph A above, if the Contractor is a county board of health it agrees to comply with the Needlestick Safety and Prevention Act 29 CFR 1910.10307. The board further agrees that in the implementation of the Department's programs it will follow those standard operation procedures developed and identified by the appropriate program division of the Department as applicable to the specific programs and as provided to the board by the program division.

DEBARMENT:

In accordance with Executive Order 12549, Debarment and Suspension, as implemented at 2 CFR Part 180, 2 CFR Part 376, and 45 CFR § 75.213, Contractor certifies by signing the Annex titled Certification Regarding Debarment, Suspension, Ineligibility And Voluntary Exclusion Lower Tier Covered Transaction that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Contract by any Federal department or agency. Contractor further agrees that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion -- Lower Tier Covered Transaction," without modification, in all lower tier transactions and in all solicitations for lower tier covered transactions.

NON-SMOKING POLICY FOR CHILDREN'S SERVICES:

The Contractor agrees to comply with the Pro-Children Act of 1994, Public Law 103-227 (codified at 20 U.S.C. §§ 6081-6084), which requires that smoking not be permitted in any portion of any indoor facility owned or leased or contracted for by the Contractor and used routinely or regularly for the provision of health care, day care, early childhood development services, education or library services to children under the age of 18. Failure to comply with the provisions of the law may result in the imposition of a civil monetary penalty up to $1,000 for each violation and/or the imposition of an administrative compliance order on the Contractor.

ASSIGNMENT AND MERGER:

Contractor shall not assign or transfer any interest in this Contract without the prior written consent of DHS. In case of a merger between Contractor and another entity, Contractor must notify DHS immediately. DHS shall have the right to request that the resulting entity provide sufficient proof of its ability to fulfill and be bound by the terms of the contract and its willingness to do so. DHS in its sole discretion shall have the right to continue the contract with the resulting entity or terminate the contract. If DHS elects to continue the contract, the contract will be amended to reflect the same. No modification of this Contract shall be binding upon the Parties, unless consented to in writing, and signed by both Parties.

FUNDING:

Notwithstanding any other provision of this Contract, the parties hereto acknowledge that the Department, as an agency of the State of Georgia, is prohibited from pledging the state's credit. In the event that the source of payment for the total obligation no longer exists or is insufficient with respect to the Deliverables, this Contract shall terminate without further obligation of the Department as of that moment. The Department shall remain obligated to pay for Services performed and accepted by the Department prior to such termination. The determination of the Department of the events stated above shall be conclusive.

SECTION II TERMS AND CONDITIONS SECTION II

DEPARTMENT AND CONTRACTOR AGREEMENTS:

The Department has a need for and desires the services/deliverables described in the Scope of Services. The Contractor has represented to the Department its willingness and ability to provide the services/deliverables identified in the Scope of Services. The Contractor agrees to provide the services identified in the Scope of Services.

SECTION III CONTRACT PAYMENT PROVISIONS SECTION III

The Department will make payments to the Contractor within thirty (30) days of receipt of the required documentation that has been approved by the Department. The following selected terms and conditions apply and may include additional provisions that are set forth in the Annex titled Payment Provisions:

DEPARTMENT PAYMENT TO CONTRACTOR:

The Department will pay the Contractor according to the Rate Schedule attached Annex titled Payment Provisions after receipt of specified documentation and approval by the Department.

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INVOICE SUBMISSION:

The Contractor agrees to submit an invoice monthly no later than the 10th calendar day following the end of each month in accordance with the Fixed-Rate Schedule. Any invoice submitted more than ten (10) days following the contract termination date will not be paid by the Department. The invoice form to be used is attached to this Contract in the Annex titled Payment Provisions.

PROGRAMMATIC/PERFORMANCE AND OTHER REPORTS:

The following selected terms and conditions apply and may include additional provisions that are set forth in the Annex titled Reporting Requirements:

The Contractor agrees to submit a quarterly programmatic/performance statistical report not later than the 15th calendar day after the end of each quarter. The report form to be used is attached to this Contract in the Annex titled Reporting Requirements.

SECTION IV COMPLIANCE WITH SPECIFIC STATE AND FEDERAL LAWS, RULES, REGULATIONS AND STANDARDS SECTION IV

STATE AND FEDERAL LAWS, RULES, REGULATIONS AND STANDARDS:

Contractor agrees that all work done as part of this contract will comply fully with all administrative and other requirements established by applicable federal and state laws, rules and regulations, and assumes responsibility for full compliance with all such laws, rules and regulations and agrees to fully reimburse the Department for any loss of funds or resources resulting from non-compliance by the Contractor, its staff, agents, or subcontractor as revealed in any subsequent audits regardless of whether such Contractor, staff, agents, or subcontractors are deemed state officers or employees under the Georgia Tort Claims Act or otherwise. Contractor understands that the following items specifically apply in this contract but do not exclude any other applicable federal or state laws or requirements.

A. The applicable provision concerning Contractor's compliance with the Health Insurance Portability and Accountability Act (HIPAA) is indicated below:

It is understood and agreed that the Department is a "covered entity" as defined by HIPAA of 1996 and the Federal "Standards for Privacy of Individually Identifiable Health Information" promulgated thereunder at 45 CFR Parts 160 and 164. Further, it is agreed that as a business associate of the Department that its use or disclosure of any person's protected health information received from or on behalf of the Department will be governed by the Business Associate Agreement, attached hereto as an Annex, which the Contractor agrees to by signing this Contract and otherwise executing the Business Associate Agreement. Such Business Associate Agreement is executed and is effective simultaneously with this Contract/amendment. However, the Business Associate Agreement will survive this Contract/amendment pursuant to paragraph 10B of the Business Associate Agreement.

B. COMPLIANCE WITH SECURITY MANAGEMENT PROCESS: The Contractor agrees to provide to the DHS Office of Information Technology (OIT) a secure network connection allowing electronic access to all Contractor's facilities that receive, transmit, store or process DHS electronic data. Contractor agrees to provide such connection within five (5) business days of a request from DHS OIT in order for DHS to conduct ongoing risk analysis, risk management and information system activity reviews with regard to security of DHS's electronic data, as defined in the HIPAA Security Rule, 45 CFR § 164.308 (a)(1).

C. 45 CFR Part 75; as used in this Contract, the word Contractor is synonymous with the word Sub grantee as used in this Code of Federal Regulations.

D. COMPLIANCE WITH EXECUTIVE ORDERS CONCERNING ETHICS AND LOBBYIST REGISTRATION: The Contractor agrees to comply in all applicable respects with the Governor's Executive Orders concerning ethics matters, including, but not limited to Executive Order dated January 10, 2011 (Establishing a Code of Ethics for Executive Branch Officers and Employees, including provisions governing former officers and employees) and Executive Order dated October 1, 2003 (Providing for the Registration and Disclosure of Lobbyists Employed or Retained by Vendors to State Agencies). In this regard, the Contractor certifies that any lobbyist engaged to provide services has both registered and made the disclosures required by the Executive Orders.

E. Fair Labor Standards Act of 1938, as amended.

F. When Federal funds are included in the Contract, Contractor/Subrecipient shall adhere to the Procurement Standards as set forth in 2 CFR § 200.318 through § 200.331.

G. COMPLIANCE WITH FEDERAL AND STATE IMMIGRATION LAWS: Contractor agrees that Contractor complies with O.C.G.A. § 13-10-90 *et seq*. regarding security and immigration compliance, and that Contractor has registered with, is authorized to use, uses, and will continue to use the Federal work authorization program. Contractor also agrees that throughout the performance of this Contract, including renewal options, if any, exercised by the Department, Contractor will remain in full compliance with all Federal and State immigration laws, including but not limited to O.C.G.A. §13-10-91.

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Contractor certifies by signing and providing the sworn affidavit in the Annex titled Security and Immigration Affidavits that Contractor will comply with O.C.G.A. §. 13-10-90 *et seq*. and will certify the same upon the exercise of each renewal option, if any, by the Department. Furthermore, Contractor agrees to include the provisions contained in the foregoing paragraph in each subcontract and sub-subcontract for services hereunder, require and obtain a sworn affidavit in the applicable format set forth in the Annex titled Security and Immigration Affidavits at the initiation of and throughout the Contract period, and retain the affidavit(s) in accordance with the record retention requirements of this Contract.

H. CONTRACTOR EMPLOYEE WHISTLEBLOWER RIGHTS AND REQUIREMENT TO INFORM EMPLOYEES OF WHISTLEBLOWER RIGHTS: (a) This Contract and employees working on this Contract will be subject to the whistleblower rights and remedies in the pilot program on Contractor employee whistleblower protections established at 41 U.S.C. 4712 by § 828 of the National Defense Authorization Act for Fiscal Year 2013 Pub. L. 112-239 and FAR 3.908 (b) The Contractor shall inform its employees in writing, in the predominant language of the workforce, of employee whistleblower rights and protections under 41 U.S.C. 4712, as described in § 3.908 of the Federal Acquisition Regulation. (c) The Contractor shall insert the substance of this clause, including this paragraph (c), in all subcontracts over the simplified acquisition threshold.

I. **CFDA AUTHORIZATION AND NUMBER:** Social Security Act, Title IV, Part A, Section N/A, 42 US Code 601 et seq. **(CFDA # 93.558)**.

J. Contractor certifies that Contractor is not currently engaged in and agrees for the duration of this Contract not to engage in, a boycott of Israel, as defined in O.C.G.A. 50-5-85.

AUDITS AND FINANCIAL REPORTING REQUIREMENTS:

Contractors that expend $1,000,000 or more in **Federal funds** during their accounting year agree to have a **single entity-wide audit** conducted for that year in accordance with the provisions of the 2 CFR Part 200, Subpart F, entitled Audit Requirements.

Contractors expending more than $100,000 in **State funds** during their accounting year agree to have an **entity-wide audit** conducted for that year in accordance with Generally Accepted Auditing Standards issued by the American Institute of Certified Public Accountants to DHS and the Department of Audits & Accounts (DOAA).

Contractors expending at least $25,000 but less than $100,000 in **Federal/State funds** during their accounting year agree to prepare **unaudited entity-wide financial statements** for that year. Assertions concerning the basis of financial statement preparation must be made by the president or other corporate official.

For additional information regarding external entities audit standards and sanctions, see the Department of Human Services (DHS) Policy and Manual Management System (PAMMS) POL 1902 - External Entities Audit Standards and Sanctions.

Contractor further agrees to email a copy of the required audit or financial statements within one hundred eighty (180) days after the close of the Contractor's accounting year to the:

Director, Internal Audits
DHS Office of the Inspector General
dhs.financialreviews@dhs.ga.gov

CRITICAL INCIDENT REPORTING ("CIR"):

Contractor has the responsibility for ensuring the health and safety of Departmental clients/consumers/customers served under this Contract is not placed in any jeopardy. Therefore, the Contractor shall have an effective response system when critical incidents occur. This responsibility includes, but is not limited to, any and all Subcontractors employed by the Contractor to provide services pursuant to this Contract.

A. In the case of an emergency, Contractor shall call the appropriate local emergency medical services, police, or fire services (i.e., 9-1-1).

B. Contractor shall have a formal written critical incident reporting procedure that is approved by the licensing or certification authority, if applicable, and by the Department.

C. Contractor is responsible for taking necessary actions to protect Departmental clients from any possibility of harm. In doing this, Contractor should preserve possible evidence for an investigation if one is to be conducted.

D. Contractor must notify the appropriate Departmental staff of the critical incident and results of any immediate action taken. Contractor is expected to notify local law enforcement authorities in any situation where there is a potential violation of criminal law.

E. The Department will determine whether the Contractor's actions were appropriate and sufficient, and/or whether additional corrective actions are warranted. In investigating a Critical Incident, the Department will determine:

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1. Whether or not client's health, safety and welfare are adequately protected;
2. That the response to the situation and event was reasonable and appropriate;
3. That the Contractor's procedures and system for responding to such incidents were adequate; and that relevant steps to prevent similar incidents were taken;
4. That Contractor and/or its staff or Subcontractors involved in the incident appear to be adequately trained or that additional training needed is to be provided pursuant to the Critical Incident Report.

F. Contractor agrees to cooperate with the Department in its investigation of all Critical Incidents and implement all corrective actions necessary to ensure the safety and well-being of the individuals served under this Contract.

G. Each Contractor shall post a "Notice Concerning Critical Incident Reporting." The signage shall be produced by the Contractor and shall conform in content to the attached Annex titled Department of Human Services Notice Concerning Critical Incident Reporting. The Notice must be posted in a conspicuous, common area accessible to clients/consumers/customers, and the general public.

H. All other required reporting procedures (i.e., child abuse reporting, etc.) and the timelines of other required reports will remain in force and are not replaced or superseded by the CIR process.

I. Contractor shall not use or disclose any information received during the investigation of a critical incident for any purpose not connected with the administration of Contractor's or the Department's responsibilities under this Contract, except with the informed, written consent of the client or the client's legal guardian, as required by law.

SECTION TITLES NOT CONTROLLING:

The section titles used in this Contract are for reference purposes only and shall not be deemed a part of this Contract.

SECTION V CONTRACT ANNEX INCLUSION **SECTION V**

This Contract includes annexes as listed below, which are hereto attached:

Annex	A	Business Associate Agreement
Annex	B	Certification Regarding Lobbying
Annex	C	Debarment Certification
Annex	D	Notice Concerning Critical Incident
Annex	E	Payment Provisions
Annex	F	Reporting requirements
Annex	G	Security and Immigration Compliance Affidavit

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SIGNATURES TO CONTRACT BETWEEN THE DEPARTMENT OF HUMAN SERVICES

AND

Hall County Board of Commissioners

CONTRACTS WITH COUNTIES

IN WITNESS WHEREOF, the parties have each hereunto affixed their signatures on the dates indicated.

I, the undersigned Commissioner of _____ County, certify that this Contract is entered in Book No. _____,

Page No. _____, of the official minutes of the Commission of _____ County.

CONTRACTOR EXECUTION:
Hall County Board of Commissioners
Name of Contractor

_____
Signature

_____
Typed name of individual signing

Chairman, Commission of _____ County

_____
Date Signed by Contractor

DEPARTMENTAL EXECUTION:
Department of Human Services

_____
Chief of Staff

_____
Date Signed by the Department

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ANNEX A

BUSINESS ASSOCIATE AGREEMENT

This Business Associate Agreement (hereinafter referred to as "Agreement") is made and entered into by and between the Georgia Department of Human Services (hereinafter referred to as "DHS") and Hall County Board of Commissioners (hereinafter referred to as "Contractor") as an attachment to 42700-040C-27-004462 between DHS and Contractor (hereinafter referred to as "Contract"). The effective date of this Agreement shall be the date the Contract referenced above is executed by Contractor.

WHEREAS, DHS is required by the Health Insurance Portability and Accountability Act of 1996, Public Law 104-191 ("HIPAA"), to enter into a Business Associate Agreement with certain entities that provide functions, activities, or services involving the use of Protected Health Information ("PHI") , as defined by HIPAA;

WHEREAS, Contractor, under the Contract provides functions, activities, or services involving the use of Protected Health Information, as defined by HIPAA, and individually identifiable information protected by other state and federal law;

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DHS and Contractor (each individually a "Party" and collectively the "Parties") hereby agree as follows:

1. Terms used but not otherwise defined in this Agreement shall have the same meaning as those terms have in HIPAA and in Title XIII of the American Recovery and Reinvestment Act of 2009 (the Health Information Technology for Economic and Clinical Health Act, or "HITECH"), and in the implementing regulations of HIPAA and HITECH. Implementing regulations are published as the Standards for Privacy and Security of Individually Identifiable Health Information in 45 C.F.R. Parts 160 and 164. Together, HIPAA, HITECH, and their implementing regulations are referred to in this Agreement as the "Privacy Rule and Security Rule." If the meaning of any defined term is changed by law or regulation, then this Agreement will be automatically modified to conform to such change. The term "NIST Baseline Controls" means the baseline controls set forth in National Institute of Standards and Technology (NIST) SP 800-53 established for "moderate impact" information.

2. Except as limited in this Agreement, Contractor may use or disclose PHI only to the extent necessary to meet its responsibilities as set forth in the Contract provided that such use or disclosure would not violate the Privacy Rule or the Security Rule, if done by DHS. Furthermore, except as otherwise limited in this Agreement, Contractor may:

A. Use PHI for internal quality control and auditing purposes.

B. Use or disclose PHI as required by law.

C. Use and disclose PHI to consult with an attorney for purposes of determining Contractor's legal options with regard to reporting conduct by DHS that Contractor in good faith believes to be unlawful, as permitted by 45 C.F.R. 164.502(j)(1).

3. Contractor warrants that only individuals designated by title or name on Annex A-1 and Annex A -2 will request PHI from DHS or access DHS PHI in order to perform the services of the Contract, and these individuals will only request the minimum necessary amount of information necessary in order to perform the services.

4. Contractor warrants that the individuals listed by title on Annex A -1 require access to PHI in order to perform services under the Contract. Contractor agrees to send updates to Annex A -1whenever necessary. Uses or disclosures of PHI by individuals not described on Annex A -1 are impermissible.

5. Contractor warrants that the individuals listed by name on Annex A -2 require access to a DHS information system in order to perform services under the Contract. Contractor agrees to notify the Project Leader and the Access Control Coordinator named on Annex A -2 immediately, but at least within twenty-four (24) hours, of any change in the need for DHS information system access by any individual listed on Annex A-2. Any failure to report a change within the twenty-four (24) hour time period will be considered a security incident and may be reported to the Privacy Officer, Information Security Officer and the Georgia Technology Authority for proper handling and sanctions.

6. Contractor agrees that it is a Business Associate to DHS as a result of the Contract, and warrants to DHS that it complies with the Privacy Rule and Security Rule requirements that apply to Business Associates and will continue to comply with these requirements. Contractor further warrants to DHS that it maintains and follows written policies and procedures to achieve and maintain compliance with the HIPAA Privacy and Security Rules and updates such policies and procedures as necessary in order to comply with the HIPAA Privacy and Security Rules that apply to Business Associates. These policies and procedures shall be provided to DHS upon request.

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7. The Parties agree that a copy of all communications related to compliance with this Agreement will be forwarded to the following Privacy and Security Contacts:

A. At DHS:

Jamila Coleman
DHS Privacy Officer
Georgia Department of Human Services
Office of General Counsel
47 Trinity Avenue SW
Atlanta, GA 30334
404.304.1744
privacy@dhs.ga.gov

Shirlan C. Johnson, CISSP
Chief Information Security Officer
Office of Information Technology
404.655.8371
shirlan.johnson@dhs.ga.gov

B. At Contractor:

Heather Herrington
Director
770-536-3837
heather.herrington@nejcga.gov

8. Contractor agrees that it will:

A. Not request, create, receive, use or disclose PHI other than as permitted or required by this Agreement, the Contract, or as required by law.

B. Establish, maintain and use appropriate administrative, physical and technical safeguards to prevent use or disclosure of the PHI other than as provided for by this Agreement or the Contract. Such safeguards must include all NIST Baseline Controls, unless DHS has agreed in writing that the control is not appropriate or applicable.

C. Implement and use administrative, physical and technical safeguards that reasonably and appropriately protect the confidentiality, integrity and availability of the electronic protected health information that it creates, receives, maintains, or transmits on behalf of DHS. Such safeguards must include all NIST Baseline Controls, unless DHS has agreed in writing that the control is not appropriate or applicable.

D. In addition to the safeguards described above, include access controls that restrict access to PHI to the individuals listed on Annex A-1 and Annex A-2, as amended from time to time, and shall implement encryption of all electronic PHI during transmission and at rest.

E. Upon DHS' reasonable request, but no more frequently than annually, obtain an independent assessment of Contractor's implementation of the NIST Baseline Controls and the additional safeguards required by this Agreement with respect to DHS PHI, provide the results of such assessments to DHS, and ensure that corrective actions identified during the independent assessment are implemented.

F. Mitigate, to the extent practicable, any harmful effect that may be known to Contractor from a use or disclosure of PHI by Contractor in violation of the requirements of this Agreement, the Contract or applicable regulations. Contractor shall bear the costs of mitigation, which shall include the reasonable costs of credit monitoring or credit restoration when the use or disclosure results in exposure of information commonly used in identity theft.

G. Ensure that its agents or subcontractors to whom it provides PHI are contractually obligated to comply with at least the same obligations that apply to Contractor under this Agreement, and ensure that its agents or subcontractors comply with the conditions, restrictions, prohibitions and other limitations regarding the request for, creation, receipt, use or disclosure of PHI, that are applicable to Contractor under this Agreement and the Contract.

H. Except for "Non-Reportable Incidents," report to DHS any use or disclosure of PHI that is not provided for by this Agreement or the Contract of which it becomes aware. Non-Reportable Incidents are limited to the following:

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i. the unintentional acquisition, access, or use of PHI by a workforce member of Contractor acting under the authority of Contractor, so long as the PHI is not further acquired, accessed, used or disclosed in an impermissible manner; and

ii. the inadvertent disclosure of PHI from a person designated in Annex A-1 or Annex A-2 as authorized to access DHS PHI to a workforce member of Contractor who is not designated in Annex A-1 or Annex A-2, but is authorized to access other Protected Health Information maintained by Contractor, so long as the information is not further acquired, accessed, used or disclosed in an impermissible manner.

I. Make an initial report to DHS in writing in such form as DHS may require within three (3) business days after Contractor (or any subcontractor) becomes aware of the unauthorized use or disclosure. This report will require Contractor to identify the following:

i. The nature of the impermissible use or disclosure (the "incident"), which will include a brief description of what happened, including the date it occurred and the date Contractor discovered the incident;

ii. The PHI involved in the impermissible use or disclosure, such as whether the full name, social security number, date of birth, home address, account number or other information were involved;

iii. Who (by title, access permission level and employer) made the impermissible use or disclosure and who received the PHI as a result;

iv. What corrective or investigational action Contractor took or will take to prevent further impermissible uses or disclosures, to mitigate harmful effects, and to prevent against any further incidents;

v. What steps individuals who may have been harmed by the incident might take to protect themselves; and

vi. Whether Contractor believes that the impermissible use or disclosure constitutes a Breach of Unsecured PHI.

Upon request by the DHS Privacy Officer or the DHS Information Security Officer, Contractor agrees to make a complete report to the DHS in writing within two (2) weeks of the initial report that includes a root cause analysis and a proposed corrective action plan. Upon approval of a corrective action plan by the DHS, Contractor agrees to implement the corrective action plan and provide proof of implementation to the DHS within five (5) business days of DHS' request for proof of implementation.

J. Report to the DHS Officer and the DHS Information Security Officer any successful unauthorized access, modification, or destruction of PHI or interference with system operations in Contractor's information systems as soon as practicable but in no event later than three (3) business days of discovery. If such a security incident resulted in a use or disclosure of PHI not permitted by this Agreement, Contractor shall also make a report of the impermissible use or disclosure as described above. Contractor agrees to make a complete report to the DHS in writing within two weeks of the initial report that includes a root cause analysis and, if appropriate, a proposed corrective action plan designed to protect PHI from similar security incidents in the future. Upon DHS' approval of Contractor's corrective action plan, Contractor agrees to implement the corrective action plan and provide proof of implementation to the DHS.

K. Upon DHS' reasonable request and not more frequently than once per quarter, report to the DHS Information Security Officer any (A) attempted (but unsuccessful) unauthorized access, use, disclosure, modification, or destruction of PHI or (B) attempted (but unsuccessful) interference with system operations in Contractor's information systems. Contractor does not need to report trivial incidents that occur on a daily basis, such as scans, "pings," or other routine attempts that do not penetrate computer networks or servers or result in interference with system operations.

L. Cooperate with DHS and provide assistance necessary for DHS to determine whether a Breach of Unsecured PHI has occurred, and whether notification of the Breach is legally required or otherwise appropriate. Contractor agrees to assist DHS in its efforts to comply with the HIPAA Privacy and Security Rules, as amended from time to time. To that end, the Contractor will abide by any requirements mandated by the HIPAA Privacy and Security Rules or any other applicable laws in the course of this Contract. Contractor warrants that it will cooperate with DHS, including cooperation with DHS privacy officials and other compliance officers required by the HIPAA Privacy and Security Rules and all implementing regulations, in the course of performance of this Contract so that both Parties will be in compliance with HIPAA.

M. If DHS determines that a Breach of Unsecured PHI has occurred as a result of Contractor's impermissible use or disclosure of PHI or failure to comply with obligations set forth in this Agreement or in the Privacy or Security Rules, provide all notifications to Individuals, HHS and/or the media, on behalf of DHS, after the notifications are approved by the DHS. Contractor shall provide these notifications in accordance with the security breach notification requirements set forth in 42 U.S.C. §17932 and 45 C.F.R. Parts 160 & 164 subparts A, D & E as of their respective Compliance Dates, and shall pay for the reasonable and actual costs associated with such notifications.

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In the event that DHS determines a Breach has occurred, without unreasonable delay, and in any event no later than thirty (30) calendar days after Discovery, Contractor shall provide the DHS Privacy Officer a list of Individuals and a copy of the template notification letter to be sent to Individuals. Contractor shall begin the notification process only after obtaining DHS' approval of the notification letter.

N. Make any amendment(s) to PHI in a Designated Record Set that DHS directs or agrees to pursuant to 45 CFR 164.526 within five (5) business days after request of DHS. Contractor also agrees to provide DHS with written confirmation of the amendment in such format and within such time as DHS may require.

O. In order to meet the requirements under 45 CFR 164.524, regarding an individual's right of access, within five (5) business days following DHS' request, or as otherwise required by state or federal law or regulation, or by another time as may be agreed upon in writing by the DHS, provide DHS access to the PHI in an individual's Designated Record Set. However, if requested by DHS, Contractor shall provide access to the PHI in a Designated Record Set directly to the individual to whom such information relates.

P. Give the Secretary of the U.S. Department of Health and Human Services (the "Secretary") or the Secretary's designees access to Contractor's books and records and policies, practices or procedures relating to the use and disclosure of PHI for or on behalf of DHS within five (5) business days after the Secretary or the Secretary's designees request such access or otherwise as the Secretary or the Secretary's designees may require. Contractor also agrees to make such information available for review, inspection and copying by the Secretary or the Secretary's designees during normal business hours at the location or locations where such information is maintained or to otherwise provide such information to the Secretary or the Secretary's designees in such form, format or manner as the Secretary or the Secretary's designees may require.

Q. Document all disclosures of PHI and information related to such disclosures as would be required for DHS to respond to a request by an Individual or by the Secretary for an accounting of disclosures of PHI in accordance with 45 C.F.R. § 164.528. By no later than five (5) business days of receipt of a written request from DHS, or as otherwise required by state or federal law or regulation, or by another time as may be agreed upon in writing by the DHS Privacy Officer, Contractor shall provide an accounting of disclosures of PHI regarding an Individual to DHS. If requested by DHS, Contractor shall provide an accounting of disclosures directly to the individual. Contractor shall maintain a record of any accounting made directly to an individual at the individual's request and shall provide such record to the DHS upon request.

R. In addition to any indemnification provisions in the Contract, indemnify the DHS, its officers and employees from any liability resulting from any violation of the HIPAA Privacy and Security Rules or Breach that arises from the conduct or omission of Contractor or its employee(s), agent(s) or subcontractor(s). Such liability will include, but not be limited to, all actual and direct costs and/or losses, civil penalties and reasonable attorneys' fees imposed on DHS.

S. For any requirements in this Agreement that include deadlines, pay performance guarantee payments of $300.00 per calendar day, starting with the day after the deadline and continuing until Contractor complies with the requirement. Contractor shall ensure that its agreements with subcontractors enable Contractor to meet these deadlines.

9. DHS agrees that it will:

A. Notify Contractor of any new limitation in DHS' Notice of Privacy Practices in accordance with the provisions of the Privacy Rule if, and to the extent that, DHS determines in the exercise of its sole discretion that such limitation will affect Contractor's use or disclosure of PHI.

B. Notify Contractor of any change in, or revocation of, authorization by an Individual for DHS to use or disclose PHI to the extent that DHS determines in the exercise of its sole discretion that such change or revocation will affect Contractor's use or disclosure of PHI.

C. Notify Contractor of any restriction regarding its use or disclosure of PHI that DHS has agreed to in accordance with the Privacy Rule if, and to the extent that, DHS determines in the exercise of its sole discretion that such restriction will affect Contractor's use or disclosure of PHI.

D. Prior to agreeing to any changes in or revocation of permission by an Individual, or any restriction, to use or disclose PHI, DHS agrees to contact Contractor to determine feasibility of compliance.

10. The **Term of this Agreement** shall be effective on the Effective Date and shall terminate when all of the PHI provided by DHS to Contractor, or created or received by Contractor on behalf of DHS, is destroyed or returned to DHS, or, if it is infeasible to return or destroy PHI, protections are extended to such information, in accordance with the termination provisions in this section.

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A. Termination for Cause. Upon DHS' knowledge of a material breach of this Agreement by Contractor, DHS shall either:

i. Provide an opportunity for Contractor to cure the breach of Agreement within a reasonable period of time, which shall be within thirty (30) calendar days after receiving written notification of the breach by DHS;

ii. If Contractor fails to cure the breach of Agreement, terminate the Contract upon thirty (30) calendar days' notice; or

iii. If neither termination nor cure is feasible, DHS shall report the breach of Agreement to the Secretary of the Department of Health and Human Services.

B. Effect of Termination.

i. Upon termination of this Agreement, for any reason, DHS and Contractor shall determine whether return of PHI is feasible. If return of the PHI is not feasible, Contractor agrees to continue to extend the protections of this Agreement to the PHI for so long as the Contractor maintains the PHI and shall limit the use and disclosure of the PHI to those purposes that made return or destruction of the PHI infeasible. If at any time it becomes feasible to return or destroy any such PHI maintained pursuant to this paragraph, Contractor must notify DHS and obtain instructions from DHS for either the return or destruction of the PHI.

ii. Contractor agrees that it will limit its further use or disclosure of PHI only to those purposes DHS may, in the exercise of its sole discretion, deem to be in the public interest or necessary for the protection of such PHI, and will take such additional actions as DHS may require for the protection of patient privacy and the safeguarding, security and protection of such PHI.

iii. This Effect of Termination section survives the termination of the Agreement.

11. Interpretation. Any ambiguity in this Agreement shall be resolved to permit DHS to comply with applicable laws, rules and regulations, the HIPAA Privacy Rule, the HIPAA Security Rule and any rules, regulations, requirements, rulings, interpretations, procedures or other actions related thereto that are promulgated, issued or taken by or on behalf of the Secretary; provided that applicable laws, rules and regulations and the laws of the State of Georgia shall supersede the Privacy Rule if, and to the extent that, they impose additional requirements, have requirements that are more stringent than or have been interpreted to provide greater protection of patient privacy or the security or safeguarding of PHI than those of the HIPAA Privacy Rule.

12. No Third-Party Beneficiaries. Nothing express or implied in this Agreement is intended to confer, nor shall anything herein confer, upon any person other than the Parties and the respective successors or assigns of the Parties, any rights, remedies, obligations or liabilities whatsoever.

13. All other terms and conditions contained in the Contract and any amendment thereto, not amended by this Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, Contractor, through its authorized officer and agent, has caused this Agreement to be executed on its behalf as of the date indicated.

Hall County Board of Commissioners

BY: _____ _____
SIGNATURE DATE

_____
PRINTED NAME

_____
TITLE*

* Must be President, Vice President, CEO or Other Officer Authorized to Execute on Behalf of and Bind the Entity to a Contract.

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ANNEX A-1

List of Individuals Permitted to Receive, Use and Disclose DHS PHI

The following Position Titles, as employees and/or representatives of Contractor, need access to DHS Protected Health Information in order for Contractor to perform the services described in the Contract:

- Director

Transfers of PHI must comply with DHS Policy and Procedures.

Approved methods of secure delivery of PHI between Contractor and DHS:

- Secure FTP file transfer (preferred)
- Encrypted email or email sent through “secure tunnel” approved by DHS Information Security Officer
- Email of encrypted document (password must be sent by telephone only)
- Encrypted portable media device and tracked delivery method

Contractor must update this list as needed and provide the updated form to DHS. Use of DHS Protected Health Information by individuals who are not described on this Annex A-1, as amended from time to time, is impermissible and a violation of the Agreement. Contractor must update this Annex A-1 as needed and provide the updated form to DHS.

DHS Project Leader Contact Information:

Monica Scott
Manager
Georgia DHS | Division of Family and Children Services (DFCS)
47 Trinity Avenue S.W., 2nd Floor
Atlanta, GA 30334
404.803.6128
monica.scott@dhs.ga.gov

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ANNEX A-2

Part 1:
Please check beside the correct option. Please select only one option.

_____ Contractor DOES NOT need any user accounts to access DHS Information Systems. Do not complete Part 2 of this form.
__X__ Contractor DOES need user accounts to access DHS Information Systems. Please complete Part 2 of this form.

Part 2:
Please complete the table below if you indicated that Contractor DOES need any user accounts to access DHS Information Systems. Please attach additional pages if needed.

List of Individuals Authorized to Access a DHS Information System Containing PHI

The following individuals, as employees and/or representatives of Contractor, need access to DHS Information Systems containing DHS Protected Health Information in order for Contractor to perform the services described in the Contract:

Full Name	Employer	DHS Information System	Type of Access (Read only? Write?)
Heather Herrington	Hall County Board of Commissioners	ARGO	Read Only

Contractor must notify the Project Leader identified in the Contract immediately, but at least within twenty-four (24) hours, after any individual on this list no longer needs the level of access described. Failure to provide this notification on time is a violation of the Agreement and will be reported as a security incident.

Contractor must update this Annex A-2 as needed and provide the updated form to DHS.

DHS Project Leader Information:

Monica Scott
Manager
Georgia DHS |Division of Family and Children Services (DFCS)
47 Trinity Avenue S.W., 2nd Floor
Atlanta, GA 30334
404.803.6128
monica.scott@dhs.ga.gov

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ANNEX B

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by § 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

_____ _____

Signature of Official Authorized to Sign | Date

_____

Printed Name

_____

Title of Official

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ANNEX C

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION LOWER TIER COVERED TRANSACTION

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Name and Title of Authorized Representative	**Signature**	**Date**

==========

INSTRUCTIONS FOR CERTIFICATION

(1) By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

(2) The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

(3) The prospective lower tier participant shall provide immediate written notice to the person to whom this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

(4) The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.

(5) The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

(6) The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion -- Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

(7) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Non-procurement List (Telephone 202/245-0729).

(8) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

(9) Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

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Brian P. Kemp
Governor

Candice L. Broce
Commissioner

Georgia Department of Human Services
Aging Services | Child Support Services | Family & Children Services

NOTICE CONCERNING CRITICAL INCIDENT REPORTING

Georgia Department of Human Services (DHS) requires that its contractors/service providers make every reasonable effort to ensure the safety of the individuals served through its programs.

To report an incident or situation that you feel may lead to serious injury or death to a DHS client or consumer, please contact the DHS Office of Inspector General at:

Email: DHS.Criticalincidents@dhs.ga.gov

Address: 47 Trinity Avenue S.W., 1st Floor
Atlanta, Georgia 30334

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PAYMENT PROVISIONS

Drug Screen Deliverables Rate Schedule

Drug Screen Deliverables Invoice

Docusign Envelope ID: E4D0D214-66C0-879B-8127-A14B84DE86B4

Entitlement Code	Service Description	Price Per Service
Drug Screening Services Case Type(s): Family Preservation, Family Support, Investigations, Permanency or Adoptions		
521–51a	Drug Screening Services – Hair Follicle	$137.50
521–51b	Drug Screening Services – Urine Analysis	$110.00
521–51c	Drug Screening Services – Oral Swab	$110.00
521–51y	Drug Screening Services – Sweat Patch	$165.00
521–51g	Drug Screening Services – Court Appearance	$38.50/ hr
521–51h	Drug Screening Services – Refusal (Max 4 per month)	$27.50
521–51i	Drug Screening Services – Missed Appt (Max 6 per month)	$27.50
521–51j	Drug Screening Services – Mileage	$0.67/mi
521–51aa	Drug Screening Services Urine – Synthetic Cannabinoids (*Court Ordered Only*)	$165.00
521–51ab	Drug Screening Services Urine – Synthetic Stimulant (*Court Ordered Only*)	$165.00
521–51ac	Drug Screening Services Urine – Karatom (*Court Ordered Only*)	$165.00
521–51AJ	Drug Screening Services: Urine Insta–cup	$30.00
521–51AL	Drug Screening Services: Fingernail Test	$165.00
521–51z	Drug Screening Services – Lab Affidavit	$27.50
521–51ad	Family Treatment Court Drug Screening Collection & Analysis – Hair Follicle	$82.50
521–51ae	Family Treatment Court Drug Screening Collection & Analysis – Urine	$60.50
521–51af	Family Treatment Court Drug Screening Collection & Analysis – Sweat Patch	$60.50

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Drug Screening Services (UAS 521)

FY2027 INVOICE
Revised 2/06/2026

Provider Name		**SHINES Resource ID** *(Located on SA)*	
Street Address		**Invoice #**	
City, State & Zip		**Service Month/Year**	
Phone #	**Email**	**FEI#**	

Bill To: (County DFCS Information)

County Office		**Phn:**	
		Fax:	
Address			

Contractor Signature

I do solemnly swear, under criminal penalty of a felony for false statements subject to punishment by fine of not more than $1000 or by imprisonment of not less than one nor more than five years, that the above statements are true and I have incurred the described expenses below:

Contractor Name: (Please Print)		Date Submitted	
Contractor Signature			
Service Authorization ID(s): (SA's must be attached)			
Case Name and SHINES Case ID Number:			
Date(s) Provider Received Service Authorization(s):			
Date(s) Services Performed:			
Provider Employee(s)/Contractor(s) assigned to case:			

Client Name(s) Services Authorized For (On SA) & Billed For This Month

1		6	
2		7	
3		8	
4		9	
5		10	

Billing Information

(Service Authorization/Referral Form AND Mileage Reimbursement Log must be attached to Invoice)
Documentation includes but is not limited to: case notes, assessments, progress notes, and reports, etc.

Code	Description	Documentation Submitted (Y/N)	Rate	Qty/Hrs	Price
51A	**Drug Screen Services:** Hair Follicle		137.50		0.00
51B	**Drug Screen Services:** Urine Analysis		110.00		0.00
51C	**Drug Screen Services:** Oral Swab		110.00		0.00
51Y	**Drug Screen Services:** Sweat Patch		165.00		0.00

Docusign Envelope ID: E4D0D214-66C0-879B-8127-A14B84DE86B4

Drug Screening Services (UAS 521)				FY2027 INVOICE *Revised 2/06/2026*		
Provider Name		**SHINES Resource ID** *(Located on SA)*				
Street Address				**Invoice #**		
City, State & Zip				**Service Month/Year**		
Phone #		**Email**		**FEI#**		
51AL	**Drug Screen Services:** Fingernail Test		165.00		0.00	
51AA	**Drug Screen Services:** Urine - Synthetic Cannabinoids Stimulants Drug Screening ***(Court ordered only)***		165.00		0.00	
51AB	**Drug Screen Services:** Urine - Synthetic Stimulants Drug Screening ***(Court ordered only)***		165.00		0.00	
51AC	**Drug Screen Services:** Urine – Synthetic Kratom Drug Screening ***(Court ordered only)***		165.00		0.00	
51AJ	**Drug Screen Services:** Urine Insta-cup ***(lab confirmations on positives and emergency use only)***		30.00		0.00	
51Z	**Drug Screen Services:** Lab Affidavit		27.50		0.00	
51G	**Drug Screen Services:** Court Appearance & Testimony - (Drug Screens Only)($38.50/hr, max $360 per day - mileage included)***(Copy of subpoena required)***		38.50		0.00	

Docusign Envelope ID: E4D0D214-66C0-879B-8127-A14B84DE86B4

Drug Screening Services (UAS 521)				FY2027 INVOICE *Revised 2/06/2026*	
Provider Name		**SHINES Resource ID** *(Located on SA)*			
Street Address				**Invoice #**	
City, State & Zip				**Service Month/Year**	
Phone #		**Email**		**FEI#**	
51H	**Drug Screen Services:** Drug Screen Refusal - *List client name/date(s) for each refusal* 1. 2. 3. 4. 5. 6.		27.50		0.00
51I	**Drug Screen Services:** Missed Appointments - *List client name/date for each missed appt* 1. 2. 3. 4. 5. 6.		27.50		0.00
51J	Drug Screen Services: Mileage		0.67		0.00
NOTE: Case Notes are to be submitted via Argo within 72hrs of service provision. By submitting this invoice the provider certifies that all required documentation e.g. case notes/reports for this case have been provided to DFCS before billing. If you selected "N" in the Documentation column the service is deemed incomplete and should not be invoiced.				**Total Due**	**$0.00**

County Contract Liaison (Please Print)			
Signature		Date:	

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ANNEX F

REPORTING REQUIREMENTS

Delivered Services Unit: Drug Screen (DS)

Docusign Envelope ID: E4D0D214-66C0-879B-8127-A14B84DE86B4

Delivered Services Unit: Drug Screen (DS)
Agency Roster
Revision date 12/15/2025

Supplier must provide this Agency Roster disclosing all staff and/or sub-contractors that will provide services or assigned management that will be responsible for the agency that will be providing Drug Screen services.

Contracted Agency Name (insert below ↓)			Date Submitted (insert below ↓)		Type of Collection						Status of employee			FOR DSU USE ONLY	
Please do not leave blank			Please do not leave blank												
Employee/Subcontractor Name & Hire Date	Male (M) or Female (F)	DFCS Hire Date	Supervisor	Position Title/Role (CEO, Supervisor, Collector, etc.)	Hair Follicle (521.51A)	Urine (521.51B)	Oral Swab (521.51C)	Sweat Patch (521.51Y)	Fingernail (521.51AL)	Urine Insta-cup (521.51AJ)	Employee Status	Termination Date	Status with Agency	Quarter of Review	DSU Comments
Eddie Sample	M	7/1/2024	N/A	CEO	X	X	X	X	X	X	DFCS Foster Parent	7/1/2024	Still with Agency	Q2	

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ANNEX G

SECURITY AND IMMIGRATION COMPLIANCE AFFIDAVIT

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

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

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

46833
Federal Work Authorization User Identification Number

07/09/07
Date of Authorization

Hall County Board of Commissioners
Name of Contractor

DFCS Delivered Services
Name of Project

Department of Human Services
Name of Public Employer

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

Executed on January 23, 20 26 in Gainesville (city), GA (state).

Signature of Authorized Officer or Agent

Heather Herrington, Director
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 23rd DAY OF January, 20 26

J. Lane Gilreath
NOTARY PUBLIC
My Commission Expires: 10.25.2026

J. LANE GILREATH
My Commission Expires
NOTARY PUBLIC
October 25, 2026
HALL COUNTY, GEORGIA

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Executive Session

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

REPORT TO: **Voting Meeting (05/28/26)**

ITEM NO: 324/2026

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

Meetings:

Work Session Date: 05/26/26 **Voting Meeting Date:** 05/28/26

Executive Summary:

Presenter: CA

Recommendation:
N/A

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

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments: