HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, July 23, 2026 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

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

Consent Agenda

3 Approve the July 20, 2026 Work Session minutes.

4 Approve the July 20, 2026 Executive Session minutes.

5 Approve the July 9, 2026 Voting Meeting minutes.

6 Approve the July 9, 2026 Executive Session minutes.

7 Approve the July 9, 2026 Meeting minutes.

8 Approve the renewal of the annual contract for Records Management System and Jail Management System yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL. The estimated annual cost is $118,392.00.

9 Approve the declaration of a surplus vehicle and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable and authorize the Purchasing Division to sell vehicle directly to the named buyer, subject to review and approval by the County Attorney.

10 Approve the appointment of Ann Hood to the Board of Tax Assessors to serve an unexpired term to December 31, 2029. Commission District 4.

11 Approve the award of RFQ #47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion to SSOE Group, Inc. of Atlanta, GA. The estimated cost for Master Planning is $670,000.00, and the Architectural Design Services shall be at a cost not to exceed 7.48% of the final construction budget.

12 Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Thursday, September 24, 2026 Voting Meeting and scheduling of a Voting Meeting on Tuesday, September 22, 2026 at 6:00 p.m.

13 Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is $60,000.00.

14 Approve the renewal of the annual contract for the sole source purchase of record management system software for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL. The estimated annual cost is $87,168.00.

15 Approve the annual contract for FY 2027 temporary staffing for various County departments to Corporate Temps of Norcross, GA. The estimated annual cost is $850,000.00.

16 Approve the employment agreement for the Assistant Director of Elections.

17 Approve the single source purchase for FY 2027 temporary staffing for the Solid Waste Division to Onin Staffing of Gainesville, GA. The estimated annual cost is $520,000.00.

18 Approve the acceptance of a $757,018.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Waterside at Lake Lanier subdivision. Commission District 2.

19 Approve the extension of a $1,103,593.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Hunters Creek Phase 1 Subdivision. Commission District 1.

Other Business - County Attorney

20 Approval and authorization for the Chairman to execute a resolution temporarily amending the compensation payable under the Assistant County Administrator Employment Agreement for John T. Gentry, Jr. during his service as Interim County Administrator, subject to review and approval by the County Attorney.

Other Business - Public Works and Utilities

21 Public hearing for application of Byron Arceneaux, PE (Primus Engineering) for a stream buffer variance on a 29.52-acre parcel located on the east side of Bolding Road, aka 3969 Bolding Road, Flowery Branch. Tax Parcel 15036B000037. Proposed use: 58-lot single family subdivision. Commission District 1.

Other Business - Planning and Zoning

22 Introduction of the Hall County Forward 2045 Comprehensive Plan Update.

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

23 **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**

Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

24 **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**

Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

25 **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone |** from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) **| Proposed Use: Industrial Park |** Commission District 3 **| Danji, LLC, applicant**

26 **6249 & 0 Ben Parks Road | Rezone |** from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the northwest side of Ben Parks Road approximately 0.36 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 **| Proposed Use: Uses permitted in AR-1 |** Commission District 3 **| James & Suzi Lewis, applicants**

27 **4383 Benefield Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 2.01± acre tract located on the northeast side of Benefield Road approximately 0.24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A **| Proposed Use: Accessory structure |** Commission District 1 **| D. Keith Kilby, applicant**

28 **6164 Lake Lanier Heights Road | Variance to Section 4.1 |** to reduce minimum yards | on a 0.21± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 **| Proposed use: Residential addition |** Commission District 2 **| Cynthia Karegeannes, applicant**

29 **3369 North Waterworks Road | Variance to Section 4.1 |** to reduce the minimum yards | on a 1.44± acre tract located on the east side of North Waterworks Road approximately 243 feet northeast of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 **| Proposed Use: Accessory structure |** Commission District 2 **| Donald K. Abercrombie, applicant**

County Administrator

Commission Time

Adjourn

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

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 recess or adjournment of the meeting by the Board to allow for the orderly conduct of County business.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 473/2026

SUBJECT: Approve the July 20, 2026 Work Session minutes.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

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

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-07-23

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

7-20-2026 Work Session Minutes

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

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

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

Commissioner Powell was present by phone.

Sheriff's Office

Lieutenant John Morgan, Sheriff's Office, addressed the Board.

22 Approve the renewal of the annual contract for Records Management System and Jail Management System yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL. The estimated annual cost is $118,392.00.

Consent

23 Approve the declaration of a surplus vehicle and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable and authorize the Purchasing Division to sell vehicle directly to the named buyer, subject to review and approval by the County Attorney.

Consent

Administration

Doug Straughan, Captial Projects Manager, addressed the Board.

1 Approve the award of RFQ #47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion to SSOE Group, Inc. of Atlanta, GA. The estimated cost for Master Planning is $670,000.00, and the Architectural Design Services shall be at a cost not to exceed 7.48% of the final construction budget.

Consent

Appointments for Consideration

Ms. Rivera addressed the Board.

2 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Chairman's Appointment.

Remove from agenda by acclamation. Plan to add to the August 24, 2026 Work Session agenda.

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

Remove from agenda by acclamation. Plan to add to the August 24, 2026 Work Session agenda.

4 Appointment to the Board of Tax Assessors to serve an unexpired term to December 31, 2029. Commission District 4.

Appointment of Ann Hood — Consent

Clerk's Office

5 Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Thursday, September 24, 2026 Voting Meeting and scheduling of a Voting Meeting on Tuesday, September 22, 2026 at 6:00 p.m.

Consent

Fire Rescue

Chief Jerry Smith, Fire Rescue, addressed the Board.

6 Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is $60,000.00.

Consent

7 Approve the renewal of the annual contract for the sole source purchase of record management system software for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL. The estimated annual cost is $87,168.00.

Consent

Human Resources

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

8 Approve the annual contract for FY 2027 temporary staffing for various County departments to Corporate Temps of Norcross, GA. The estimated annual cost is $850,000.00.

Consent

9 Approve the employment agreement for the Assistant Director of Elections.

Consent

Planning & Zoning

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

10 Introduction of the Hall County Forward 2045 Comprehensive Plan Update.

11 **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** *Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.*

12 **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** *Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.*

13 **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone |** from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) **| Proposed Use: Industrial Park |** Commission District 3 **| Danji, LLC, applicant**

Lynn Taylor, Principal Planner, addressed the Board.

14 **6249 & 0 Ben Parks Road | Rezone |** from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the northwest side of Ben Parks Road approximately 0.36 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 **| Proposed Use: Uses permitted in AR-1 |** Commission District 3 **| James & Suzi Lewis, applicants**

15 **4383 Benefield Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 2.01± acre tract located on the northeast side of Benefield Road approximately 0.24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A **| Proposed Use: Accessory structure |** Commission District 1 **| D. Keith Kilby, applicant**

16 **6164 Lake Lanier Heights Road | Variance to Section 4.1 |** to reduce minimum yards | on a 0.21± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 **| Proposed use: Residential addition |** Commission District 2 **| Cynthia Karegeannes, applicant**

17 **3369 North Waterworks Road | Variance to Section 4.1 |** to reduce the minimum yards | on a 1.44± acre tract located on the east side of North Waterworks Road approximately 243 feet northeast of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 **| Proposed Use: Accessory structure |** Commission District 2 **| Donald K. Abercrombie, applicant**

Public Works and Utilities

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

18 Public hearing for application of Byron Arceneaux, PE (Primus Engineering) for a stream buffer variance on a 29.52-acre parcel located on the east side of Bolding Road, aka 3969 Bolding Road, Flowery Branch. Tax Parcel 15036B000037. Proposed use: 58-lot single family subdivision. Commission District 1.

Public Hearing to be held on Thursday, July 23, 2026.

19 Approve the single source purchase for FY 2027 temporary staffing for the Solid Waste Division to Onin Staffing of Gainesville, GA. The estimated annual cost is $520,000.00.

Consent

20 Approve the acceptance of a $757,018.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Waterside at Lake Lanier subdivision. Commission District 2.

Consent

21 Approve the extension of a $1,103,593.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Hunters Creek Phase 1 Subdivision. Commission District 1.

Consent

Sheriff's Office

22 ~~Approve the renewal of the annual contract for Records Management System and Jail Management System yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL. The estimated annual cost is $118,392.00.~~

23 ~~Approve the declaration of a surplus vehicle and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable and authorize the Purchasing Division to sell vehicle directly to the named buyer, subject to review and approval by the County Attorney.~~

Public Comments

The following people addressed the Board:

- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Mark Redman, 4405 T-Mor Cove, Oakwood*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*

Commissioner Powell disconnected from the call at 4:05 p.m.

County Administrator

Mr. Gentry addressed the Board and presented a 'WIN' video highlighting the Government Center's third Floor Renovation.

Commission Time

Commissioner Kathy Cooper, District 1, spoke about the third floor renovation.

Chairman David Gibbs also spoke about the third floor renovation.

Executive Session

Commissioner Cooper/Commissioner Stowe — to go into Executive Session at 4:16 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Commissioner Poole/Commissioner Stowe — to adjourn the Executive Session at 5:18 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Poole/Commissioner Stowe — adjourn the Work Session at 5:18 p.m. —Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 474/2026

SUBJECT: Approve the July 20, 2026 Executive Session minutes.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the July 20, 2026 Executive Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-07-23

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 470/2026

SUBJECT: Approve the July 9, 2026 Voting Meeting minutes.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: CA
Recommendation:
Approval.

Purpose of Request:
Approve the July 9, 2026 Voting Meeting minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-07-23

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

7-9-2026 Voting Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING MINUTES

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

Call to Order

Chairman Gibbs at 6:07 p.m.

Present:

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

Also present were Interim County Administrator John Gentry, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney Justin Lawhon and Senior Assistant County Attorney Lauren Demaline

Approve Agenda

Commissioner Stowe/Commissioner Powell — amend agenda to add an item 23 regarding consideration of a location for the judicial complex expansion — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — approve agenda as amended — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

3 Approve the July 6, 2026 Work Session minutes.

4 Approve the June 25, 2026 Voting Meeting minutes.

5 Approve the June 25, 2026 Meeting minutes.

6 Approve the June 25, 2026 Executive Session minutes.

7 Approve the waiving of membership fees for all Hall County students (grades 12 and under) at Hall County Parks & Leisure Services Community Centers.

8 Approve the annual contract for priority dispatch licensing for Central Communications 911 to Medical Priority Consultants Inc. (dba Priority Dispatch Corp.) of Salt Lake City, UT. The estimated total cost is $79,260.00.

9 Approve the application and award of the 2025 Emergency Management Performance Grant (EMPG) for the Hall County Emergency Management Agency in the amount of $50,000.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related award documents. An in-kind match of $50,000.00 will be required.

10 Approval and authorization for the Chairman to execute a resolution, request for release of property, and an amendment to the Installment Sale Agreement between the Gainesville and Hall County Development Authority and Hall County, GA to release a portion of unimproved property attached to the Sewage Treatment Facility under the Series 2020 Revenue Bonds for the purpose of construction of a future park in the southern portion of Hall County along Spouts Springs Road, and to authorize, through execution of such amendment, the use of budgeted SPLOST VIII funds to recognize a value of land transfer in the estimated amount of $645,691.00 for the purposes of making an installment sale agreement payment on the Series 2020 Bonds debt service, subject to review and approval of the County Attorney.

11 Approval and authorization for the Chairman to execute a Request for Transfer of Property that will terminate an Intergovernmental Agreement between Hall County, Georgia and the Gainesville and Hall County Development Authority and deed back a portion of unimproved property to Hall County, Georgia for the purposes of constructing a future park in South Hall along Spout Springs Road, subject to review and approval of the County Attorney.

12 Approve the renewal of annual contract for IFB# 021-45 Firefighting Boots, Gloves and Hoods for Fire Rescue to ProFire and Tactical, LLC of Woodstock, GA and Ten-8 Fire and Safety, LLC of Bradenton, FL. The estimated annual cost is $90,000.00.

13 Approve the resolution to adopt, restate, and amend Hall County Retirement Benefits; authorization for the Chairman to execute all related documents, subject to review and approval by the County Attorney.

14 Approval and authorization for the Chairman to execute a resolution authorizing the execution of a permanent drainage easement agreement accepting the grant of a drainage easement located at 1553 Biscayne Place, Gainesville, GA from Brian Lipscomb (owner); authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

15 Approval and authorization for the Chairman to execute a Georgia Department of Transportation (GDOT) traffic signal application to install a Pedestrian Hybrid Beacon on Thompson Bridge Road (SR 60) near the intersection of Thompson Bridge Road (SR 60) and Hubert Stevens Rd. Commission Districts 2 & 3.

16 Approve the ratification of the application, award, and any further supplemental funding for the U.S. Bureau of Justice Assistance's State Criminal Alien Assistance Program (SCAAP) for the Sheriff's Office to reimburse the cost of housing and personnel for incarcerating undocumented criminal aliens in the amount of $250,556.22, 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.

17 Approve the renewal of the annual contract for RFQ/P# 46-009 Inmate Telephone Systems for the Hall County Jail to Inmate Calling Solutions, LLC (dba ICSolutions) of San Antonio, TX.

18 Approve the purchase order change order #2 for Contract #45-006 Inmate Food Services for the Hall County Jail to Kellwell Food Management of Beattyville, KY. The estimated cost is $92,716.00.

19 Approve the purchase of Axon Justice Premier Plus Software for the Hall County Solicitor's Office from Axon Enterprises, Inc. of Scottsdale, AZ. The total cost is $443,338.56.

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

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

20 **1161 Candler Road | Variance to Article 8 |** site development standards | on a 4.58± acre tract located on the east side of Candler Road at its intersection with I985 Exit 20 Northbound | Zoned I-2; Tax Parcel 15035 000056 **| Proposed Use: Commercial addition |** Commission District 3 **| Carroll Daniel Construction, applicant**

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

The following people addressed the Board:

Favor:

- *Beth Garmon, 425 Oak Street, Gainesville*

Commissioner Poole/Commissioner Stowe — approve with the one (1) condition listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Condition:

1. *The property shall be developed in accordance with the site plans dated April 6, 2026, and April 22, 2026, and as described in the project narrative dated May 6, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*

21 **6250 & 6255 Old Dawsonville Road | Special Use |** for event facility | on two tracts totaling 3.59± acres located on the north and south side of Old Dawsonville Road approximately 230 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B **| Proposed use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

Ms. Demaline introduced items 21 and 22, which were heard together. Ms. Ahmed discussed the items.

Commissioner Powell/Commissioner Stowe — approve tabling item 21 until the August 27, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

22 **6250 & 6255 Old Dawsonville Road | Variance to Section 8.1 |** to parking standards | on two tracts totaling 3.59± acres located on the north and south side of Old Dawsonville Road approximately 230 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B **| Proposed Use: Event facility with off-site shared parking |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

Items 21 and 22 were heard together.

Commissioner Powell/Commissioner Poole — approve tabling item 22 until the August 27, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business

23 Consideration of a location for the judicial complex expansion.

Commissioner Stowe/Commissioner Powell — remove the Browns Bridge Road location at the Hall County Government Center campus from consideration as the location for the judicial complex expansion and to further review sites in downtown Gainesville — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — abstained

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Chairman Gibbs thanked those who have attended the recent town hall meetings and stated that he would be attending the last town hall meeting scheduled for August 12, 2026.

County Administrator

Mr. Gentry did not have any items to report.

Commission Time

The Commissioners did not have any items to report.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 6:25 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 472/2026

SUBJECT: Approve the July 9, 2026 Executive Session minutes.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the July 9, 2026 Executive Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-07-23

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 471/2026

SUBJECT: Approve the July 9, 2026 Meeting minutes.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the July 9, 2026 Meeting minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-07-23

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

7-9-2026 Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, July 09, 2026 - 05:00 PM

Call to Order

Chairman Gibbs at 5:01 p.m.

Present:

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

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

Executive Session

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Commissioner Powell/Commissioner Poole — to adjourn the Executive Session at 6:02 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn the Meeting at 6:02 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 444/2026

SUBJECT: Approve the renewal of the annual contract for Records Management System and Jail Management System yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL. The estimated annual cost is $118,392.00.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: JM

Recommendation:
Approve.

Purpose of Request:
Approve the renewal of the annual contract for Records Management System and Jail Management System yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL. The estimated annual cost is $118,392.00.

History:
The original bid was RFQ/P#: 37-009, which included the purchase of hardware and software. The bid was awarded to Superion, LLC until their name was changed to CentralSquare Technologies.

Facts and Issues:
The service period is July 2026 to June 2027. The Department is seeking renewal for the ful amount of $118,391.68.

Options:

Funding Requested	$ 118,391.68
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?	2026-07-16

Approvals:

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

Attachments:

Financial Supplement
Invoice for CentralSquare

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 444/2026

Funds Requested: $ 118,391.68

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	3310-SHERIFFâ€OPERATIONS	521000-PROFESSIONAL SERVICES	$118,397.68

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SM

Phone: 6786188321

CENTRALSQUARE

Invoice

Invoice No	Date	Page
466533	6/25/2026	1 of 6

Superion, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
Hall County, GA
Hall County Board of Commissioners
Accounts Payable Hall County GA
P.O. DRAWER 1435
GAINESVILLE GA 30503
United States

Ship To
Hall County, GA
Sean McCusker
2859 Browns Bridge Road
Gainesville GA 30504
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
1474	Hall County, GA		USD	7/25/2026

Invoice Sequence Number 1 of 1
Quote No. Q-256287
Order No. 00125791

	Description	Units	Rate	Extended
1	ONESolution Accident - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,028.70	1,028.70
2	ONESolution Barcoding Server License - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,176.59	1,176.59
3	ONESolution Canine Tracking - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,028.70	1,028.70
4	ONESolution Civil Processing - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	2,443.17	2,443.17
5	ONESolution Crime Analysis Plus - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,651.87	3,651.87
6	ONESolution Daily Activity - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,157.29	1,157.29
7	ONESolution Field Training Online-Cloud - Access Fee ONESolution Field Training Online-Cloud Maintenance: Start:7/1/2026, End: 6/30/2027	1	2,082.75	2,082.75
8	ONESolution Field Training Online-Cloud - Annual Maintenance Fee ONESolution Field Training Online-Cloud Maintenance: Start:7/1/2026, End: 6/30/2027	1	0.00	0.00
9	ONESolution Fleet Vehicle Maintenance - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,157.29	1,157.29

CENTRALSQUARE

Invoice

Invoice No	Date	Page
466533	6/25/2026	2 of 6

Superion, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

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Hall County, GA
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United States

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Customer No	Customer Name	Customer PO #	Currency	Due Date
1474	Hall County, GA		USD	7/25/2026

Invoice Sequence Number 1 of 1
Quote No. Q-256287
Order No. 00125791

	Description	Units	Rate	Extended
10	ONESolution Gang - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	2,005.97	2,005.97
11	ONESolution Hand-Held Mass Movement - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,543.05	1,543.05
12	ONESolution Hand-Held Special Watch - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,543.05	1,543.05
13	ONESolution Intelligence - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	2,005.97	2,005.97
14	ONESolution JMS Client License for Message Switch - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	51.43	51.43
15	ONESolution JMS VINE Interface - Annual Maintenance Fee ONESolution JMS VINE Interface Maintenance: Start:7/1/2026, End: 6/30/2027	1	385.76	385.76
16	ONESolution Jail Commissary - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,414.48	1,414.48
17	ONESolution Jail Management System - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	25	295.75	7,393.74
18	ONESolution Keefe Commissary Interface-Basic - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	385.76	385.76

CENTRALSQUARE

Invoice

Invoice No	Date	Page
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Customer No	Customer Name	Customer PO #	Currency	Due Date
1474	Hall County, GA		USD	7/25/2026

Invoice Sequence Number 1 of 1
Quote No. Q-256287
Order No. 00125791

	Description	Units	Rate	Extended
19	ONESolution Link Analysis - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,214.67	3,214.67
20	ONESolution MCT Client-No CAD Interface - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	40	102.87	4,114.79
21	ONESolution MFR Client - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	40	205.74	8,229.56
22	ONESolution MFR Client-Accident Reporting - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	40	102.87	4,114.79
23	ONESolution MFR Client-Arrest - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	40	77.15	3,086.09
24	ONESolution MFR Client-Canine - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	77.16	77.16
25	ONESolution MFR Client-Citation - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	40	102.87	4,114.79
26	ONESolution MFR Client-Daily Activity - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	40	51.44	2,057.42
27	ONESolution MFR Client-Fleet Maintenance - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	40	38.58	1,543.05

CENTRALSQUARE

Invoice

Invoice No	Date	Page
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Superion, LLC, a CentralSquare Company
1000 Business Center Drive
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Customer No	Customer Name	Customer PO #	Currency	Due Date
1474	Hall County, GA		USD	7/25/2026

Invoice Sequence Number 1 of 1
Quote No. Q-256287
Order No. 00125791

	Description	Units	Rate	Extended
28	ONESolution MFR Client-MOBLAN Version - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	102.87	102.87
29	ONESolution Mobile Field Reporting Server - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	10,286.96	10,286.96
30	ONESolution Mobile Server Software - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	10,286.96	10,286.96
31	ONESolution Offender Watch Interface Annual Maintenance - Annual Maintenance Fee ONESolution Offender Watch Interface Maintenance: Start:7/1/2026, End: 6/30/2027	1	4,373.71	4,373.71
32	ONESolution RMS OpCenter - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	2,571.75	2,571.75
33	ONESolution PS&J Development & Maintenance - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	2,185.99	2,185.99
34	ONESolution Police-to-Citizen - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	2,571.75	2,571.75
35	ONESolution Problem-Oriented Policing - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,543.05	1,543.05
36	ONESolution Professional Standards - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,549.00	3,549.00

CENTRALSQUARE

Invoice

Invoice No	Date	Page
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Customer No	Customer Name	Customer PO #	Currency	Due Date
1474	Hall County, GA		USD	7/25/2026

Invoice Sequence Number 1 of 1
Quote No. Q-256287
Order No. 00125791

	Description	Units	Rate	Extended
37	ONESolution Property & Evidence - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,729.04	3,729.04
38	ONESolution RMS Client License for Message Switch - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	51.43	51.43
39	ONESolution RMS Training Module - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,234.44	1,234.44
40	ONESolution Records Management System - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	25	289.32	7,233.03
41	ONESolution Residential Security Watch - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	0.00	0.00
42	ONESolution Securus Phone System Interface - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	642.92	642.92
43	ONESolution Sex Offender - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,034.67	3,034.67
44	ONESolution State/NCIC Messaging Software - Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,986.22	3,986.22

CENTRALSQUARE

Invoice

Invoice No	Date	Page
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Superion, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

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Hall County, GA
Hall County Board of Commissioners
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P.O. DRAWER 1435
GAINESVILLE GA 30503
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Ship To
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United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
1474	Hall County, GA		USD	7/25/2026

Invoice Sequence Number 1 of 1
Quote No. Q-256287
Order No. 00125791

Please include invoice number(s) on your remittance advice.
ACH:
Routing Number 121000358
Account Number 1416612641
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal	118,391.68
Tax	0.00
Invoice Total	118,391.68
Payments Applied	0.00
Balance Due	**USD 118,391.68**

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 426/2026

SUBJECT: Approve the declaration of a surplus vehicle and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable and authorize the Purchasing Division to sell vehicle directly to the named buyer, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: LJM

Recommendation:
Approve.

Purpose of Request:
Approve the declaration of surplus vehicle and authorize the Chairman or his designee to execute any and all documents necessary to declare as surplus and unserviceable and authorize the Purchasing Division to sell vehicle directly to the named buyer, subject to review and approval by the County Attorney. Revenue to the County will be $105,000.00.

History:

This vehicle was originally purchased on October 7, 2021, for $125,000.00.

Facts and Issues:
This vehicle has been fully depreciated and is beyond its useful life for Hall County. The title is clean, unencumbered, and in-hand, ready to produce to the buyer - The Armored Group, LLC.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	Yes
Source of Funds	N/A
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

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

Approvals:

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

Attachments:
Signature Request Cover Sheet
Vehicle List
Bill of Sale
Title
Capital Asset Worksheet

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 426/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	392100-SALE OF ASSETS	$-105,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CKE

Phone: 678-410-4840

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

SURPLUS VEHICLE 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: June 24, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached vehicle title and bill of sale:

Department(s) Requesting Surplus Sale: Sheriff's Office

Buyer Name: The Armored Group, LLC

Original Purchase Price: $125,000.00

Sales Price: $105,000.00

Comment:

Approve the declaration of surplus vehicle and authorize the Chairman or his designee to execute any and all documents necessary to declare as surplus and unserviceable and authorize the Purchasing Division to sell vehicle directly to the named buyer, subject to review and approval by the County Attorney.

The FY 2027 estimated amount has been reviewed against the proposed FY 2027 budget by Finance.

Surplus Vehicle

June 24, 2026

2016 Chevrolet Suburban – Sheriff's Office

- 18,204 Miles
- Purchase Date: October 7, 2021
- Purchase Price: $125,000.00
- VIN: 1GN8KMKG4GR187674
- Title Number: 770098204132010

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

VEHICLE BILL OF SALE

Hall County, Georgia, Board of Commissioners (herein "Seller"), located at 2875 Browns Bridge Rd, Gainesville, GA 30504, agrees to sell, transfer, and convey all rights, title, and interest in the below described vehicle (herein "Vehicle") to The Armored Group, LLC (herein "Buyer"), located at 5221 N Saddle Rock Drive, Phoenix, AZ 85018 for and in consideration of the total sum of $105,000.00, the receipt of which is hereby acknowledged.

Vehicle Information

Year, Make, Model: 2016 Chevrolet Suburban

Color: Black

VIN: 1GN8KMKG4GR187674

Odometer Reading: 18,204

The Seller certifies to the Buyer that the Seller is the legal and rightful owner of the Vehicle and has full right and authority to convey the same. The Seller further certifies that there are no liens, security interests, or encumbrances on this vehicle.

The undersigned Buyer accepts receipt of the Vehicle described herein and understands and acknowledges that the Vehicle is sold in used condition – as-is, where-is – without any guarantees or warranties of any kind, either expressed or implied.

_____ _____
Seller Signature Date

David Gibbs, Chairman, Hall County Board of Commissioners
Seller Printed Name

_____ _____
Buyer Signature Date

_____
Buyer Printed Name

Georgia Certificate of Title

D992
D143

DISCLAIMER: DO NOT ACCEPT THIS TITLE WITHOUT THE SECURITY THREAD LOCATED APPROXIMATELY TWO INCHES FROM LEFT EDGE.

VEHICLE IDENTIFICATION NUMBER	MAKE	YEAR	TYPE OF BODY	MODEL	ODOMETER*	CYL	DATE ISSUED
1GN8KMKG4GR187674	CHEVROLET	2016	MULTI-PURPOSE V	SUBURBAN	017373	8	11/15/2021
1GN8KMKG4GR187674					017373		

DATE VEHICLE PUR	FUEL	NEW OR USED	PREVIOUS TITLE NBR / STATE OF ISSUE	NBR OF LIENS	COLOR	CURRENT TITLE NUMBER
10/26/2021	FLEX FUEL	USED	UWA44416 /MO	0	BLK	770098204132010

MAIL TO:

T9

HALL COUNTY COMMISSIONERS
PO BOX 1435
GAINESVILLE GA 30503-1435

OWNER

HALL COUNTY COMMISSIONERS
2875 BROWNS BRIDGE RD FL
4
GAINESVILLE GA 30504-5635

* ODOMETER READING IS ACTUAL MILEAGE OF THE VEHICLE UNLESS OTHERWISE INDICATED BELOW.

1ST LIEN OR SECURITY INTEREST

2ND LIEN OR SECURITY INTEREST

3RD LIEN OR SECURITY INTEREST

RELEASE OF LIEN OR SECURITY INTEREST

	DATE OF RELEASE	SECURITY INTEREST HOLDER	AUTHORIZED AGENT
1ST LIEN		BY	
2ND LIEN		BY	
3RD LIEN		BY	

The Georgia Department of Revenue issued this title pursuant to the Motor Vehicle Certificate of Title Act and this title is subject to its provisions. The Department certifies that on application duly made, the person named herein is registered as the lawful owner of the vehicle described subject to any liens or security interests set forth and such liens or security interests as may subsequently be filed with the Commissioner.

1054163903 Robyn A. Crittenden

STATE REVENUE COMMISSIONER

59005729

T/O REV. 2/19

THIS TITLE MUST BE TRANSFERRED **IMMEDIATELY** INTO THE NEW OWNER'S NAME. CAUTION: $100 FINE OR 30 DAYS IMPRISONMENT FOR ACCEPTANCE OR DELIVERY OF EACH CERTIFICATE OF TITLE ASSIGNED IN BLANK. **TAG REGISTRATION MUST BE TRANSFERRED WITHIN 30 DAYS** OR OWNER WILL BE SUBJECT TO **FINE** OF UP TO **$100.** NEW VEHICLES MUST BE REGISTERED WITHIN 30 DAYS OF THE DATE OF PURCHASE. OWNER MUST COMPLETE ALL SPACES IN FULL. DO NOT USE RED INK. **NOTICE:** ANY ALTERATION VOIDS THIS TITLE.

DO NOT ACCEPT TITLE SHOWING ANY ALTERATIONS, ERASURES OR MUTILATIONS

NOTICE TO BUYER

ASSIGNMENT AND WARRANTY OF TITLE BY OWNER

TO BE COMPLETED BY SELLER and delivered with the vehicle to the purchaser. Effective July 1, 2008, an application for new Certificate of Title must be made by purchaser on title application form and filed within 30 days of date of purchase in order to avoid $10.00 penalty. If the vehicle described hereon is junked or dismantled, this Certificate of Title must be returned to the Motor Vehicle Division within 72 hours. FEDERAL and State Law requires that you state the odometer reading in connection with transfer of ownership. Failure to complete ODOMETER STATEMENT OR providing a FALSE STATEMENT may result in fines and/or imprisonment. The undersigned hereby sells, assigns or transfers the vehicle described on the face of this certificate to:

ALL BLOCKS MUST BE COMPLETED ACCURATELY. SUBMIT SIGNED & NOTARIZED AFFIDAVITS EXPLAINING ANY ERRORS.

PURCHASER'S LEGAL NAME: The Armored Group, LLC

STREET OR R.F.D. NO.: 5221 N Saddle Rock Drive

CITY, STATE & ZIP CODE: Phoenix, AZ 85018

COUNTY OF RESIDENCE: Maricopa

DATE OF SALE/TRANSFER

Any alteration or erasure of date of sale will result in a $10.00 Penalty Fee.

"I/we certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked."

ODOMETER READING: 18,204 NO TENTHS

*CAUTION: READ CAREFULLY BEFORE YOU CHECK A BLOCK

☐ 1. The odometer reading stated is in excess of its mechanical limits
☐ 2. The odometer reading is NOT the actual mileage. WARNING: ODOMETER DISCREPANCY

I/WE WARRANT THAT SAID VEHICLE IS FREE OF ALL SECURITY INTERESTS, LIENS OR ENCUMBRANCES EXCEPT AS NOTED BELOW:

Transferor's (SELLER'S) Printed Name
Transferor's (SELLER'S) Signature X
Transferee's (BUYER'S) Printed Name
Transferee's (BUYER'S) Signature X

1st DEALER'S ASSIGNMENT

DEALER (COMPLETE ALL SPACES IN FULL) DO NOT USE RED INK

I/WE WARRANT THAT SAID VEHICLE IS FREE OF ALL SECURITY INTERESTS, LIENS OR ENCUMBRANCES EXCEPT AS NOTED BELOW. We also warrant this Title and certify that the vehicle described herein has been transferred to the following:

Purchaser's Legal Name | Purchaser's Address | County of Residence

Dealer's Permanent ID Number or Dealer's Master Tag Number | **Unauthorized use may lead to prosecution** | Registered Dealer's Name

"I/we certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked."

ODOMETER READING NO TENTHS

☐ 1. The odometer reading stated is in excess of its mechanical limits
☐ 2. The odometer reading is NOT the actual mileage. WARNING: ODOMETER DISCREPANCY

Date of Sale/Transfer

Transferor's (SELLER'S) Printed Name
Transferor's (SELLER'S) Signature X
Transferee's (BUYER'S) Printed Name
Transferee's (BUYER'S) Signature X

2nd DLR. ASSIGNMENT

Purchaser's Legal Name | Purchaser's Address | County of Residence

Dealer's Permanent ID Number or Dealer's Master Tag Number | **Unauthorized use may lead to prosecution** | Registered Dealer's Name

"I/we certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked."

ODOMETER READING NO TENTHS

☐ 1. The odometer reading stated is in excess of its mechanical limits
☐ 2. The odometer reading is NOT the actual mileage. WARNING: ODOMETER DISCREPANCY

Date of Sale/Transfer

Transferor's (SELLER'S) Printed Name
Transferor's (SELLER'S) Signature X
Transferee's (BUYER'S) Printed Name
Transferee's (BUYER'S) Signature X

3rd DLR. ASSIGNMENT

Purchaser's Legal Name | Purchaser's Address | County of Residence

Dealer's Permanent ID Number or Dealer's Master Tag Number | **Unauthorized use may lead to prosecution** | Registered Dealer's Name

"I/we certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked."

ODOMETER READING NO TENTHS

☐ 1. The odometer reading stated is in excess of its mechanical limits
☐ 2. The odometer reading is NOT the actual mileage. WARNING: ODOMETER DISCREPANCY

Date of Sale/Transfer

Transferor's (SELLER'S) Printed Name
Transferor's (SELLER'S) Signature X
Transferee's (BUYER'S) Printed Name
Transferee's (BUYER'S) Signature X

LIEN

LIEN OR SECURITY INTEREST HOLDER TO BE RECORDED ON NEW TITLE

The lien/security interest holder must be shown on the title application

LIEN/SECURITY INTEREST HOLDER'S Name

LIEN/SECURITY INTEREST HOLDER'S Address

ATTN: DEALERS AND DISTRIBUTORS. Retain a copy of front and back of this document. Retention period: 3 Years.

NOTICE: ANY ALTERATION OR ERASURE VOIDS THIS TITLE

REMOVE YOUR TAG FROM THIS VEHICLE WHEN YOU ASSIGN TITLE TO THIS VEHICLE TO A NEW OWNER.

TAGS MUST BE TRANSFERRED OR PURCHASED WITHIN 30 DAYS OF THE PURCHASE DATE OR THE OWNER WILL BE SUBJECT TO FINES UP TO $100 BY LAW ENFORCEMENT FOR IMPROPER REGISTRATION.

CAPITAL ASSET WORKSHEET

ASSET # 000992		MASTER ASSET		DESCRIPTION	2016 CHEVROLET SUBURBAN 3500LT ARMORED		
CLASS	50 VEHICLES	FUND SOURCE					
SUBCL	500 MOTOR VEHICLES	ACQUIS METH		MAINT CONT	Y	INSURED	N
COMMODITY				VENDOR DESC	Vendor Name Mi	CARRIER	
DEPT	3310 SHERIFF-OPERATI	ACQUIS DATE	10/07/2021	TYPE	G	INSURED VAL	0.00
LOC CODE	3310 Operations	ACQUIS COST	125,000.00	EXPIRE DATE		EXPIRE DATE	
LOC MEMO		ACRES	0.000	ANNUAL COST	0.00	POLICY CST	0.00
ROOM		QTY	1	MEMO		MEMO	
STORAGE LOC		UNIT PRICE	125,000.00				
		PURCH MEMO					
STATUS	A ACTIVE						
CONDITION		SOY BOOK	106,250.00	DEPRECIATE	Y		
CUSTODIAN	Hall County	CURRENT BOOK	8,333.34	DEPREC PRIN	125,000.00		
TITLEHOLDER	Hall County, GA	EST SALVAGE	0.00	FIRST YR/PR	2022/04	LAST YR/PR	2026/11
		REPL COST	125,000.00	EST LIFE	5		
TAG # 000992		LAST INVENT	10/07/2021	PERIODS TAKEN	56		
SERIAL #	VIN # 1GN8KMKG4GR187674	IMPROVE MEMO		ACCUM DEPREC	116,666.66		
MANUFACTURER							
MODEL		RETIRE DATE					
MODEL YEAR		DISP CODE					
LICENSE #	TAG # GV1888Q	DISP PRICE	0.00				
		SALE PRICE	0.00				

VEND #	PO #	DOCUMENT #	INVOICE #	INV DATE	INV AMT

GL Accounts

TYPE	ACCOUNT	PERCENT
Asset	850-0000-117501-0000-	100.00
Contra	850-0000-133100-0000-	100.00
Profit/Loss	850-0000-392000-0000-	100.00
Depreciation Expense	850-0000-561000-0000-	100.00
Accumulated Depreciation	850-0000-117511-0000-	100.00

PO Accounts

ACCOUNT	AMOUNT

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 453/2026

SUBJECT: Approve the appointment of Ann Hood to the Board of Tax Assessors to serve an unexpired term to December 31, 2029. Commission District 4.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Board of Tax Assessors to serve an unexpired term to December 31, 2029. Commission District 4.

History:
Richard Higgins is the current appointment.

Facts and Issues:
Richard Higgins no longer wishes to serve on the Board of Tax Assessors.

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:

Resolution

STATE OF GEORGIA
COUNTY OF HALL

RESOLUTION

WHEREAS, O.C.G.A. § 48-5-290 authorizes the establishment of a County Board of Tax Assessors in each of several counties in the state; and

WHEREAS, The Board of Tax Assessors of Hall County, Georgia is a duly constituted body pursuant to such authority; and

WHEREAS, Richard P. Higgins, a duly appointed member of the Hall County Board of Tax Assessors has tendered his resignation effective June 22, 2026; and

WHEREAS, pursuant to Section 2.40.030 E and F of Chapter 2.40 of the Official Code of Hall County, Georgia the vacancy on the Hall County Board of Tax Assessors created by the resignation of Richard P. Higgins is hereby filled by the recommendation of the Hall County Board of Commissioners District 4 Commissioner who has commended to the Board of Commissioners that Ann Hood be appointed to fill the unexpired term of Richard P. Higgins, the resigning Tax Assessor and such recommendation is hereby approved by the Board upon motion made and carried.

NOW THEREFORE, Ann Hood is hereby appointed to fill the vacancy of Richard P. Higgins and shall serve for the remainder of the unexpired term of Richard P. Higgins and shall possess the same qualifications required under this chapter for regular appointment to a full term of office.

This 23rd day of July, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Chairman, David Gibbs

_____
Commissioner District 1, Kathy Cooper

_____
Commissioner District 2, Billy Powell

_____
Commissioner District 3, Gregg Poole

_____
Commissioner District 4, Jeff Stowe

_____ (SEAL)
Attest: Jennifer Rivera, County Clerk

Approved as to form:

_____
Justin Lawhon, County Attorney

CERTIFICATION OF CLERK OF SUPERIOR COURT

To whom it may concern:

The undersigned, Clerk of the Superior Court of Hall County, does hereby certify that the following order appears of record in this office, to-wit:

I further certify that the said appointed tax assessor of said county has taken the oath required by law.

Witness my hand and seal of my office, this_____day of_____, 2026.

_____ (SEAL)
Clerk of Superior Court of Hall County, Georgia

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 459/2026

SUBJECT: Approve the award of RFQ #47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion to SSOE Group, Inc. of Atlanta, GA. The estimated cost for Master Planning is $670,000.00, and the Architectural Design Services shall be at a cost not to exceed 7.48% of the final construction budget.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: DS

Recommendation:
Approve.

Purpose of Request:
Approve the award of RFQ #47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion to SSOE Group, Inc. of Atlanta, GA. The estimated cost for Master Planning is $670,000.00, and the Architectural Design Services shall be at a cost not to exceed 7.48% of the final construction budget.

History:

Facts and Issues:
Eight (8) responses were received for this solicitation with two (2) companies invited to in-person interviews - of which SSOE Group received the highest score.

Total cost for Master Planning shall not exceed $670,000.00. This included a maximum of $60,000.00 in billed reimbursable expenses.

Cost for Architectural Design Services shall not exceed 7.48% of final construction budget plus a maximum amount of reimbursable expenses totaling $185,000.00.

Options:

Funding Requested	$ 670,000.00
Are funds within current budget?	Yes
Source of Funds	SPLOST IX
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	AY	AY	EW
Finance	**Attorney**	**Administration**	**Clerk**
TS	JL	CR	JR

Attachments:

Financial Supplement
47-008 Bid Tab
Revised Signature Request Cover Sheet
Contract
Revised Cost Proposal

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 459/2026

Funds Requested: $ 670,000.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST IX

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	325-SPLOST IX	1576-CAPITAL PROJECTS	521000-PROFESSIONAL SERVICES	$670,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DS

Phone: 770-297-5542

RFQ #47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion

Bid Tab Summary

Company	SSOE Group, Inc.	MPS Architects PC (McMillan Pazdan Smith)	Croft & Associates, Inc.	POH+W Architects, Ltd.	Jericho Design Group, LLC	Nelco Architecture, Inc. (Nelson)	The SLAM Collaborative, Inc.	Goodwyn Mills Cawood, LLC (GMC)
Location	**Atlanta, GA**	**Atlanta, GA**	**Kennesaw, GA**	**Alpharetta, GA**	**Cumming, GA**	**Alpharetta, GA**	**Glastonbury, CT**	**Atlanta, GA**
Average Technical Score	643.46	576.15	565.38	562.69	535.77	530.38	519.62	498.08
Average Interview Score	200.00	140.00						
Average Cost Proposal Score	80.00	70.00						
Total Score	**923.46**	**786.15**						

Number of companies emailed	16
Number of Hall Co companies emailed	0
Total responses	8
Number of Hall Co responses	0
No Bids	0

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Date: July 16, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 47-008

Bid/Contract Name: Master Planning & Architectural Design Services for New Judicial Complex Expansion

Department(s) Requesting Contract: Administration

Award Recipient Name: SSOE Group, Inc.

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Spend: $0

☐ Price Increase Requested Increase Percentage:

☒ Project/Service Contract FY 2027 Estimated Amount: $670,000.00 + 7.48% of final construction budget

☐ Product Contract Estimated Amount:

Comment:

Approve the award of RFQ 47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion to SSOE Group, Inc. of Atlanta, GA. The total cost for Master Planning is $670,000.00 including a maximum of $60,000 in billed reimbursable expenses. The Architectural Design Services shall be a cost not to exceed 7.48% of the final construction budget plus a maximum amount of reimbursable expenses totaling $185,000.

Eight (8) responses were received for this solicitation with two (2) companies invited to in-person interviews - of which SSOE Group received the highest score.

The FY 2027 estimated amount has been reviewed against the approved FY 2027 budget by Finance.

AIA® Document B133® – 2019

Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition

AGREEMENT made as of the 15th day of July in the year 2026
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address, and other information)

Hall County
Board of Commissioners
2875 Browns Bridge Road
Gainesville, GA 30504

and the Architect:
(Name, legal status, address, and other information)

SSOE, Inc.
100 Peachtre Street, NW
Suite 2500
Atlanta, GA 30303

for the following Project:
(Name, location, and detailed description)

Hall County Judicial Complex Expansion
Gainesville, GA
Master Planning and Phase 1 Design Services

The Construction Manager (if known):
(Name, legal status, address, and other information)

TBD

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A201–2017™, General Conditions of the Contract for Construction; A133–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price; and A134–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price. AIA Document A201™–2017 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.
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User Notes: (1331974254)

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13 SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

As outlined in RFQ #47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion, Round 1 and 2

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

As outlined in RFQ #47-008 Master Planning & Architectural Design Services for New Judicial Complex Expansion, Round 1 and 2

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
(Provide total and, if known, a line item breakdown.)

To be determined during the Master Planning process and approved by Hall County

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

To be determined during the Master Planning process and approved by Hall County

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.2 Construction commencement date:

To be determined during the Master Planning process and approved by Hall County

.3 Substantial Completion date or dates:

To be determined during the Master Planning process and approved by Hall County

.4 Other milestone dates:

To be determined

§ 1.1.5 The Owner intends to retain a Construction Manager pursuant to the following agreement:
(Indicate agreement type.)

[X] AIA Document A133–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.

[ ] AIA Document A134–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price.

§ 1.1.6 The Owner's requirements for accelerated or fast-track design and construction, or phased construction are set forth below:
(List number and type of bid/procurement packages.)

To be determined during the Master Planning process and approved by Hall County

§ 1.1.7 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

N/A

§ 1.1.7.1 If the Owner identifies a Sustainable Objective, the Owner and Architect shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234-2019 is incorporated into this Agreement, the Owner and Architect shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.8 The Owner identifies the following representative in accordance with Section 5.4:
(List name, address, and other contact information.)

Doug Straughan
Hall County Capital Projects Manager
dstraughan@hallcounty.org
770-540-6282

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:

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(List name, address, and other contact information.)

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Construction Manager:
(The Construction Manager is identified on the cover page. If a Construction Manager has not been retained as of the date of this Agreement, state the anticipated date of retention. If the Architect is to assist the Owner in selecting the Construction Manager, complete Section 4.1.1.1)

TBD

.2 Land Surveyor:

TBD

.3 Geotechnical Engineer:

TBD

.4 Civil Engineer:

To be retained by the Architect under Supplemental Services

.5 Other consultants and contractors:
(List any other consultants and contractors retained by the Owner.)

Turner Townsend & Heery, Program Manager
Commissioning Agent, TBD

§ 1.1.11 The Architect identifies the following representative in accordance with Section 2.4:
(List name, address, and other contact information.)

Philip J. Doele, AIA
Project Manager
100 Peachtree Street, NW
Atlanta, GA 30303
pdoele@ssoe.com
(404) 693-1485

§ 1.1.12 The Architect shall retain the consultants identified in Sections 1.1.12.1 and 1.1.12.2:
(List name, legal status, address, and other contact information.)

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User Notes: (1331974254)

§ 1.1.12.1 Consultants retained under Basic Services:

.1 Structural Engineer:

SSOE, Inc.
100 Peachtree Street, NW
Suite 2500
Atlanta, GA 30303

.2 Mechanical Engineer:

SSOE, Inc.
100 Peachtree Street, NW
Suite 2500
Atlanta, GA 30303

.3 Electrical Engineer:

SSOE, Inc.
100 Peachtree Street, NW
Suite 2500
Atlanta, GA 30303

§ 1.1.12.2 Consultants retained under Supplemental Services:

DCCM, Civil Engineering; HGOR, Master Planning, Landscape Architecture; CPE, Cost Estimating

§ 1.1.13 Other Initial Information on which the Agreement is based:

Program Document for "Hall County Judicial Center Project – New Courthouse – Downtown, "included" with RFP for RFQ 47-008 Round 2 Packet

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

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§ 2.3 The Architect shall provide its services in conjunction with the services of a Construction Manager as described in the agreement identified in Section 1.1.5. The Architect shall not be responsible for actions taken by the Construction Manager.

§ 2.4 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.5 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.6 **Insurance.** The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9.

§ 2.6.1 Commercial General Liability with policy limits of not less than Two million ($ 2,000,000.00) for each occurrence and Five million ($ 5,000,000.00) in the aggregate for bodily injury and property damage.

§ 2.6.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One million ($ 1,000,000.00) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.6.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.6.1 and 2.6.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.6.4 Workers' Compensation at statutory limits.

§ 2.6.5 Employers' Liability with policy limits not less than One million ($ 1,000,000.00) each accident, One million ($ 1,000,000.00) each employee, and One million ($ 1,000,000.00) policy limit.

§ 2.6.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than Two million ($ 2,000,000.00) per claim and Five million ($ 5,000,000.00) in the aggregate. Professional liability coverage shall be maintained for not less than one (1) year following final completion of the Project or termination of this Agreement.

§ 2.6.7 **Additional Insured Obligations.** To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.6.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.6.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, plumbing, fire protection, and electrical lighting and power engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

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§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner, the Construction Manager, and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner, the Construction Manager, and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit, for the Construction Manager's review and the Owner's approval, a schedule for the performance of the Architect's services. The schedule shall include design phase milestone dates, as well as the anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the Construction Manager's review, for the performance of the Construction Manager's Preconstruction Phase services, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall submit information to the Construction Manager and participate in developing and revising the Project schedule as it relates to the Architect's services. The Architect shall review and approve, or take other appropriate action upon, the portion of the Project schedule relating to the performance of the Architect's services.

§ 3.1.5 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming work, made or given without the Architect's written approval.

§ 3.1.6 The Architect shall, in coordination with the Construction Manager, contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 3.1.7 The Architect shall assist the Owner and Construction Manager in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.1.8 Prior to the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, or the Owner's approval of the Construction Manager's Control Estimate, as applicable, the Architect shall consider the Construction Manager's requests for substitutions and, upon written request of the Construction Manager, provide clarification or interpretations pertaining to the Drawings, Specifications, and other documents submitted by the Architect. The Architect and Construction Manager shall include the Owner in communications related to substitution requests, clarifications, and interpretations.

§ 3.2 Review of the Construction Manager's Guaranteed Maximum Price Proposal or Control Estimate

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare, for review by the Owner and Architect, and for the Owner's acceptance or approval, a Guaranteed Maximum Price proposal or Control Estimate. The Architect shall assist the Owner in reviewing the Construction Manager's proposal or estimate. The Architect's review is not for the purpose of discovering errors, omissions, or inconsistencies; for the assumption of any responsibility for the Construction Manager's proposed means, methods, sequences, techniques, or procedures; or for the verification of any estimates of cost or estimated cost proposals. In the event that the Architect discovers any inconsistencies or inaccuracies in the information presented, the Architect shall promptly notify the Owner and Construction Manager.

§ 3.2.2 Upon authorization by the Owner, and subject to Section 4.2.1.14, the Architect shall update the Drawings, Specifications, and other documents to incorporate the agreed upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment or Control Estimate.

§ 3.3 Schematic Design Phase Services

§ 3.3.1 The Architect shall review the program, and other information furnished by the Owner and Construction Manager, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.3.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project.

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The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.3.3 The Architect shall present its preliminary evaluation to the Owner and Construction Manager and shall discuss with the Owner and Construction Manager alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.3.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, to the Owner and Construction Manager, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.3.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for Construction Manager's review and the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.3.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work.

§ 3.3.5.2 The Architect shall consider with the Owner and the Construction Manager the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.3.6 The Architect shall submit the Schematic Design Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Schematic Design Documents.

§ 3.3.7 Upon receipt of the Construction Manager's review comments and cost estimate at the conclusion of the Schematic Design Phase, the Architect shall take action as required under Section 6.4, and request the Owner's approval of the Schematic Design Documents. If revisions to the Schematic Design Documents are required to comply with the Owner's budget for the Cost of the Work at the conclusion of the Schematic Design Phase, the Architect shall incorporate the required revisions in the Design Development Phase.

§ 3.3.8 In the further development of the Drawings and Specifications during this and subsequent phases of design, the Architect shall be entitled to rely on the accuracy of the estimates of the Cost of the Work, which are to be provided by the Construction Manager under the Construction Manager's agreement with the Owner.

§ 3.4 Design Development Phase Services

§ 3.4.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Construction Manager's review and the Owner's approval. The Design Development Documents shall be based upon information provided, and estimates prepared by, the Construction Manager and shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.

§ 3.4.2 Prior to the conclusion of the Design Development Phase, the Architect shall submit the Design Development Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Design Development Documents.

§ 3.4.3 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Design Development Phase, the Architect shall take action as required under Sections 6.5 and 6.6 and request the Owner's approval of the Design Development Documents.

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§ 3.5 Construction Documents Phase Services

§ 3.5.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Construction Manager's review and the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Construction Manager will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.5.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.5.3 During the development of the Construction Documents, if requested by the Owner, the Architect shall assist the Owner and Construction Manager in the development and preparation of (1) the Conditions of the Contract for Construction (General, Supplementary and other Conditions) and (2) a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include sample forms.

§ 3.5.4 Prior to the conclusion of the Construction Documents Phase, the Architect shall submit the Construction Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Construction Documents.

§ 3.5.5 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Construction Documents Phase, the Architect shall take action as required under Section 6.7, and request the Owner's approval of the Construction Documents.

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Construction Manager as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Construction Manager modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

§ 3.6.1.2 Subject to Section 4.2, the Architect's responsibility to provide Construction Phase Services commences upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Owner's approval of the Construction Manager's Control Estimate, or by a written agreement between the Owner and Construction Manager which sets forth a description of the Work to be performed by the Construction Manager prior to such acceptance or approval. Subject to Section 4.2, and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.1.3 The Architect shall advise and consult with the Owner and Construction Manager during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Construction Manager's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Construction Manager or of any other persons or entities performing portions of the Work.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the

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Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Construction Manager, and (3) defects and deficiencies observed in the Work. The Architect shall submit to the Owner and Construction manager a field report at least monthly during construction.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Construction Manager, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Construction Manager. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Construction Manager, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

(Paragraph deleted)

§ 3.6.3 Certificates for Payment to Construction Manager

§ 3.6.3.1 The Architect shall review and certify the amounts due the Construction Manager and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Construction Manager's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Construction Manager is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Construction Manager's right to payment, or (4) ascertained how or for what purpose the Construction Manager has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Construction Manager's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, the Architect shall complete their review and return back to the Construction Manager in no more than 14 calendar days from the date of receipt.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Construction Manager's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Construction Manager's responsibility.

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The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Construction Manager to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Construction Manager's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within 5 business days of receipt, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Construction Manager in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

.1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;

.2 issue Certificates of Substantial Completion;

.3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Construction Manager; and

.4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to (1) check conformance of the Work with the requirements of the Contract Documents and (2) verify the accuracy and completeness of the list submitted by the Construction Manager of Work to be completed or corrected.

§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Construction Manager, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Construction Manager: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Construction Manager under the Contract Documents.

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§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services unless otherwise noted but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

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Supplemental Services	Responsibility *(Architect, Owner, or not provided)*
§ 4.1.1.1 Assistance with Selection of Construction Manager	Architect Basic Services
§ 4.1.1.2 Programming	Owner, reviewed by Architect
§ 4.1.1.3 Multiple Preliminary Designs	Architect Master Planning Services
§ 4.1.1.4 Measured drawings	Not Provided
§ 4.1.1.5 Existing facilities surveys	Not Provided
§ 4.1.1.6 Site evaluation and planning	Architect Master Planning Services
§ 4.1.1.7 Building Information Model management responsibilities	Architect Basic Services
§ 4.1.1.8 Development of Building Information Models for post construction use	Not Provided
§ 4.1.1.9 Civil engineering	Architect Supplemental Service
§ 4.1.1.10 Landscape design	Architect Supplemental Service
§ 4.1.1.11 Architectural interior design	Architect Basic Services
§ 4.1.1.12 Value analysis	Not Provided
§ 4.1.1.13 Cost estimating	Architect Supplemental Service
§ 4.1.1.14 On-site project representation	Not Provided
§ 4.1.1.15 Conformed documents for construction	Architect Basic Services
§ 4.1.1.16 As-designed record drawings	Architect Basic Services
§ 4.1.1.17 As-constructed record drawings	Not Provided
§ 4.1.1.18 Post-occupancy evaluation	Not Provided
§ 4.1.1.19 Facility support services	Not Provided
§ 4.1.1.20 Tenant-related services	Not Provided
§ 4.1.1.21 Architect's coordination of the Owner's consultants	Architect Basic Services
§ 4.1.1.22 Telecommunications/data design	Architect Supplemental Service
§ 4.1.1.23 Security evaluation and planning	Architect Supplemental Service
§ 4.1.1.24 Commissioning	Owner
§ 4.1.1.25 Sustainable Project Services pursuant to Section 4.1.3	Not Provided
§ 4.1.1.26 Historic preservation	Not Provided
§ 4.1.1.27 Furniture, furnishings, and equipment design	Please refer to Exhibit 'C'
§ 4.1.1.28 Other services provided by specialty Consultants	
§ 4.1.1.29 Other Supplemental Services Master Planning	Architect Ref. Exhibit 'C'

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

Please refer to Exhibit 'C'

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit.)

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§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

.1 Services necessitated by a change in the Initial Information, previous instructions or recommendations given by the Construction Manager or the Owner, approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or bid packages in addition to those listed in Section 1.1.6;

.2 Making revisions in Drawings, Specifications, or other documents (as required pursuant to Section 6.7), when such revisions are required because the Construction Manager's estimate of the Cost of the Work, Guaranteed Maximum Price proposal, or Control Estimate exceeds the Owner's budget, except where such excess is due to changes initiated by the Architect in scope, capacities of basic systems, or the kinds and quality of materials, finishes, or equipment;

.3 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;

.5 Services necessitated by decisions of the Owner or Construction Manager not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;

(Paragraph deleted)

.9 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

.10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or

.11 Assistance to the Initial Decision Maker, if other than the Architect;

.12 Services necessitated by replacement of the Construction Manager or conversion of the Construction Manager as constructor project delivery method to an alternative project delivery method;

.13 Services necessitated by the Owner's delay in engaging the Construction Manager;

(Paragraphs deleted)

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

.1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Construction Manager

.2 Thirty-six (36) visits to the site by the Architect during construction

.3 Two (2) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents

.4 Two (2) inspections for any portion of the Work to determine final completion

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

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§ 4.2.5 If the services covered by this Agreement have not been completed within Forty-eight (48) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time may be compensated as Additional Services.

§ 4.2.6 No Additional Services shall be compensated unless authorized in advance by written amendment or written authorization executed by the Hall County Board of Commissioners, the County Administrator, or their authorized designee. The Architect proceeds with any alleged Additional Services prior to such written authorization at its own risk.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall retain a Construction Manager to provide services, duties, and responsibilities as described in the agreement selected in Section 1.1.5.

§ 5.3 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable Owner's contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect and Construction Manager. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

(Paragraph deleted)

§ 5.4 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.5 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.6 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.7 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

(Paragraph deleted)

§ 5.9 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.10 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

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§ 5.11 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.12 The Owner shall provide prompt written notice to the Architect and Construction Manager if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.13 The Owner shall include the Architect in all communications with the Construction Manager that relate to or affect the Architect's services or professional responsibilities. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.14 The Owner shall coordinate the Architect's duties and responsibilities set forth in the Agreement between the Owner and the Construction Manager with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Construction Manager, including the General Conditions of the Contract for Construction.

§ 5.15 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Construction Manager to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.16 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include the Construction Manager's general conditions costs, overhead, and profit. The Cost of the Work does not include the compensation of the Architect; the compensation of the Construction Manager for Preconstruction Phase services; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in the Initial Information, and shall be adjusted throughout the Project as required under Sections 5.3 and 6.4. Evaluations of the Owner's budget for the Cost of the Work represent the Architect's judgment as a design professional.

§ 6.3 The Owner shall require the Construction Manager to include appropriate contingencies for design, bidding or negotiating, price escalation, and market conditions in estimates of the Cost of the Work. The Architect shall be entitled to rely on the accuracy and completeness of estimates of the Cost of the Work the Construction Manager prepares as the Architect progresses with its Basic Services. The Architect may review the Construction Manager's estimates solely for the Architect's guidance in completion of its services, however, the Architect shall report to the Owner any material inaccuracies and inconsistencies noted during any such review.

§ 6.3.1 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Architect and the Construction Manager shall work together to reconcile the cost estimates.

§ 6.4 If, prior to the conclusion of the Design Development Phase, the Construction Manager's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect, in consultation with the Construction Manager, shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.5 If the Construction Manager's estimate of the Cost of the Work at the conclusion of the Design Development Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

.1 give written approval of an increase in the budget for the Cost of the Work;
.2 terminate in accordance with Section 9.5;
.3 in consultation with the Architect and Construction Manager, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
.4 implement any other mutually acceptable alternative.

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§ 6.6 If the Owner chooses to proceed under Section 6.5.3, the Architect, without additional compensation, shall incorporate the revisions in the Construction Documents Phase as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Design Development Phase Services, or the budget as adjusted under Section 6.5.1. The Architect's revisions in the Construction Documents Phase shall be the limit of the Architect's responsibility under this Article 6.

§ 6.7 After incorporation of modifications under Section 6.6, the Architect shall, as an Additional Service, make any required revisions to the Drawings, Specifications or other documents necessitated by the Construction Manager's subsequent cost estimates, the Guaranteed Maximum Price proposal, or Control Estimate that exceed the Owner's budget for the Cost of the Work, except when the excess is due to changes initiated by the Architect in scope, basic systems, or the kinds and quality of materials, finishes or equipment.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due, pursuant to Article 9 and Article 11. The Architect shall obtain similar perpetual, irrevocable, royalty-free licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Construction Manager, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4. The foregoing indemnity obligation shall apply only to the extent claims arise from modifications to the Instruments of Service made by persons other than the Architect.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

§ 7.6 Delivery of Electronic Files and Release of Liability

§ 7.6.1 Delivery of Files: Upon written request by the Owner, the Architect shall provide the Owner with copies of its Computer-Aided Design (CAD) files for the Project.

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§ 7.6.2 Permitted Use: The Owner is granted a limited, non-exclusive license to use these CAD files solely for the purposes of executing, maintaining, altering, or completing this specific Project and or future phases of the project.

§ 7.6.3 No Warranties: The Architect provides these CAD files "as-is" and makes no representations or warranties express or implied, regarding their fitness for a particular purpose, completeness, accuracy, or compatibility with any software or hardware.

§ 7.6.4 Release of Liability: The Owner acknowledges that electronic files can be altered, corrupted, or modified without the Architect's knowledge or consent. Consequently, the Owner waives all claims against the Architect, its consultants, and employees for any damages, losses, or expenses arising out of or resulting from the use, reuse, modification, or adaptation of these CAD files.

§ 7.6.5 Indemnification: To the fullest extent permitted by law, the Owner agrees to indemnify, defend, and hold harmless the Architect and its consultants from and against all claims, liabilities, and costs (including reasonable attorneys' fees) arising out of the Owner's or any third party's use of the CAD files.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1. Nothing herein shall extend any statute of limitation, statute of repose, ante litem requirement, notice requirement, immunity, or other defense available to Hall County under Georgia law.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the Construction Manager, contractors, consultants, agents and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect shall indemnify and hold the Owner and the Owner's officers and employees harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement. The Architect's obligation to indemnify and hold the Owner and the Owner's officers and employees harmless does not include a duty to defend. The Architect's duty to indemnify the Owner under this Section 8.1.3 shall be limited to the available proceeds of the insurance coverage required by this Agreement.

§ 8.1.4 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing,

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unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 8.3 of this Agreement

[X] Litigation in a court of competent jurisdiction located in Hall County, Georgia

[ ] Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

(Paragraphs deleted)
§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements. The Architect shall not be entitled to compensation for lost profits, consequential damages, or services not performed.

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(Paragraphs deleted)

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

§ 9.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction, except as modified in this Agreement. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement.

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

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§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

§ 10.10 Notwithstanding any other provision of this Agreement, the Owner's obligations under this Agreement are limited to lawfully available SPLOST and/or other legally available funds appropriated for the Project. Nothing herein shall be construed as creating a debt of Hall County in violation of Georgia law."

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

.1 Stipulated Sum

$610,000.00 – Master Planning

.2 Percentage Basis
(Insert percentage value)

Please refer to Exhibit 'A' letter dated July 9, 2026

.3 Other
(Describe the method of compensation)

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

Please refer to Exhibit 'A' letter dated July 9, 2026

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

To be negotiated at time of service

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Sections 11.2 or 11.3, shall be the amount invoiced to the Architect plus Ten percent (10 %), or as follows:
(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase	Fifteen	percent (	15	%)
Design Development Phase	Twenty	percent (	20	%)
Construction Documents Phase	Forty-five	percent (	45	%)
Construction Phase	Fifteen	percent (	15	%)
Project Close-out	Five	percent (	5	%)
Total Basic Compensation	one hundred	percent (	100	%)

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The Owner acknowledges that with an accelerated Project delivery, multiple bid package process, or Construction Manager as constructor project delivery method, the Architect may be providing its services in multiple Phases simultaneously. Therefore, the Architect shall be permitted to invoice monthly in proportion to services performed in each Phase of Services, as appropriate.

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Reference Exhibit 'B' – Schedule of Hourly Rates

Employee or Category	Rate ($0.00)

§ 11.8 Compensation for Reimbursable Expenses
§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

.1 Transportation and authorized out-of-town travel and subsistence;

(Paragraphs deleted)

.3 Permitting and other fees required by authorities having jurisdiction over the Project;
.4 Printing, reproductions, plots, and standard form documents;
.5 Postage, handling, and delivery;
.7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
.11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and
.12 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus Zero percent (0 %) of the expenses incurred.

(Paragraphs deleted)
§ 11.10 Payments to the Architect
§ 11.10.1 Initial Payments
§ 11.10.1.1 An initial payment of ($) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

(Paragraph deleted)
§ 11.10.2 Progress Payments
§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid Forty-five (45) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

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§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

§ 12.1 Architect acknowledges that Hall County is subject to the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq. Documents, materials, communications, and records submitted to or maintained by Hall County in connection with this Agreement may be subject to public disclosure unless exempt from disclosure under applicable law. Architect shall clearly identify any records it contends are exempt from disclosure; however, Hall County shall make the final determination regarding disclosure as required by law."

§ 12.2 Nothing contained in this Agreement shall constitute a waiver of Hall County's sovereign immunity, governmental immunity, official immunity, or any other immunity or limitation of liability available under Georgia law, and all such defenses are expressly reserved.

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

.1 AIA Document B133™–2019, Standard Form Agreement Between Owner and Architect, Construction Manager as Constructor Edition

.2 Building Information Modeling Exhibit, if completed:

.3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

[ ] AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition dated as indicated below.
(Insert the date of the E234-2019 incorporated into this agreement.)

[ ] Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

.4 Other documents:
(List other documents, if any, forming part of the Agreement.)

This Agreement entered into as of the day and year first written above.

Init.
/
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User Notes: (1331974254)

OWNER *(Signature)*	**ARCHITECT** *(Signature)*
(Printed name and title)	Robert C. Aull, Principal/Senior Vice President *(Printed name, title, and license number, if required)*

APPROVED AS TO FORM

Justin R. Lawhon,
County Attorney

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User Notes: (1331974254)

SSOE Group
100 Peachtree Street, NW
Suite 2500
Atlanta, GA 30303
T. (404) 522-8888
F. (404) 521-6204

July 09, 2026

Hall County Government
Attn: Doug Straughan, AIA
Capital Projects Manager
dstraughan@hallcounty.org
2875 Browns Bridge Rd
Gainesville, Georgia 30504

RE: **RFQ #47-008 Judicial Complex Expansion**
SSOE Fee Proposal Clarifications

Doug,

Thank you for the opportunity to provide additional clarification regarding our fee proposal and scope assumptions. We appreciate the committee's thoughtful review and are pleased to provide the following responses.

Master Planning/ Program Verification:

The proposed fee was determined by using two logic alternatives.

1. Utilization of a master planning benchmark fee basis of 0.25% X $250 million = $625,000, plus an additional $50,000 for off-site master planning coordination (i.e. parking garage and other out-of-scope components). $675,000 total fee originally proposed.

2. Estimate of effort/ fee required by each firm based on manpower estimates, expected duration/ schedule, and number of anticipated meetings.

The proposed fee is assumed to utilize the following teams and has been adjusted after further review with the team. It is important to note that we envision about a 14 week process, aligned with TTH's schedule; and we envision (5) five in-person workshops; and other documented virtual touchpoints with stakeholders. We understand that the program is complete and we anticipate one (1) program review meeting.

Team	Service/ Scope	$	610,000
SSOE Arch	Coordinate with Parking Deck Design Team; Overall management, base documents, phasing, schedule; facilitate meetings, documentation	$	155,000
RAMSA Arch	arch master planning; produce primary deliverables	$	275,000
JPA Courts	Program validation; Phase Scenarios	$	50,000
HGOR Landscape	site design concepts, urban planning	$	75,000
DCCM Civil	site base info, utilities, flood plain	$	35,000
CPE	Benchmarked cost estimates	$	20,000

Phase I Design and Construction Administration:

The RFQ requested a total percent of construction fee estimate. We arrived at the proposed 7.48% fee basis by combining a fee for Basic Services (6.00%) and Supplemental Services (1.48%). These fee percentages are based upon our historical and benchmark data for consultant fees in various markets for similar facilities.

RFQ Response / Background

Basic Services: 6.00% of estimated cost of construction with the following disciplines:

Discipline
Architecture (RAMSA/SSOE)
Int. Design/Arch (RAMSA/SSOE)
Courts Planning (JPA/SSOE)
Project management (SSOE)
Plumbing / FP (SSOE)
Mechanical (SSOE)
Electrical (SSOE)
Structural (SSOE)

Supplemental Services are derived based upon a combination of assumed fee percentage and actual fee estimates from consultants. These amounts equal an approximate 1.48% of a $100M cost of construction. The following are the included disciplines/ services:

Consultant	**Notes**
Civil (DCCM)	*Based $7.5 million site cost of construction*
Landscape Arch (HGOR)	
Cost Estimating (CPE)	
FFE Layout (SSOE)	
Security/ AV /Tel (SSOE)	

Proposed Adjustable Scale Fee Approach

Our assumptions for the two logic sets (benchmark % of Construction and workplan effort) estimates assumed a $100M Phase 1 Construction Budget. However, since the RFP lists a Construction Budget range, we can provide the following adjustable fee scale with incremental decreases in the percentage of the construction cost with increase in Construction Budget.

The Basic Services sliding scale would range from 6.2% for a $90M Construction Cost down to a 5.0% fee for a $150M Construction Cost; then dropping at 0.25% for each $5M from $150M to $200M; and remaining flat at 4.75% from $200M to $250M:

Construction Budget	% of CB	Basic Services
$ 90,000,000	6.20%	$ 5,580,000
$ 95,000,000	6.10%	$ 5,795,000
$ 100,000,000	6.00%	$ 6,000,000
$ 105,000,000	5.90%	$ 6,195,000
$ 110,000,000	5.80%	$ 6,380,000
$ 115,000,000	5.70%	$ 6,555,000
$ 120,000,000	5.60%	$ 6,720,000
$ 125,000,000	5.50%	$ 6,875,000
$ 130,000,000	5.40%	$ 7,020,000
$ 135,000,000	5.30%	$ 7,155,000
$ 140,000,000	5.20%	$ 7,280,000
$ 145,000,000	5.10%	$ 7,395,000
$ 150,000,000	5.00%	$ 7,500,000
$ 155,000,000	4.975%	$ 7,711,250
$ 160,000,000	4.95%	$ 7,920,000
$ 165,000,000	4.925%	$ 8,126,250
$ 170,000,000	4.90%	$ 8,330,000
$ 175,000,000	4.875%	$ 8,531,250
$ 180,000,000	4.85%	$ 8,730,000
$ 185,000,000	4.825%	$ 8,926,250
$ 190,000,000	4.80%	$ 9,120,000
$ 195,000,000	4.775%	$ 9,311,250
$ 200,000,000	4.75%	$ 9,500,000
$ 205,000,000	4.75%	$ 9,737,500
$ 210,000,000	4.75%	$ 9,975,000
$ 215,000,000	4.75%	$ 10,212,500
$ 220,000,000	4.75%	$ 10,450,000
$ 225,000,000	4.75%	$ 10,687,500
$ 230,000,000	4.75%	$ 10,925,000
$ 235,000,000	4.75%	$ 11,162,500
$ 240,000,000	4.75%	$ 11,400,000
$ 245,000,000	4.75%	$ 11,637,500
$ 250,000,000	4.75%	$ 11,875,000

Supplemental Services would also have a sliding scale, in increments of 0.4% from $90M to $150M; 0.1% from $150M to $200M; and flat at .98% from $200M to $250M:

Construction Budget	% of CB	Supplemental
$ 90,000,000	1.56%	$ 1,404,000
$ 95,000,000	1.52%	$ 1,444,000
$ 100,000,000	1.48%	$ 1,480,000
$ 105,000,000	1.44%	$ 1,512,000
$ 110,000,000	1.40%	$ 1,540,000
$ 115,000,000	1.36%	$ 1,564,000
$ 120,000,000	1.32%	$ 1,584,000
$ 125,000,000	1.28%	$ 1,600,000
$ 130,000,000	1.24%	$ 1,612,000
$ 135,000,000	1.20%	$ 1,620,000
$ 140,000,000	1.16%	$ 1,624,000
$ 145,000,000	1.12%	$ 1,624,000
$ 150,000,000	1.08%	$ 1,620,000
$ 155,000,000	1.07%	$ 1,658,500
$ 160,000,000	1.06%	$ 1,696,000
$ 165,000,000	1.05%	$ 1,732,500
$ 170,000,000	1.04%	$ 1,768,000
$ 175,000,000	1.03%	$ 1,802,500
$ 180,000,000	1.02%	$ 1,836,000
$ 185,000,000	1.01%	$ 1,868,500
$ 190,000,000	1.00%	$ 1,900,000
$ 195,000,000	0.99%	$ 1,930,500
$ 200,000,000	0.98%	$ 1,960,000
$ 205,000,000	0.98%	$ 2,009,000
$ 210,000,000	0.98%	$ 2,058,000
$ 215,000,000	0.98%	$ 2,107,000
$ 220,000,000	0.98%	$ 2,156,000
$ 225,000,000	0.98%	$ 2,205,000
$ 230,000,000	0.98%	$ 2,254,000
$ 235,000,000	0.98%	$ 2,303,000
$ 240,000,000	0.98%	$ 2,352,000
$ 245,000,000	0.98%	$ 2,401,000
$ 250,000,000	0.98%	$ 2,450,000

Exclusions

In addition, we offer the following requested clarifications regarding scope exclusions.

Lighting Design
Lighting design is included within SSOE's Electrical Engineering basic services. This includes interior and exterior lighting layouts, fixture coordination, lighting controls, and coordination with architectural and interior design requirements. A separate specialty lighting consultant is not included or anticipated.

Elevator Design and Specifications
A dedicated third-party elevator consultant is excluded. However, elevator design coordination and specifications are included within our Architectural and Engineering services using industry-standard criteria and manufacturer coordination as needed. A specialty consultant would only be considered if unique system requirements arise.

Enhanced Computer Modeling
Industry-standard BIM modeling at AIA LOD 300 is included for design, coordination, clash detection, and construction documentation. We also anticipate sharing model information with Hall County and the CMR under agreed-upon project protocols. The exclusion of "Enhanced Computer Modeling" refers only to services beyond standard BIM deliverables, such as advanced visualization by specialty consultants, 4D sequencing, facility management data integration, or specialized analytical modeling. Our services also *do* include visualizations and renderings to help the Owner and User Groups understand the design, including the use of our design model for augmenting the review of the physical courtroom mock-up with virtual tours of the BIM model.
We trust these clarifications are helpful and would be glad to discuss any item further if needed.

Thank you again for the opportunity to partner with you in getting this 'Generational Opportunity' right for Hall County.

Best Regards,
SSOE Group

Robby Aull, AIA
Principal

Philip J. Doele, AIA, NCARB
Senior Associate

Cc: File

2026 Corporate Rate Schedule

- SSOE Group | U.S. Rates Only -

JOB CLASSIFICATION / CATEGORY	HOURLY BILLING RATE
Principal | Operations Manager	$ 300.00
Program Manager | Division Manager | Business Leader | Practice Group Lead | Project Director	$ 265.00
Senior Project Manager | Master Engineer | Master Architect | Department Manager	$ 230.00
Engineer 6 | Architect 6 | Section Manager	$ 215.00
Engineer 5 | Advanced Technology Design Lead 5 | Senior C&Q Agent | Senior Healthcare Planner	$ 205.00
Project Manager | Architect 5 | Advanced Technology Design Lead 4 | Senior VDC Technical Leader | Safety Manager | Process / Packaging Specialist | Design Technology Specialist	$ 195.00
Engineer 4 | Architect 4 | Designer 6 | Advanced Technology Design Lead 3 | VDC Technical Leader	$ 175.00
Designer 5 | Project Controls 3 | Advanced Technology Design Lead 2 | VDC Specialist 4	$ 165.00
Engineer 3 | Architect 3 | C&Q Agent | Senior Interior Designer | VDC Specialist 3	$ 150.00
Designer 4 | Advanced Technology Design Lead 1 | VDC Specialist 2	$ 140.00
Engineer 2 | Assistant Project Manager | Project Controls 2	$ 130.00
Designer 3 | Architect 2 | VDC Specialist 1 | Senior Administrative Support | Healthcare Planner	$ 120.00
Engineer 1 | Architect 1	$ 115.00
Designer 2 | Project Controls 1 | Interior Designer	$ 105.00
Designer 1 | Project Manager Assistant	$ 95.00
Administrative Support | Engineering Intern | Architectural Intern	$ 80.00

The above hourly billing rates are complete except for the following:

- Specialized or unique expertise beyond traditional services will be quoted relative to the project scope.
- Check-out and start-up services rates are 1.15 times the above hourly rates.
- Travel expenses, including meals, transportation, and lodging, will be invoiced at cost. Mileage is invoiced at the standard federal allowable rate per mile.
- When applicable, per diem allowances will be quoted on a per project basis.
- Miscellaneous related project and site expenses (telephones, computers, software, shipping, low-volume printing and photo copies, safety consumables, etc.) will be invoiced all-inclusive of $4.00 per labor hour; or at cost plus ten percent (10%).
- Purchased goods and services will be invoiced at cost plus ten percent (10%).

The above hourly billing rates are valid for services provided through September 30, 2026.

NOTE: *Information regarding rates and billing procedures is CONFIDENTIAL. Please contact SSOE's Accounting Department with questions or comments.*

Hall County Judicial Complex Expansion – Supplemental Services – Reference 4.1.1

Supplemental Service	Description
Civil Engineering (4.1.1.9)	Master Plan Site base info, utilities, flood plain; Phase 1 Civil Engineering design; layout, site utilities, (storm, sewer, electrical, telecom, gas, site lighting), erosion control; site details; Land Disturbance Permit Submittals
Landscape Architecture (4.1.1.10)	Master Plan Site Design Concepts, Urban Planning; Phase 1 Hardscape and Softscape Site Design; Tree Protection Plans; Hardscape and Landscape Layouts and Details.
Architectural Interior Design (4.1.1.11)	Finish Boards for finish selection; Finish Schedules, Details for Back of House, Office, and Service Spaces; Specifications for all Finishes.
Cost Estimating (4.1.1.13)	Benchmarked cost estimates at Master Plan; Phase 1 Cost Estimating and reconciliation with CM At Risk at SD, DD, and CD (GMP) phases
Telecommunications / Data (4.1.1.22)	Phase 1 Telecommunications and Data design for infrastructure, wall device locations and specifications.
Security evaluation and planning (4.1.1.23)	Phase 1 Building Security systems, cameras, access control design and specifications
AV (4.1.1.29)	Phase 1 AV systems design & planning; coordination and infrastructure for devices to be provided by Owner's AV Integrator / supplier.
FF&E (4.1.1.29)	Provide layouts for graphic representation of typical furniture, fixtures, and equipment in design drawings for space planning and engineering coordination purposes. Furniture, Fixtures, and Equipment specification and procurement are by Owner. Documentation will include clear notation of fixed seating or other equipment that is included to distinguish from "Not In Contract" (NIC) items that are not part of the Construction Contract.

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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

EXHIBIT A

Bid Response Form

RFQ# 47-008 (Round 2) Master Planning & Architectural Design Services for New Judicial Complex Expansion

In a **separate sealed envelope,** each proposing Architect shall complete and submit a breakdown of proposed fees for services, as set forth herein:

1. MASTER PLANNING

Master planning services as presented and set forth herein for a proposed total phased project buildout of approximately 372,000 GSF and a joint City/County parking deck of at least 900 spaces, and as outlined in detail in Exhibit E - Master Planning Scope Narrative and Exhibit F – Programming Study.

MASTER PLANNING LUMP SUM AMOUNT:
(excluding reimbursable expenses)

Six-Hundred Ten-Thousand ($ 610,000.00)
Written Amount Numbers

MASTER PLANNING REIMBURSABLE EXPENSES:
(To be billed at cost as a not to exceed number)

Sixty Thousand ($ 60,000.00)
Written Amount Numbers

2. ARCHITECTURAL DESIGN SERVICES

Architectural Design services as set forth herein for Phase I of the New Judicial Complex Expansion, inclusive of all necessary Schematic Design, Design Development, Construction Documents, Construction Administration and Project Close-out performance of design and engineering services for the approved project program and approved GSF, and the established budget for construction:

The estimated construction cost ranges from $90,000,000 to $135,000,000, final construction budget to be established as part of the master planning process.

ARCHITECTURAL DESIGN SERVICES: (to be presented as a percentage of Construction Cost) (excluding reimbursable expenses)

(*_____%) * See fee proposal letter Exhibit 'A' attached to Contract.
Numbers

Note: Hall County's intent is to convert this percentage fee to a lump sum fee once the final construction budget is approved.

The Architectural Design services will be broken down as follows:

Schematic Design	15%
Design Development	20%
50% Construction Documents	20%
100% Construction Documents	25%
Construction Administration	15%
Project Close-out	5%

ARCHITECTURAL DESIGN SERVICES REIMBURSABLE EXPENSES:
(To be billed at cost as a not to exceed number)

One-Hundred Eighty-Five Thousand ($ 185,000.00)
Written Amount Numbers

It is the responsibility of the Architect to present pricing for all subconsultant designers that are required to present a full and complete design of the project as explained in the documents of RFQ 47-008 Round 1 and Round 2. Any subconsultants or vendors not included in the Fee Sheet outlined above must be identified and explained in a Clarifications and Exclusions document that must accompany this Bid Response Form.

Exhibit A – Exclusions

The following consultants and/or services are excluded from the fee proposal, and may be added to the scope of the project as required:

• Stream and/or Floodplain Study and Impact Permitting
• Artwork Consultant
• Acoustical Consultant
• Lighting
• Graphics/Signage
• Elevator Consultant
• Enhanced Computer Modelling

SIGNATURES:

SSOE, Inc.

Printed Name of Firm Submitting and Contracting Party for Services

Robert Aull Date: 07/ 16 / 26

Printed Name of Signing and Authorized Person

Seal if Corporation

Signature of Signing and Authorized Person

Attested to: Notary: Virginia Knowles July 16, 2026 SEAL:



AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 467/2026

SUBJECT: Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Thursday, September 24, 2026 Voting Meeting and scheduling of a Voting Meeting on Tuesday, September 22, 2026 at 6:00 p.m.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: JR

Recommendation:
Approval

Purpose of Request:
Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Thursday, September 24, 2026 Voting Meeting and scheduling of a Voting Meeting on Tuesday, September 22, 2026 at 6:00 p.m.

History:

Facts and Issues:

Options:

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

Is there a deadline for this item?

Approvals:

Approve	Clerk
JR	JR

Attachments:

HALL COUNTY BOARD OF COMMISSIONERS
2026 Commission Meeting Schedule
Hall County Government Center 2nd Floor
2875 Browns Bridge Road, Gainesville, GA 30504

WORK SESSIONS	VOTING MEETINGS
Monday, January 5 at 3:00	Thursday, January 8 at 6:00
Tuesday, January 20 at 3:00	Thursday, January 22 at 6:00
Monday, February 9 at 3:00	Thursday, February 12 at 6:00
Monday, February 23 at 3:00	Thursday, February 26 at 6:00
Monday, March 9 at 3:00	Thursday, March 12 at 6:00
Monday, March 23 at 3:00	Thursday, March 26 at 6:00
Monday, April 6 at 3:00	Thursday, April 9 at 6:00
Monday, April 20 at 3:00	**Tuesday**, April 21 at 6:00
Monday, May 11 at 3:00	Thursday, May 14 at 6:00
Tuesday, May 26 at 3:00	Thursday, May 28 at 6:00
~~Monday, June 8 at 3:00~~ – Cancelled **Tuesday**, June 9 at 3:00	Thursday, June 11 at 6:00
Monday, June 22 at 3:00	Thursday, June 25 at 6:00
Monday, July 6 at 3:00	Thursday, July 9 at 6:00
Monday, July 20 at 3:00	Thursday, July 23 at 6:00
Monday, August 10 at 3:00	Thursday, August 13 at 6:00
Monday, August 24 at 3:00	Thursday, August 27 at 6:00
Tuesday, September 8 at 3:00	Thursday, September 10 at 6:00
Monday, September 21 at 3:00	~~Thursday, September 24 at 6:00~~ – Cancelled **Tuesday**, September 22 at 6:00
Monday, October 5 at 3:00	Thursday, October 8 at 6:00
Monday, October 19 at 3:00	Thursday, October 22 at 6:00
Monday, November 9 at 3:00	Thursday, November 12 at 6:00
Monday, December 7 at 3:00	Thursday, December 10 at 6:00

Work Session Meetings are scheduled for Mondays prior to the 2nd and 4th Thursdays of each month.
Voting Meetings are scheduled for the 2nd and 4th Thursdays of each month.

All Meetings are scheduled to be held at the Hall County Government Center (2875 Browns Bridge Road, Gainesville, GA) on the 2nd floor.

Any amendments to the schedule listed above will be noticed to the public as State law requires.

Please direct questions and/or concerns to:

Jennifer Rivera
Hall County Commission Clerk
(770) 297-2684
jrivera@hallcounty.org

Proposed 07/20/2026

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 440/2026

SUBJECT: Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is $60,000.00.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: CJS

Recommendation:
Approve.

Purpose of Request:
Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is $60,000.00.

History:
Zoll Medical Corporation is the supplier of parts and supplies for Fire Rescues' Zoll Cardiac Monitors.

Facts and Issues:
A blanket purchase will allow Fire Rescue to have uninterrupted service to supply all of their Zoll Medical equipment. Zoll is the manufacturer of the parts and supplies for cardiac monitors and AEDs across the entire Fire Rescue fleet. Currently they purchase adult defibrillation pads, pediatric defibrillation pads, four (4) and twelve (12) lead cables, Maximo oxygen measurement sensors (pulse ox cables), BVM assist sensors and cables, monitor paper, and blood pressure cuffs.

Options:

Funding Requested	$ 60,000.00
Are funds within current budget?	Yes
Source of Funds	Emergency Services Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

Has it been reviewed by the County Attorney? No

Is there a deadline for this item?

Approvals:

Buyer	submit	approve	Purchasing
JD	JS	JS	AY
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:

Financial Supplement
Single Source Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 440/2026

Funds Requested: $ 60,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Emergency Services Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	271-EMERGENCY SERVICES FUND	3630-EMS	531100-GENERAL SUPPLIES AND MATERIALS	$60,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CJS

Phone: 404-597-0084

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

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

Request Details

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

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

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

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

Scope of Work

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

Justifying a Sole Source/Brand

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

Justifying a Single Source

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

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AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 441/2026

SUBJECT: Approve the renewal of the annual contract for the sole source purchase of record management system software for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL. The estimated annual cost is $87,168.00.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: CJS

Recommendation:
Approve.

Purpose of Request:

Approve the renewal of the annual contract for the sole source purchase of record management system software for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL. The estimated annual cost is $87,168.00.

History:
EPR Systems USA, Inc. provides Fire Rescue and EMS a Record Management System (RMS) that offers an effective and efficient way to enter required data with clean and customizable layout that is intuitive for users to navigate.

This software was origionally approved as Agenda Item #234/2023 on May 25, 2023.

Facts and Issues:
This software continues to meet the department's needs for overall functionality.

This will be year four (4) of a five (5) year contract.

Options:

Funding Requested	$ 87,168.00
Are funds within current budget?	Yes
Source of Funds	Fire & Emergency Services 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:

Buyer	submit	approve	Purchasing
JD	JS	JS	AY
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:

Financial Supplement
Single Source Form
DPR Systems FY 2027 Invoice
Signed Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 441/2026

Funds Requested: $ 87,168.00

Request Budgeted: Yes

Proposed Source of Funding:

Fire & Emergency Services Funds

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	271-EMERGENCY SERVICES FUND	3630-EMS	522202-COMPUTER REPAIRS & MAINTENANCE	$52,301.00
2027	270-FIRE SERVICES FUND	3520-FIRE RESCUE	522202-COMPUTER REPAIRS & MAINTENANCE	$34,867.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CJS

Phone: 404-597-0084

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

Name:	Bradley Martin
Job Title:	Deputy Chief - Administration
Department:	Fire Rescue
E-Mail Address:	bmartin@hallcounty.org
Date of Request:	07/01/2026

Request Details

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

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

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

For Sole Source or Sole Brand, identify efforts made to locate other possible sources.

Fire Rescue transitioned to a new Record Management System (RMS) called EPR Fireworks several years ago after a thorough review of multiple RMS programs. Members found EPR Fireworks to have all the features that we needed as an organization. The training module from EPR was added last year. This module is sole source/brand as it is specifically designed for their software. We have a current agreement with EPR for their software.

Desired Supplier Name:	EPR Fireworks
Desired Supplier Email:	Jaime@eprsys.com
Desired Supplier Phone Number:	954-737-2775

Scope of Work

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

07/01/2026	Fire Bundle	NFIRS, Inspection, Properties, Pre-Plan, Hydrants, Investigation	1	27,353.00	27,353.00
07/01/2026	Personnel Module	Personnel Module	1	0.00	0.00
07/01/2026	ePCR Module	ePCR Module - ALS	1	28,719.00	28,719.00
07/01/2026	Cardiac Monitor Interface	Cardiac Monitor Interface	1	1,327.00	1,327.00
07/01/2026	CAD Interface	CAD Interface	1	3,196.00	3,196.00
07/01/2026	Interfaces	Interfaces	1	0.00	0.00
07/01/2026	LMSWorks	LMSWorks - Robust Learning Management System (LMS) for in-house training of firefighters and EMS to coordinate and facilitate certifications and other skill tra	381	20.00	7,620.00
07/01/2026	J&B Training Content - Fire	J&B Training Content - Fire	380	13.00	4,940.00
07/01/2026	J&B Training Content - BLS	J&B Training Content - BLS	380	13.00	4,940.00
07/01/2026	J&B Training Content - ALS	J&B Training Content - ALS	380	17.00	6,460.00
07/01/2026	Annual Subscription Fee	Fireworks Software Annual Subscription	1	2,536.0	2,613.00

BALANCE DUE $87,168.00

Justifying a Sole Source/Brand

Provide an explanation why only a particular style, model, type or manufacturer is required (i.e. why the commodity is the only commodity which will meet the County needs).

Fire Rescue is currently utilizing EPR Fireworks for their record management and training. We are currently under contract with this company. The training module will incorporate with the rest of the program where we can enter training records and extrapolate data from not only calls, but hydrants, inspections, and now training.

Provide a detailed description of proposed source's unique capabilities and/or personnel to perform the work and why this is the only source.

Fire Rescue is currently utilizing EPR Fireworks for their record management and training. We are currently under contract with this company. The training module will incorporate with the rest of the program where we can enter training records and extrapolate data from not only calls, but hydrants, inspections, and now training.

EPR Systems USA Inc

257 Plaza Dr. Suite D
Oviedo FL 32765
United States
Phone: (941) 401-7939
Tax ID: 81-3675379

Bill To
Hall County Fire Rescue (HALC)
PO Drawer 1435
Gainesville GA 30503
United States

More Details
Date: 07/01/2026
Due Date: 07/31/2026

SALES ORDER **No: SOUS100286**

Item	Quantity	Rate	Amount
Fire Bundle Incident Reporting, Inspections, Properties, Pre-Plans, Hydrants, Investigations	1	27,353.00	27,353.00
ePCR ALS ePCR - Advanced Life Support	1	28,719.00	28,719.00
Cardiac Monitor Cardiac Monitor Interface	1	1,327.00	1,327.00
CAD Interface CAD Interface	1	3,196.00	3,196.00
LMSWorks LMSWorks - Robust Learning Management System (LMS) for in-house train	381	20.00	7,620.00
J&B Training Content - Fire J&B Training Content - Fire	380	13.00	4,940.00
J&B Training Content - BLS J&B Training Content - BLS	380	13.00	4,940.00
J&B Training Content - ALS J&B Training Content - ALS	380	17.00	6,460.00
Annual Subscription Fee Fireworks Software Annual Subscription - A 3% annual increase will ap	1	2,613.00	2,613.00

Total Before Tax	$87,168.00
Tax	$0.00
Total	**$87,168.00**

Electronic Instructions:
Bank: Bank of America
Acct # 898083861355
ACH ABA: 063100277
Office@eprsys.com

MASTER SUBSCRIPTION AND LICENSE AGREEMENT

THIS AGREEMENT is hereby made and entered into this 1st day of July, 2023, by and between Hall County, Georgia (hereinafter referred to as County) and EPR Systems USA, Inc., a Florida corporation, (hereinafter referred to as "EPR" or "Vendor").

WHEREAS, EPR is engaged in the business of designing and developing computer software systems and related products and has created and developed a software package called EPR FireWorks that is capable of supplying emergency agencies with an innovative, comprehensive, and integrated records management solution; and

WHEREAS, County is engaged in providing Fire and emergency rescue services and desires to utilize such Software to support the management of its agency; and

WHEREAS, EPR and County believe it is in their mutual interest and desire to enter into an agreement whereby County would use EPR's Software pursuant to the terms and conditions hereinafter provided.

The above recitals are hereby incorporated and made a part of this Agreement as if fully recited hereby.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby mutually acknowledged, the parties hereto hereby agree as follows:

Section 1 - Purchase

County shall subscribe to, and EPR shall provide the subscription items described by Attachment A, attached hereto, and made a part hereof.

Section 2 – Terms

This Agreement shall be subject to the terms and conditions contained herein and as provided by Exhibit A, attached hereto and made a part hereof. The annual cost to County for the initial year 1 of this Agreement is $60,595.00 for subscription services plus additional one-time costs of $13,600.00 for data conversion and training as outlined in Exhibit A. for a total of $74,195.00.

2.1 Uplift on Renewal. Fees for Software, which recur annually, shall increase by 3%

Section 3 – Definitions

3.1 In this Agreement, unless the context otherwise requires:

a) "Acceptance" means the acceptance of the Deliverables in accordance with Section entitled Inspection of the Deliverables of this Agreement.

b) "Confidential Information" means those confidential, scientific, technical, financial, business and other information, manufacturing, marketing, sales and distribution data, scientific and test data, documents, methods, techniques, formulations, operations, know-how, experience, skills, trade secrets, computer programs and systems, processes, practices, ideas, inventions, designs, samples, plans and drawings recognized as exempt or immune from disclosure pursuant to applicable federal or Georgia law;

c) "Contract Price" means the amounts referred to or expressed in this Agreement, and specifically in the payment schedule attached as Attachment "A" to this Agreement, to be payable by County to EPR for the Deliverables.

d) "EPR FireWorks" means the computer software, converted data, system interfaces, databases and documentation that are to be supplied by EPR and implemented by County, including the Deliverables to be provided by EPR to County all as contemplated hereunder, as the same may be upgraded, enhanced, or otherwise modified or adapted from time to time.

e) "Deliverables" means the whole of the services including, without limitation, system set-up, data conversion, training, maintenance, and software programs required to be done, furnished or performed by EPR in accordance with the terms of this Agreement.

f) "SaaS" means software-as-a-service that EPR hosts (directly or indirectly) for Customer's use on a periodic subscription basis.

f) "Improvements" means any improvements, updates, variations, modifications, alterations, additions, error corrections, enhancements, functional changes or other changes to the licensed computer programs and documentation, including, without limitation:

(i) improvements and upgrades to improve software efficiency and maintainability.

(ii) improvements and upgrades to improve operational integrity and efficiency.

(iii) functional improvements or changes which support legislated, regulatory or other lawful requirements.

(iv) changes or modifications to correct errors; and

(v) additional licensed computer programs to otherwise update the licensed computer programs.

g) "Live Production" means use of EPR FireWorks system in the regular business operation of County, which shall be twenty-four (24) hours per day, seven (7) days per week.

h) "Maintenance Access Period", unless otherwise specified in the Agreement, means an uninterrupted time period of hours each day beginning Sunday from 2:00 AM – 2

PM, and weekdays Monday to Friday, between 8:00 a.m. and 5:00 p.m. EST, during which EPR shall have personnel available to receive/respond to email and/or telephone support for maintenance services including remote connect in accordance with this Agreement;

j) "Response Time" means the period of time beginning with a *bona fide* attempt to reach EPR by telephone, or other oral means, or email written means has been made by County during a Maintenance Access Period, and ending with the response of EPR;

k) "Time to Repair" means that portion of the time that EPR FireWorks system cannot be used because of error, defect, deficiency, failure, problem or non-conformance to functional specifications, starting from the response of EPR and ending with the turnover of the Deliverables to County in proper working order.

"Unapproved Modifications" means modifications to the licensed computer programs not approved by EPR but made by County or on its behalf by someone other than EPR.

Section 4 – Representations

4.1 EPR represents and warrants, and it is a condition of this Agreement, that:

(a) EPR is a corporation duly organized and existing in good standing under the laws of Florida and registered to carry on business as may be contemplated hereunder.

(b) EPR has the ability and authority to enter into this Agreement, and the execution and performance of this Agreement or any part of this Agreement by EPR has been duly authorized by all requisite corporate action.

(c) The execution and performance of this Agreement or any part of this Agreement by EPR does not and will not violate any contract or other obligation of EPR, and EPR knows of no circumstances which would prevent EPR's performance of this Agreement or any part thereof.

(d) EPR is competent to perform its obligations hereunder, and has sufficient manpower, resources, skills, experience, and all such other materials as may be required to meet its obligations on or before the required date(s).

(e) EPR has the necessary qualifications (including knowledge, experience, and skill) to provide the Deliverables, and will provide the Deliverable in a diligent, professional and timely manner; and

(f) The representations and warranties made by EPR herein, including the recitals and all schedules hereto (in particular, in EPR's Proposal), are reasonable and correct, and may be relied upon by County and shall continue to be reasonable and correct, and may be relied upon by County throughout the performance of this Agreement.

Section 5 – Grant of Subscription

5.1 Grant of Subscription: SaaS. For SaaS, during the term Customer may access and use the SaaS

and Reporting Services, with the access and volume limitations set forth on the applicable Addendum, subject to Customer's compliance with the Use Restrictions and other limitations contained in this Agreement.

Section 6- Data

7.1 Ownership of Data. As between EPR and County, all CountyData shall be owned by County.

Section 7 – Term

6.1 6.1 This Agreement shall have an initial one-year term with four (4) one-year renewal options which will not automatically renew but may be renewed by mutual agreement unless a cancellation notice is received 60 days in advance.

Section 8 – Trademarks and Proprietary Notices

7.1 EPR expressly reserves all rights to its own tradenames, logos, trademarks, other identifying symbols and all of its proprietary rights in its product packaging or labeling of any licensed computer programs. County shall not acquire any right, title or interest in or to any such tradename, logo, trade-mark, or other identifying symbols of EPR.

7.2 Notwithstanding anything to the contrary provided for herein, County shall retain exclusive ownership of all County generated and/or supplied data. In no event shall such County related data or information be used by EPR without the prior written consent of the County.

Section 9 – Payment

8.1 County shall pay EPR in accordance with the Payment Schedule described in Attachment "A"to this Agreement within thirty (30) days of County receipt of invoice. All fees are inclusive of all freight, shipping and applicable taxes.

8.2 County shall notify EPR, within thirty (30) days of receipt of an invoice, of any inadequacy of the invoice or of the supporting documentation, and where any such notice is given within that period, the date for payment of the amount invoiced shall be postponed until EPR remedies the inadequacy to the satisfaction of County, at no additional cost to County. Payment will be made by County within thirty (30) days of receipt of the invoice issued by EPR.

Section 10 – Confidentiality

9.1 EPR shall be bound by an obligation of strict confidence to County in respect of any confidential information disclosed by or on behalf of County to EPR or developed by EPR for County. EPR shall not:

(a) Disclose, either directly or indirectly, any such confidential information, or any part thereof, to any person except as is specifically contemplated in this Agreement; and
(b) Use any such confidential information, or any part thereof, for any purpose, except as is specifically contemplated within this Agreement, without the prior written consent of County and on terms and conditions satisfactory to County in its sole discretion.
(c) Notwithstanding anything to the contrary herein, good faith compliance with the

provisions of The State of Georgia Freedom of Information Act shall not be construed as and shall not constitute a breach of this Agreement.

Section 11 - Law/Venue

10.1 This Agreement is subject to and governed by the laws of the State of Georgia. EPR hereby consents to the jurisdiction of the State of Georgia for the enforcement of any rights, the resolution of any disputes and/or for the purposes of any lawsuit brought pursuant to this Agreement or the subject matter hereof; and EPR agrees that service by first class U.S. mail to EPR Systems USA, Inc., 1016 Lasalle Street, Jacksonville, FL 32207 shall constitute effective service.

Section 12 – Notice

12.1 Unless otherwise specified herein or otherwise agreed to by the parties in writing, any notice required to be given hereunder must be given in writing and delivered by postage-paid mail, personally, by prepaid courier with a copy delivered by electronic means, addressed to the appropriate party as follows:

Hall County, Georgia d/b/a Hall County Board of Commissioners.
Christie Grice, Division Chief of EMS/PIO, Hall County Fire Rescue
Cgrice@hallcounty.org
P.O. Drawer 1435
Gainesville, GA. 30503

VENDOR address:
EPR Systems USA Inc.
1016 Lasalle Street
Jacksonville, FL 32207
jjacobson@eprsys.com

12.2 All notices in connection with this Agreement shall be in writing and may be given by certified, registered, or first-class mail or personally delivered at the address set forth above. For purposes of this Agreement, a notice shall be deemed effective upon personal delivery to the party or if by mail with a copy by e-mail, five days after proper deposit in a mailbox.

13 No Modification

There shall be no modification of this Agreement, except in writing and executed with the same formalities as the original.

14 **Interest**. EPR hereby waives any and all claims or rights to interest on money claimed to be due pursuant to this Agreement, and waives any and all such rights to interest to which it may otherwise be entitled pursuant to law, including, but not limited to, pursuant to the Local Government Prompt Payment Act, as amended. The provisions of this paragraph shall survive any expiration, completion and/or termination of this Agreement.

15 **Severability**. The terms of this Agreement shall be severable. In the event any of the terms or the provisions of this Agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect.

16 **Compliance with Law**. Notwithstanding any other provision of this Agreement, it is expressly agreed and understood that in connection with the performance of this Agreement, EPR shall comply with all applicable federal, state, and other requirements of law, including, but not limited to, any applicable requirements regarding prevailing wages, minimum wage, workplace safety and legal status of employees. Without limiting the foregoing, EPR hereby certifies, represents, and warrants to the SGF that all of EPR's employees and/or agents who will be providing products and/or services with respect to this Agreement shall be legally authorized to work in the United States. EPR shall also, at its expense, secure all permits and licenses, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the work, and/or the products and/or services to be provided for in this Agreement. County shall have the right to audit any records in the possession or control of EPR to determine EPR's compliance with the provisions of this section. In the event County proceeds with such an audit, EPR shall make available to County EPR's relevant records at no cost to County. County shall pay any and all costs associated with any such audit.

17 **Execution**. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute one and the same Agreement. For the purposes of executing this Agreement, any signed copy of this Agreement transmitted by fax machine or e-mail shall be treated in all manners and respects as an original document. The signature of any party on a copy of this Agreement transmitted by fax machine or e-mail shall be considered for these purposes as an original signature and shall have the same legal effect as an original signature. Any such faxed or e- mailed copy of this Agreement shall be considered to have the same binding legal effect as an original document. At the request of either party any fax or e-mail copy of this Agreement shall be re- executed by the parties in an original form. No party to this Agreement shall raise the use of fax machine or e- mail as a defense to this Agreement and shall forever waive such defense.

18 **Conflict**. In the event of any conflict between the terms and provisions of this purchase Agreement and Exhibit A and Exhibit B hereto, the terms and provisions of this purchase Agreement shall supersede and control.

19 **Limitation of Damages**. In no event shall County be liable for any monetary damages in excess of the purchase price contemplated by this Agreement. In no event shall County be liable for any consequential, special or punitive damages, or any damages resulting from loss of profit.

20 **Transfer of Title/Risk**. Transfer of title, and risk of loss shall pass to County upon delivery of any goods. All transportation and delivery shall be at EPR's sole expense.

21 **Indemnification**. To the fullest extent permitted by law, EPR agrees to and shall indemnify, defend and hold harmless County, its officers, employees, boards and commissions from and against any and all claims, suits, judgments, costs, attorney's fees, damages or any and all other relief or liability arising out of or resulting from or through or alleged to arise out of any acts or negligent acts or omissions of EPR or EPR's officers, employees, agents or subcontractors in the performance of this Agreement, including but not limited to, all goods delivered or services or work performed hereunder. In the event of any action against County, its officers, employees, agents, boards or commissions covered by the foregoing duty to indemnify, defend and hold harmless, such action shall be defended by legal counsel of HCFR's choosing.

22 **Relationship Between the Parties**. This Agreement shall not be construed so as to create a joint venture, partnership, employment or other agency relationship between the parties hereto.

23 **Waiver**. Neither party hereto shall be responsible for any consequential, indirect, punitive or incidental damages for any reason whatsoever. Any delay or failure to enforce any rights by either party arising out of or pursuant to this Agreement shall not constitute, and shall not be construed as, a waiver of any such rights.

24 **Limitation of Actions**. EPR shall not be entitled to, and hereby waives, any and all rights that it might have to file suit or bring any cause of action or claim for damages against County and/or its affiliates, officers, employees, agents, attorneys, boards and commissions of any nature whatsoever and in whatsoever forum after two (2) years from the date of this Agreement.

25 **No Other Agreements**. This Agreement is the only agreement between the parties hereto regarding the subject matter hereof. There are no other agreements, either oral, written or implied, between the parties hereto regarding the subject matter hereof. This Agreement may only be altered or modified by written instrument signed by both parties.

26 **Appropriation of Funds**. The obligations of the County under any contract for any fiscal year are subject to and contingent upon the appropriation of funds sufficient to discharge the obligations which accrue in that fiscal year and authorization to spend such funds for the purposes of the contract.

If, for any fiscal year the term of the Contract, sufficient funds for the discharge of the County's obligations under this Agreement are not appropriated and authorized, then this Agreement shall terminate as of the last day of the preceding fiscal year, or when such appropriated and authorized funds are exhausted, whichever is later, without liability to County for damages, penalties, or other charges on account of such termination.

The person signing this Agreement certifies that s/he has been authorized by County to commit HCFR contractually and has been authorized to execute this Agreement on its behalf.

The person signing this Agreement on behalf of EPR certifies that s/he has been authorized by EPR to commit EPR contractually and has been authorized to execute this Agreement on its behalf.

27 **HIPPA Compliance**. The Business Associate Agreement between EPR and County, attached hereto as Exhibit B, is made part of this Agreement.

28 **System Backup.** The parties agree and acknowledge that all EPR FireWorks system data shall be housed in the secure Amazon Web Services cloud environment, with security, back up and disaster recovery built in.

29 **Local Data Backup**. EPR shall provide County with an MS SQL database for local backup purposes on a schedule to be agreed upon, but not more than once a month.

30 **Data Conversion**. County agrees to provide EPR with a copy of County's database for data conversion purposes, and EPR agrees to destroy such data upon completion of the conversion.

Hall County, Georgia
d/b/a/ Hall County Board of
Commissioners

Name Richard Higgins

Hall County Board of Commissioners Chairman
Chairman Date May 25, 2023

Signature

EPR Systems USA:

Name: Jeffrey Jacobson

Director of Business Development May 17, 2023
Title Date

Signature

Approved as to form

William Linkous III, County
Attorney

Exhibit A

Description	2023	2024	2025
Fire Bundle	$ 27,353	$ 28,174	$ 29,019
Personnel Module	$ -	$ -	$ -
ePCR - ALS	$ 28,719	$ 29,581	$ 30,468
Cardiac Monitor Interface - Zoll	$ 1,327	$ 1,367	$ 1,408
CAD Interface	$ 3,196	$ 3,292	$ 3,391
Interfaces	$ -	$ -	$ -
Training and Implementation - One Time Fee	$ 5,600	$ -	$ -
Data Migration and Conversion - One Time Fee	$ 8,000	$ -	$ -
Annual Cost	**$ 74,195**	**$ 62,413**	**$ 64,285**

Any add on modules will be amended to this contract & invoiced on a prorated basis

EXHIBIT B
HIPAA BUSINESS ASSOCIATE ADDENDUM

Customer and EPR Systems ("Business Associate") agree that this HIPAA Business Associate Addendum is entered into for the benefit of Customer, which is a covered entity under the Privacy Standards ("Covered Entity").

Pursuant to the Master Subscription and License Agreement (the "Agreement") into which this HIPAA Business Associate Addendum (this "Addendum") has been incorporated, Business Associate may perform functions or activities involving the use and/or disclosure of PHI on behalf of the Covered Entity, and therefore, Business Associate may function as a business associate. Business Associate, therefore, agrees to the following terms and conditions.

1. Scope. This Addendum applies to and is hereby automatically incorporated into all present and future agreements and relationships, whether written, oral or implied, between Covered Entity and Business Associate, pursuant to which PHI is created, maintained, received or transmitted by Business Associate from or on behalf of Covered Entity in any form or medium whatsoever.

2. Definitions. For purposes of this Addendum, the terms used herein, unless otherwise defined, shall have the same meanings as used in the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), or the Health Information Technology for Economic and Clinical Health Act ("HITECH"), and any amendments or implementing regulations, (collectively "HIPAA Rules").

3. Compliance with Applicable Law. The parties acknowledge and agree that, beginning with the relevant effective date, Business Associate shall comply with its obligations under this Addendum and with all obligations of a business associate under HIPAA, HITECH, the HIPAA Rules, and other applicable laws and regulations, as they exist at the time this Addendum is executed and as they are amended, for so long as this Addendum is in place.

4. Permissible Use and Disclosure of PHI. Business Associate may use and disclose PHI as necessary to carry out its duties to a Covered Entity pursuant to the terms of the Agreement and as required by law. Business Associate may also use and disclose PHI (i) for its own proper management and administration, and (ii) to carry out its legal responsibilities. If Business Associate discloses Protected Health Information to a third party for either above reason, prior to making any such disclosure, Business Associate must obtain: (i) reasonable assurances from the receiving party that such PHI will be held confidential and be disclosed only as required by law or for the purposes for which it was disclosed to such receiving party; and (ii) an agreement from such receiving party to immediately notify Business Associate of any known breaches of the confidentiality of the PHI.

5. Limitations on Use and Disclosure of PHI. Business Associate shall not, and shall ensure that its directors, officers, employees, subcontractors, and agents do not, use or disclose PHI in any manner that is not permitted by the Agreement or that would violate Subpart E of 45 C.F.R. 164 ("Privacy Rule") if done by a Covered Entity. All uses and disclosures of, and requests by, Business Associate for PHI are subject to the minimum necessary rule of the Privacy Rule.

6. Required Safeguards to Protect PHI. Business Associate shall use appropriate safeguards and comply with Subpart C of 45 C.F.R. Part 164 ("Security Rule") with respect to electronic PHI, to prevent the use or disclosure of PHI other than pursuant to the terms and conditions of this Addendum.

7. Reporting to Covered Entity. Business Associate shall report to the affected Covered Entity without unreasonable delay: (a) any use or disclosure of PHI not provided for by the Agreement of which it becomes aware; (b) any breach of unsecured PHI in accordance with 45 C.F.R. Subpart D of 45 C.F.R. 164 ("Breach Notification Rule"); and (c) any security incident of which it becomes aware. With regard to Security Incidents caused by or occurring to Business Associate, Business Associate shall cooperate with the Covered Entity's investigation, analysis, notification and mitigation activities, and except for Security Incidents caused by Covered Entity, shall be responsible for reasonable costs incurred by the Covered Entity for those activities. Notwithstanding the foregoing, Covered Entity acknowledges and shall be deemed to have received advanced notice from Business Associate that there are routine occurrences of: (i) unsuccessful attempts to penetrate computer networks or services maintained by Business Associate; and (ii) immaterial incidents such as "pinging" or "denial of services" attacks.

8. Mitigation of Harmful Effects. Business Associate agrees to mitigate, to the extent practicable, any harmful effect of a use or disclosure of PHI by Business Associate in violation of the requirements of the Agreement, including, but not limited to, compliance with any state law or contractual data breach requirements.

9. Agreements by Third Parties. Business Associate shall enter into an agreement with any subcontractor of Business Associate that creates, receives, maintains, or transmits PHI on behalf of Business Associate. Pursuant to such agreement, the subcontractor shall agree to be bound by the same or greater restrictions, conditions, and requirements that apply to Business Associate under this Addendum with respect to such PHI.

10. Access to PHI. Within five business days of a request by a Covered Entity for access to PHI about an individual contained in a Designated Record Set, Business Associate shall make available to the Covered Entity such PHI for so long as such information is maintained by Business Associate in the Designated Record Set, as required by 45 C.F.R. 164.524. In the event any individual delivers directly to Business Associate a request for access to PHI, Business Associate shall within five (5) business days forward such request to the Covered Entity.

11. Amendment of PHI. Within five business days of receipt of a request from a Covered Entity for the amendment of an individual's PHI or a record regarding an individual contained in a Designated Record Set (for so long as the PHI is maintained in the Designated Record Set), Business Associate shall provide such information to the Covered Entity for amendment and incorporate any such amendments in the PHI as required by 45 C.F.R. 164.526. In the event any individual delivers directly to Business Associate a request for amendment to PHI, Business Associate shall within five business days forward such request to the Covered Entity.

12. Documentation of Disclosures. Business Associate agrees to document disclosures of PHI and information related to such disclosures as would be required for a Covered Entity to respond to a request by an individual for an accounting of disclosures of PHI in accordance with 45 C.F.R. 164.528 and HITECH.

13. Accounting of Disclosures. Within five business days of notice by a Covered Entity to Business Associate that it has received a request for an accounting of disclosures of PHI, Business Associate shall make available to a Covered Entity information to permit the Covered Entity to respond to the request for an accounting of disclosures of PHI, as required by 45 C.F.R. 164.528 and HITECH.

14. Other Obligations. To the extent that Business Associate is to carry out one or more of a Covered Entity's obligations under the Privacy Rule, Business Associate shall comply with such requirements that apply to the Covered Entity in the performance of such obligations.

15. Judicial and Administrative Proceedings. In the event Business Associate receives a subpoena, court or administrative order or other discovery request or mandate for release of PHI, the affected Covered Entity shall have the right to control Business Associate's response to such request, provided that, such control does not have an adverse impact on Business Associate's compliance with existing laws. Business Associate shall notify the Covered Entity of the request as soon as reasonably practicable, but in any event within seven business days of receipt of such request.

16. Availability of Books and Records. Business Associate hereby agrees to make its internal practices, books, and records available to the Secretary of the Department of Health and Human Services for purposes of determining compliance with the HIPAA Rules.

17. Breach of Contract by Business Associate. In addition to any other rights a party may have in the Agreement, this Addendum or by operation of law or in equity, either party may: i) immediately terminate the Agreement if the other party has violated a material term of this Addendum; or ii) at the non-breaching party's option, permit the breaching party to cure or end any such violation within the time specified by the non-breaching party. The non-breaching party's option to have cured a breach of this Addendum shall not be construed as a waiver of any other rights the non-breaching party has in the Agreement, this Addendum or by operation of law or in equity.

18. Effect of Termination of Agreement. Upon the termination of the Agreement or this Addendum for any reason, Business Associate shall return to a Covered Entity or, at the Covered Entity's direction, destroy all PHI received from the Covered Entity that Business Associate maintains in any form, recorded on any medium, or stored in any storage system. This provision shall apply to PHI that is in the possession of Business Associate, subcontractors, and agents of Business Associate. Business Associate shall retain no copies of the PHI. Business Associate shall remain bound by the provisions of this Addendum, even after termination of the Agreement or Addendum, until such time as all PHI has been returned or otherwise destroyed as provided in this Section. For the avoidance of doubt, de-identified Customer Data shall not be subject to this provision.

19. Injunctive Relief. Business Associate stipulates that its unauthorized use or disclosure of PHI while performing services pursuant to this Addendum would cause irreparable harm to a Covered Entity, and in such event, the Covered Entity shall be entitled to institute proceedings in any court of competent jurisdiction to obtain damages and injunctive relief.

20. Owner of PHI. Under no circumstances shall Business Associate be deemed in any respect to be the owner of any PHI created or received by Business Associate on behalf of a Covered Entity.

21. Safeguards and Appropriate Use of Protected Health Information. Covered Entity is responsible for implementing appropriate privacy and security safeguards to protect its PHI in compliance with HIPAA. Without limitation, it is Covered Entity's obligation to:

    21.1. Not include PHI in information Covered Entity submits to technical support personnel through a technical support request or to community support forums. In addition, Business Associate does not act as, or have the obligations of a Business Associate under the HIPAA Rules with respect to Customer Data once it is sent to or from Covered Entity outside EPR's Software over the public Internet; and

    21.2. Implement privacy and security safeguards in the systems, applications, and software Covered Entity controls, configures and connects to EPR's Software.

22. Third Party Rights. The terms of this Addendum do not grant any rights to any parties other than Business Associate and the Covered Entity.

23. Signatures. The signatures to the Agreement (or the document evidencing the parties' adoption thereof) indicate agreement hereto and shall be deemed signatures hereof, whether manual, electronic, or facsimile.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 460/2026

SUBJECT: Approve the annual contract for FY 2027 temporary staffing for various County departments to Corporate Temps of Norcross, GA. The estimated annual cost is $850,000.00.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: DLM

Recommendation:
Approve.

Purpose of Request:
Approve the annual contract for FY 2027 temporary staffing for various County departments to Corporate Temps of Norcross, GA. The estimated annual cost is $850,000.00.

History:
Corporate Temps has been the historical provider of temporary labor for the County and is a vendor in good standing.

Facts and Issues:
Temporary labor is utilized across various departments throughout the County, such as Election Poll Workers, or to provide short-term support within a department to fill a vacancy.

This agreement falls under statewide contract 99999-001-SPD0000136-0008. This Statewide Contract is for Clerical and Light Industrial Temporary Staffing. The following suppliers have been awarded: 1) Abacus Corporation, 2) Dover Staffing, 3) Focus People, Inc., 4) New World Employment, 5) Shaga Consulting, 6) Ark Temporary Staffing, 7) Nitelines USA, Inc., 8)Corporate Temps and 9) InGenesis, Inc.

Options:

Funding Requested	$ 850,000.00
Are funds within current budget?	Yes
Source of Funds	Various

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

Approvals:

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

Attachments:

Financial Supplement
Price Sheet
Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 460/2026

Funds Requested: $ 850,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Various

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	TBD	TBD	521000-PROFESSIONAL SERVICES	$850,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TS

Phone: 770-531-3900

CORPORATE TEMPS.
ADMINISTRATIVE TEMPORARY STAFFING SERVICES
PRICES SCHEDULE
99999-001-SPD0000136-0008
Effective February 15, 2024-2025
"Exhibit A"

REGION 1-5

Classification	Job Title	Hourly Rate (Per Hour)	Markup %	Markup $	Position Bill Rate (Per Hour)
Administrative Staffing	Administrative Assistant 1	$ 14.37	34.00%	$ 4.88	$ 19.25
Administrative Staffing	Administrative Clerk	$ 12.00	34.00%	$ 4.08	$ 16.08
Administrative Staffing	Clerk	$ 13.53	34.00%	$ 4.60	$ 18.12
Administrative Staffing	Customer Service Agent	$ 14.50	34.00%	$ 4.93	$ 19.43
Administrative Staffing	Customer Svc Rep 1	$ 14.48	34.00%	$ 4.92	$ 19.40
Administrative Staffing	Data Entry Technician	$ 10.69	34.00%	$ 3.64	$ 14.33
Administrative Staffing	Executive Admin Assist 1	$ 33.33	34.00%	$ 11.33	$ 44.67
Administrative Staffing	Finance Clerk	$ 14.00	34.00%	$ 4.76	$ 18.76
Administrative Staffing	Mail Services Clerk	$ 11.07	34.00%	$ 3.76	$ 14.83
Administrative Staffing	Payroll Specialist	$ 37.50	34.00%	$ 12.75	$ 50.25
Administrative Staffing	Receptionist	$ 17.00	34.00%	$ 5.78	$ 22.78
Healthcare Staffing	Licensed Practical Nurse	$ 40.00	34.00%	$ 13.60	$ 53.60
Healthcare Staffing	Registered Nurse	$ 54.00	34.00%	$ 18.36	$ 72.36
Healthcare Staffing	Intake Clerk	$ 12.00	34.00%	$ 4.08	$ 16.08
Industrial Staffing	Custodial Services Worker	$ 10.00	34.00%	$ 3.40	$ 13.40
Industrial Staffing	Grounds Maintenance Tech	$ 10.00	34.00%	$ 3.40	$ 13.40
Industrial Staffing	Security Personnel	$ 21.97	34.00%	$ 7.47	$ 29.44
Professional Staffing	Accounting Clerk	$ 20.00	34.00%	$ 6.80	$ 26.80
Professional Staffing	Accounting Technician	$ 26.00	34.00%	$ 8.84	$ 34.84
Professional Staffing	Accounts Payable Clerk	$ 24.56	34.00%	$ 8.35	$ 32.90
Professional Staffing	Admissions Assistant	$ 18.00	34.00%	$ 6.12	$ 24.12
Professional Staffing	Benefits Processor	$ 37.50	34.00%	$ 12.75	$ 50.25
Professional Staffing	Business Analyst	$ 19.58	34.00%	$ 6.66	$ 26.24
Professional Staffing	Business Support Analyst	$ 26.44	34.00%	$ 8.99	$ 35.44
Professional Staffing	Claims Examiner	$ 14.15	34.00%	$ 4.81	$ 18.96
Professional Staffing	Documents Clerk	$ 12.00	34.00%	$ 4.08	$ 16.08
Professional Staffing	Engineering Services Worker	$ 49.09	34.00%	$ 16.69	$ 65.78
Professional Staffing	Graphics and Visual Art Specialist	$ 22.50	34.00%	$ 7.65	$ 30.15
Professional Staffing	Human Resource Specialist	$ 15.00	34.00%	$ 5.10	$ 20.10
Professional Staffing	Marketing Assistant	$ 24.37	34.00%	$ 8.28	$ 32.65
Professional Staffing	Project Specialist	$ 18.00	34.00%	$ 6.12	$ 24.12
Professional Staffing	Purchasing Assistant	$ 26.00	34.00%	$ 8.84	$ 34.84
Professional Staffing	Scanner/Indexer	$ 12.06	34.00%	$ 4.10	$ 16.16
Professional Staffing	Support Services Worker	$ 18.00	34.00%	$ 6.12	$ 24.12
Professional Staffing	Training Coordinator	$ 24.72	34.00%	$ 8.40	$ 33.12

Supplier Information Sheet

Contract Description	**Temporary Staffing Services**		
Statewide Contract Number	**99999-001-SPD0000136-0008**		
Supplier ID Number	**0000033081**		
Supplier Name	**Corporate Temps**		
Effective Date	**July 01, 2017**	**Expiration Date**	**June 30, 2027**
Number of Suppliers Awarded	**9**	**Contract Type:**	**Mandatory**

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DOAS Contact Information	**13**

Supplier and Contract Information

Supplier Name & Address
Corporate Temps **5950 Live Oak Parkway, Suite 230** **Norcross, Georgia 30093**

Supplier Website:	http://www.corporatetemps.com/

Primary Supplier Contact	Alternate Supplier Contact
Name: Renee White Email: Renee@corporatetemps.com Phone Number: 770-934-1710 Fax: 770-449-1944	Name: Shawn Menefee Email: shawn@corporatetemps.com Phone Number: 770-934-1710

General Supplier Email:	admin@corporatetemps.com

Contract Details	
Remittance Address	5950 Live Oak Parkway, Suite 230 Norcross, Georgia 30093
Discounts	N/A
Services provided: Service Areas	All (1-5) Regions
Payment Terms	Net 30 Days
Authorized Users	State and Local Government
Acceptable Payment Method(s)	Vendor will accept Purchase Orders and the Purchasing Card under this contract as permitted by current policies governing the Purchasing Card program.

General Contract Information

Through strategically sourced procurement, the State Purchasing Division of the Department of Administrative Services has established a new Statewide Contract(s) for Language Services, (99999—001-SPD0000136) with 9 suppliers. This new statewide contract replaces the prior statewide contract titled Temporary Staffing-Clerical & Light Industrial (SWC80781), which was awarded from January 2008 to 2017.

This statewide contract is a CONVENIENCE CONTRACT for all state of Georgia governmental entities subject to the State Purchasing Act. The statewide contract is also available on a Mandatory basis to all other governmental entities in the state of Georgia, including state authorities, local governments, municipalities, cities, townships, and counties. The contract term is from July 01, 2017, to June 30, 2019. In addition, the State has three (3) one-year renewals through June 30, 2022. The contract has been extended as the new solicitation is underway. It is on its fifth extension.

The purpose of this contract is to provide a reliable supply of temporary staffing services to meet the diverse needs of state and local government entities. For purposes of this eRFP, temporary staffing services have been separated into five (5) distinct categories based on (1) job families consisting of commonly grouped job titles or (2) other related support services closely associated with providing temporary staffing resources as follows: (a) Administrative Staffing (b) Professional Staffing (c) Industrial Staffing (d) Healthcare Staffing (e) Other Staffing Related Services. All Suppliers were awarded to serve the 5 regions.

Key Benefits of the Contract:

- Agencies or eligible public bodies don't need to run their own full procurement; they can simply issue purchase orders to vendors already vetted under this contract.
- Rates are established and reviewed by the Georgia Department of Administrative Services (DOAS), ensuring cost-effective staffing.
- Competitive pricing and cost savings
- Administrative Efficiency & Faster Procurement: saves time and reduces paperwork
- The contract complies with procurement Law; it is audit-ready and fully compliant
- This contract supports short-term, long-term, and project-based staffing needs across a wide range of roles.
- Conversion flexibility (via amendment), allowing conversion of temporary staff to full-time positions under defined terms.
- This contract provides choice and flexibility for multiple vendors awarded across various categories and skill levels under the same contract
- It is available to state agencies, local governments, universities, and other authorized users.

SPD-NOA (5).pdf to access the Notice of Award document to see the awarded categories and the awarded suppliers.

UPDATE: Amendment- EFFECTIVE DATE: 7/1/2021

Where the State agency seeks to change the status of an administrative temporary staffing resource, acquired under this Statewide contract, from temporary to permanent status, the following method shall be used to determine any applicable conversion fees due to the Statewide Contract supplier:

CONVERSION FEE: If, prior to completing 520 hours of a work assignment, the contractor converts to a full-time role, a fee equal to 160 hours of the rate of pay will be used

.

Step 1: The temporary resource meets the administrative temporary staffing conversion requirements

Step 2: Please contact the Statewide Contract Supplier Contract Manager to complete the resource conversion fee process
Affordable Care ACT Fee: Contractor acknowledges the State's intent to take advantage of the Safe Harbor provision relevant to third-party employment arrangements between Applicable Large Employers and temporary staffing firms in compliance with the Code, rules, regulations and other official guidance, under which an offer of coverage by the temporary staffing firm is deemed an offer of healthcare coverage by User Agencies. Contractor further acknowledges that the fees a User Agency pays to Contractor include an additional fee attributable to those individuals with MEC.

This additional fee shall be **$ 2.00** per Contractor's Employee per month of MEC, as indicated in Contractor's cost proposal as ACA Safe Harbor Provision Fee", and shall be designated "ACA Compliance Charge" (or similar) on Contractor's invoice. The ACA Compliance Charge may appear as an aggregate total in the last weekly invoice of the month. Each of Contractor's last weekly invoices to a User Agency shall identify the number of Contractor's Employees who provided services to the User Agency during any portion of the month and, if different, separately identify the number of Contractor's Employees with MEC.

Regional Map

Regional Map - SWC Temporary Staffing Services - Administrative, Professional, Light Industrial & Healthcare



Region 1: 25 Counties / 8,261 Square Miles - Bartow (459.5), Butts (184.4), Carroll (499.1), Catoosa (162.2), Chattooga (313.3), Coweta (440.9), Dade(174.0), Fannin (389.7), Floyd (509.9), Gilmer (426.5), Gordon (355.8), Haralson (282.2), Heard (296.0), Lamar (183.5), Meriwether (501.2), Murray (344.5), Paulding (312.2), Pickens (232.1), Pike (216.1), Polk (310.3), Spalding (196.5), Troup (414.0), Upson (323.4), Walker (446.4), Whitfield (290.5)

Region 2: 39 Counties / 14,005 Square Miles - Banks (232.1), Barrow (160.3), Burke (827.0), Clarke (119.2), Columbia (290.1), Dawson (210.8), Elbert (351.1), Forsyth (224.0), Franklin (261.5), Glascock (143.7), Greene (387.4), Habersham (276.7), Hall (392.8), Hancock (471.8), Hart (232.4), Jackson (339.7), Jasper (368.2), Jefferson (526.5), Jenkins (347.3), Lincoln (210.4), Lumpkin (282.9), Madison (282.3), McDuffie (257.5), Morgan (347.4), Newton (272.2), Oconee (184.3), Oglethorpe (439.0), Rabun (370.0), Richmond (324.3), Screven (645.1), Stephens (179.1), Taliaferro (194.6), Towns (166.6), Union (321.9), Walton (325.7), Warren (284.3), Washington (678), White (241.3), Wilkes (447)

Region 3: 10 Counties / 2,974 Square Miles - Cherokee (421.7), Clayton (141.6), Cobb (339.6), DeKalb (267.6), Douglas (200.1), Fayette (194.3), Fulton (526.6), Gwinnett (430.4), Henry (322.1), Rockdale (129.8)

Region 4: 41 Counties / 14,664 Square Miles - Baker (341.9), Baldwin (257.8), Bibb (249.8), Calhoun (280.4), Chattahoochee (248.7), Clay (195.4), Colquitt (544.2), Crawford (324.9), Crisp (272.6), Decatur (597.1), Dooly (391.9), Dougherty (328.7), Early (512.6), Grady (454.5), Harris (463.9), Houston (375.5), Jones (393.9), Lee (355.8), Macon (400.6), Marion (366.0), Miller (282.4), Mitchell (512.1), Monroe (395.7), Muscogee (216.4), Peach (150.3), Pulaski (249.0), Putnam (344.6), Quitman (151.2), Randolph (428.2), Schley (166.9), Seminole (235.2), Stewart (458.7), Sumter (482.7), Talbot (391.4), Taylor (376.7), Terrell (335.4), Thomas (544.6), Twiggs (358.4), Webster (209.1), Wilkinson (447.3), Worth (570.7)

Region 5: 44 Counties / 18,976 Square Miles – Appling (507.1), Atkinson (339.4), Bacon (258.6), Ben Hill (250.1), Berrien (451.9), Bleckley (215.9), Brantley (442.4), Brooks (493.1), Bryan (436.0), Bulloch (672.8), Camden (613.0), Candler (243.0), Charlton (773.6), Chatham (426.4), Clinch (800.2), Coffee (575.1), Cook (227.2), Dodge (495.9), Echols (414.9), Effingham (447.7), Emanuel (680.6), Evans (182.9), Glynn (419.8), Irwin (354.3), Jeff Davis (330.7), Johnson (303.0), Lanier (185.3), Laurens (807.3), Liberty (489.8), Long (400.3), Lowndes (496.1), McIntosh (424.3), Montgomery (239.5), Pierce (316.5), Tattnall (479.4), Telfair (437.3), Tift (258.9), Toombs (364.0), Treutlen (199.4), Turner (285.4), Ware (892.5), Wayne (641.8), Wheeler (295.5), Wilcox (377.7)

Ordering Instructions

Please feel free to call or email Renee White with your request.

Renee White
770-934-1710
renee@corporatetemps.com

Corporate Temps (Services, Expertise, & Experience)

For over 35 years, we have provided exceptional staffing and placement services to corporations, businesses, and government agencies.

With more than 80 years of combined industry experience, Corporate Temps has established itself as one of the Southeast's leading professional staffing and career placement firms. Our team of highly qualified and experienced consultants is committed to delivering customized workforce solutions designed to meet the evolving needs of our clients. As a trusted staffing partner, we have developed long-standing relationships with organizations throughout the state and across the nation.

At Corporate Temps, we understand that every organization has unique staffing requirements. That is why we take a personalized approach to every client engagement. Every client is assigned a dedicated point of contact to ensure responsive communication, seamless coordination, and complete client satisfaction throughout the hiring process.

Our commitment to professionalism, integrity, and service excellence enables us to consistently deliver high-quality talent and dependable staffing solutions.

Contact us today to learn how Corporate Temps can support your workforce and staffing needs.

770-934-1710

renee@corporatetemps.com

We provide staffing in the following areas:

Administrative/Executive Assistant

Legal

Finance/Accounting/Payroll

Purchasing/Procurement

Compliance

Clerical/Data Entry

Customer Service/Call Center

Mailroom Operations

Information Technology

Warehouse/Distribution/Logistics

Food Service Worker

Custodian/Janitor

Groundskeeper/Landscaper

Maintenance Worker

Where to Find Additional Contract Documents

All additional contract documents may be found under the "Attachments" dropdown when viewing the contract in TGM, including, but not limited to:

- Pricing (current)
- Attachment A (original solicitation document)
- Original Contract/Terms and Conditions
- Program Requirements Document (PRD)
- Certificate of Insurance
- E-Verify Affidavit
- Renewals/Extensions/Amendments
- Notice of Intent to Award (NOIA)
- Notice of Award (NOA)
- Cost Workbook (from solicitation bid, for evaluation purposes)
- Mandatory Questions
- Mandatory Scored Questions
- Additional Scored Questions
- Addendums

v Attachments

Display Order	Attachment
	Supplier Information Sheet
2	Pricing
3	Original Contrac
4	Contract Terms & Conditions
5	Attachment A
6	Mandatory Questions
7	Certificate of Insurance
8	E-Verify
9	Addendum 1
10	Addendum 2

Amendments / Renewals / Extensions

Base Term: July 1, 2017, to June 30, 2019

Renewal 1: July 1, 2019- June 30, 2020

Renewal 2: July 1, 2020, to June 30, 2021

Renewal 3: July 1, 2021 - June 30, 2022

Extension #1: July 1, 2022 - June 30, 2023

Extension #2: July 1, 2023 - June 30, 2024

Extension #3: July 1, 2024 - June 30, 2025

Extension #4: July 1, 2025- June 30, 2026

Extension # 5: July 1 ,2026- June 30, 2027

Contract NIGP Codes

96269	Personnel Services Temporary

DOAS CONTACT INFORMATION

DOAS Contract Manager

View **Contract Summary** Page in **Team Georgia Marketplace ("TGM")** to see the current contract manager and contact information.

- Please CC contract.management@doas.ga.gov on **all communications** to the contract manager, in case that the contract manager is unavailable to respond.

Procurement Help Desk

Telephone: 404-657-6000
Email: procurementhelp@doas.ga.gov

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 461/2026

SUBJECT: Approve the employment agreement for the Assistant Director of Elections.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: DLM

Recommendation:
Department recommends approval

Purpose of Request:
The purpose of this agenda item is to seek approval of the employment agreement for the Assistant Director of Elections.

History:

Facts and Issues:

Options:

Funding Requested	$ 180,599.97
Are funds within current budget?	Yes
Source of Funds	General
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
LM	LM	EW	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
Employment Agreement
Position Cost Breakdown

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 461/2026

Funds Requested: $ 180,599.97

Request Budgeted: Yes

Proposed Source of Funding:

General

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	100-GENERAL FUND	1400-ELECTIONS	511100-SALARIES	$115,000.00
2027	100-GENERAL FUND	1400-ELECTIONS	512200-FICA	$8,798.00
2027	100-GENERAL FUND	1400-ELECTIONS	512400-RETIREMENT	$16,100.00
2027	100-GENERAL FUND	1400-ELECTIONS	512100-HEALTH INSURANCE	$32,953.00
2027	100-GENERAL FUND	1400-ELECTIONS	512103-CONTRACT EE INSURANCE	$1,567.00
2027	100-GENERAL FUND	1400-ELECTIONS	512102-LIFE INSURANCE	$382.00
2027	100-GENERAL FUND	1400-ELECTIONS	523201-COMMUNICATIONS	$600.00
2027	100-GENERAL FUND	1400-ELECTIONS	512902-TRAVEL/CAR USE ALLOWANCE	$5,199.97

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DLM

Phone: 770-531-6712

EMPLOYMENT AGREEMENT

Assistant Director of Elections

THIS AGREEMENT made and entered into this 23rd day of July, 2026, by and between **HALL COUNTY, STATE OF GEORGIA,** hereinafter referred to as the "County," as party of the first part; the **HALL COUNTY BOARD OF ELECTIONS AND REGISTRATION,** hereinafter referred to as the "Board of Elections," as party of the second part; and **Paige Thompson**, hereinafter referred to as the "Employee," as party of the third part, all of whom agree as follows:

WITNESSETH

WHEREAS, the County and the Board of Elections desire to employ **Paige Thompson** as **Assistant Director of Elections** for the Hall County Board of Elections and Registration; and

WHEREAS, the County and the Board of Elections desire to establish the compensation, benefits, working conditions, and other terms and conditions of the Employee's employment; and

WHEREAS, the County and the Board of Elections desire to secure and retain the services of the Employee, provide inducement for her to remain in such employment, and establish a clear framework governing the Employee's employment, including the respective roles of the Board of Elections and the County Administrator in supervising, evaluating, and, by joint agreement, terminating the Employee's employment, thereby assuring the Employee's peace of mind with respect to future security; and

WHEREAS, the Employee desires to accept employment as **Assistant Director of Elections** for the Hall County Board of Elections and Registration**;**

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

SECTION 1. **Duties**

The County hereby agrees to employ **Paige Thompson** as **Assistant Director of Elections**, to perform such legally permissible duties and functions as may be assigned by the Board of Elections and Registration.

PT Initials

SECTION 2. Term

A. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Board of Elections and the County Administrator, acting jointly, to terminate the services of the Employee at any time, subject only to the provisions set forth in SECTION 3 of this Agreement. The Employee understands and acknowledges that she serves at the pleasure of the Board of Elections and the County Administrator, acting jointly, and that neither the Board of Elections nor the County Administrator, acting independently, may terminate her employment absent the concurrence of the other.

B. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign from her position with the County at any time, subject to the provisions set forth in SECTION 3, Paragraphs B and C, of this Agreement.

SECTION 3. Termination and Severance Pay

A. In the event the Employee is terminated pursuant to Paragraph B hereof, and the Employee is willing and able to perform the duties of the position under this Agreement, then, upon execution of a Separation Agreement and General Release, the County agrees to pay the Employee a lump-sum cash payment equal to three (3) months aggregate annual salary, exclusive of other forms of compensation, less standard withholdings, in addition to the continuation of medical, dental, and vision insurance benefits during the three (3) month period immediately following the date of termination. However, in the event the Employee is terminated because the Employee has been convicted of a misdemeanor or a felony, or if the County and the Board of Elections determine that the Employee has engaged in unprofessional and improper conduct, other than negligence, or has committed a breach of the public trust, including, but not limited to, illegal acts involving personal gain or moral turpitude, the County and the Board of Elections shall be entitled to terminate the Employee immediately without any severance pay or continuation of medical, dental, or vision insurance benefits, except as may be required by COBRA.

B. In the event the County and the Board of Elections, at any time during the term of this Agreement, reduces the salary or other financial benefits of the Employee by a greater percentage than reductions applicable to all other County employees, or refuses, following written request, to comply with any provision of this Agreement benefiting the Employee,

PT Initials

or if the Employee resigns following a request or suggestion, whether formal or informal, by the Board of Elections and the County Administrator, acting jointly, that the Employee resign, then the Employee may, at her option, be deemed terminated as of the date of such reduction, refusal, request, or suggestion for purposes of the severance provisions contained herein.

C. In the event the Employee voluntarily resigns her position with the County as **Assistant Director of Elections,** the Employee shall provide the Board of Elections and the County Administrator with at least **thirty (30)** days' advance written notice, unless the parties otherwise agree. The provision for severance pay and continuation of employment benefits detailed in SECTION 3, Paragraph A, shall not apply to a voluntary resignation.

SECTION 4. **Termination Due to Disability**

If the Employee is unable to perform the essential duties and functions of her position due to sickness, accident, injury, or mental incapacity, and no reasonable accommodation is available that would enable the Employee to perform such essential duties and functions, the Board of Elections and the County Administrator, acting jointly, shall have the option to terminate the Employee's employment, subject to the severance pay requirements set forth in SECTION 3, Paragraph A. Upon such termination, the Employee shall be entitled to receive payment for any accrued benefits in accordance with applicable County policies.

SECTION 5. **Salary**

The County agrees to pay the Employee for her services rendered pursuant to this Agreement an annual base salary of **$115,000.00,** payable in installments at the same time as other employees of the County are paid, except that the County may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The base annual salary and benefits may be reviewed annually by the County Administrator in consultation with the Board of Elections and consideration for increases may be determined based upon the Employee's performance, the availability of funding, consideration of a Cost of Living Adjustment (COLA), or such other factors as the County may determine.

SECTION 6. **Performance Evaluation**

The Board of Elections, or its designee, shall review and evaluate the performance of the

_____ Initials

Employee at least annually on the anniversary date of this Agreement, or in accordance with any evaluation schedule applicable to other County employees. The County Administrator, or his or her designee, may provide input regarding the Employee's performance at the request of the Board of Elections. Such review and evaluation shall be conducted in accordance with performance criteria developed by the County Administrator, or his or her designee, and the Employee. Such performance criteria may be modified from time to time by the County Administrator, or his or her designee, in consultation with the Board of Elections. Following completion of the evaluation, the Board of Elections, in coordination with the County Administrator, or his or her designee, shall provide the Employee with a written summary statement of the findings of the evaluation.

SECTION 7. Hours of Work

It is generally recognized that the position of **Assistant Director of Elections** involves the devotion of a great deal of time beyond typically recognized business hours.

SECTION 8. Outside Activities

The Employee shall devote her full professional time and attention to the position described in this Agreement. With the prior written approval of the Board of Elections and the County Administrator, acting jointly, the Employee may engage in teaching, consulting, or other non-employment-related activities, provided that such activities do not interfere with the performance of the duties of her position or create an actual or perceived conflict of interest.

SECTION 9. Political Activity

If the Employee becomes a candidate for any elective public office during the term of this Agreement, the Employee shall immediately resign from employment with Hall County upon becoming a candidate as defined by applicable state law.

During the term of this Agreement, the Employee shall not:

A. Engage in any political activity that creates an actual or perceived conflict of interest with the Employee's duties as Assistant Director of Elections, including participation in any local political campaign on behalf of herself or any other individual seeking elective office within Hall County, including any municipal or county office. This restriction includes, but is not

_____ Initials

B. limited to, displaying, distributing, or promoting campaign materials, literature, signs, or other paraphernalia in support of or opposition to any candidate for elective office within Hall County.

C. Knowingly solicit, accept, or receive political contributions from any person for the purpose of supporting or opposing any candidate for elective office within Hall County, including any municipal or county office.

D. Use or promise to use, directly or indirectly, any official authority or influence, whether actual or anticipated, to secure or attempt to secure for any person any employment, appointment, promotion, contract, or other advantage for the purpose of influencing the vote or political action of any person.

E. Use County property, equipment, resources, facilities, email systems, or work time for any political campaign activity, except as may be expressly authorized by law.

SECTION 10. Vehicle and Phone

The Employee's duties require the substantial use of her personal automobile in the performance of her official duties during the term of employment. Accordingly, the County shall pay to the Employee in addition to her annual base salary a monthly vehicle allowance of Four Hundred Thirty-Three Dollars and Thirty-Three Cents ($433.33), subject to applicable County policies and payroll procedures. The County may provide the Employee with a cellular phone for business use. If a County-issued cellular phone is provided, the County shall be responsible for the cost of the device and regular monthly service. If the Employee elects to use her personal cellular phone for County business, the County shall reimburse the Employee in the amount of Fifty Dollars ($50.00) per month, subject to applicable County policies and payroll procedures.

SECTION 11. Insurance Benefits

The County agrees to provide and pay the applicable premiums for medical, dental, vision, short-term disability, and life insurance coverage on behalf of the Employee and, if elected by the Employee, her eligible dependents, at the same level of coverage generally made available to other County employees. The Employee may elect not to enroll any eligible dependents in such coverage.

_____ Initials

SECTION 12. Retirement Benefits

Provided that contributions are being made by the County and the Employee elects to participate in the applicable retirement plan, Hall County agrees to contribute eight percent (8%) of the Employee's annual compensation, as defined by the retirement plan, to a defined contribution retirement plan. In addition, the County shall provide any matching contributions available to other County employees in accordance with the terms of the applicable retirement plan. Notwithstanding the foregoing, the County may reduce, suspend, or discontinue its retirement contributions at any time and for any duration as required due to a lack of financial resources. No retirement contributions shall be made on any severance pay provided by the County pursuant to SECTION 3 of this Agreement.

SECTION 13. Paid Time Off (PTO) or Vacation and Sick Leave

The County shall provide the Employee with Paid Time Off (PTO) or vacation and sick leave, as applicable, in the same manner and at the same accrual rates provided to other County employees under applicable County policies. In the event the County modifies or adopts a new leave program applicable to County employees generally, such modifications shall also apply to the Employee. Upon termination of employment, the Employee shall be entitled to payment for any accrued and unused PTO or vacation leave, as applicable, to the extent provided by applicable County policies.

SECTION 14. Dues, Subscriptions and Professional Development

A. The County agrees to pay the Employee's annual membership dues, subscriptions, licensing fees, and conference expenses incurred in connection with the Employee's official duties, subject to budgeted funds and prior approval by the Board of Elections and the County Administrator.

B. The County agrees to pay the Employee's reasonable travel, lodging, meal, registration, and other related expenses associated with maintaining professional certifications, attending professional conferences, participating in official travel, and engaging in other activities reasonably necessary for the Employee's professional development and the performance of her official duties, subject to budgeted funds and prior approval by the Board of Elections and the County Administrator.

_____ Initials

SECTION 15. Indemnification

The County shall defend, indemnify, and hold harmless the Employee against any claim, demand, or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as Assistant Director of Elections. The County or its insurance carrier shall pay the amount of any settlement agreed to by the County or any judgment rendered against the Employee arising from such claim, demand, or legal action. The County may agree to any settlement or payment of judgment with or without the express consent of the Employee. Any defense, indemnification, or payment provided to the Employee by the County pursuant to this Section shall be subject to all terms, conditions, limitations, defenses, immunities, and exclusions contained in the County's Defense and Indemnification Ordinance and any policies adopted thereunder, as the same may be amended from time to time.

SECTION 16. General Provisions

A. This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements relating to the subject matter hereof. Any amendment to this Agreement shall be in writing and executed by all parties hereto.

B. Whenever this Agreement requires the joint approval, action, consent, determination, or decision of the Board of Elections and the County Administrator, such action shall require an affirmative vote of the Board of Elections and the concurrence of the County Administrator.

C. This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and permitted assigns of the Employee.

D. If any provision of this Agreement, or any portion thereof, is held to be unconstitutional, invalid, or unenforceable, such provision or portion thereof shall be deemed severable, and the remaining provisions of this Agreement shall remain in full force and effect.

E. This Agreement shall become effective on July 26, 2026, and shall continue thereafter unless and until terminated in accordance with the provisions set forth herein.

F. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

____Initials

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the 23rd day of July, 2026.

HALL COUNTY, GEORGIA

John T. Gentry, Jr.,
Interim County Administrator

HALL COUNTY BOARD OF ELECTIONS AND REGISTRATION

John J. Noa,
Chairman

ATTEST:

Jennifer Rivera,
County Commission Clerk

(Seal)

Paige Thompson,
Employee

APPROVED AS TO FORM

Justin R. Lawhon
County Attorney

Initials

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

REQUEST TYPE: FULL-TIME POSITION

1400	Elections
Department #	**Department Name**
Assitant Director of Elections	
Position Title	**Priority #**

ADDITIONAL PERSONNEL COST CALCULATION

New Position		Account
$115,000.00	Salary	**511100**
8,798.00	Taxes	**512200**
16,100.00	Retirement	**512400**
32,508.00	Health	**512100**
1,567.00	Dental & Vision	**512103**
299.00	Life	**512102**
83.00	AD&D	**512102**
445.00	Short Term Disability	**512100**
$174,800.00	**Total Additional Personnel Costs**	

JUSTIFICATION (please provide a short explanation of your request on the lines below):

Total yearly salary will be $115,000. Please note taxes, retirement, and benefits are all estimates based on maximum potential cost. There will be a $50 phone reimbursement per month totaling $600, and a vehicle allowance of $433.33 per month totaling $5,199.96

PERSONNEL EQUIPMENT REQUEST (list all equipment required and estimated cost)

**Do not add these estimated costs to your department's operating budget. It is calculated separately by OMB.

EQUIPMENT DESCRIPTION (uniform, gun, fire safety suit, vehicle, computer, cell phone etc.)	ESTIMATED COST
	$ -
	$ -
	$ -

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AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 443/2026

SUBJECT: Approve the single source purchase for FY 2027 temporary staffing for the Solid Waste Division to Onin Staffing of Gainesville, GA. The estimated annual cost is $520,000.00.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve the single source purchase for FY 2027 temporary staffing for the Solid Waste Division to Onin Staffing of Gainesville, GA. The estimated annual cost is $520,000.00.

History:
Onin Staffing has been the provider of temporary labor since 2020 and is in good standings with the county.

Facts and Issues:
Temporary labor is used daily to sort tons of incoming recycling and other materials brought in from citizens and surrounding companies. They are critical to our departments functionality and our mission to provide waste management services through a comprehensive and innovative collection process.

Options:

Funding Requested	$ 520,000.00
Are funds within current budget?	Yes
Source of Funds	Solid Waste
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
CB	JG	JG	AY
Budget	**Finance**	**Attorney**	**Administration**
EW	TS	JL	CR
Clerk			
JR			

Attachments:

Financial Supplement
Signature Request Cover Sheet
Staffing Agreement
FY27 Pricing
Single Source Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 443/2026

Funds Requested: $ 520,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Solid Waste

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	540-SOLID WASTE FUND	4530-LANDFILL	521000-PROFESSIONAL SERVICES	$100,000.00
2027	540-SOLID WASTE FUND	4550-RECYCLING	521000-PROFESSIONAL SERVICES	$420,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JG

Phone: 770-531-6800

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

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: July 8, 2026

To: David Gibbs, Chairman, BOC

From: Connie Barnes, Purchasing Supervisor

Your signature is requested to execute the attached Contract:

Bid/Contract Number: N/A

Bid/Contract Name: Onin Staffing, Staffing Agreement

Department(s) Requesting Contract: Solid Waste Division

Award Recipient Name: Onin Staffing

Contract Description: FY 2027 temporary labor for Solid Waste

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $ 518,000

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount $520,000.00

☐ Product Contract

Comment:

Approve the Staffing Agreement for FY 2027 temporary staffing for the Solid Waste Division to Onin Staffing of Gainesville, GA. The estimated annual spend is $520,000.00. The FY 2027 estimated amount has been reviewed against the approved FY 2027 budget by Finance.

STAFFING AGREEMENT

ŌNIN STAFFING, LLC ("ŌNIN"), with its principal office located at 3800 Colonnade Parkway, Suite 300, Birmingham, AL 35243, and Hall County, Georgia ("CLIENT") with its principal location at PO Drawer 1435, Gainesville, Georgia 30503 agree to the terms and conditions set forth in this Staffing Agreement (the "Agreement").

ŌNIN'S DUTIES AND RESPONSIBILITIES

1. ŌNIN will

a. Recruit, screen, interview, hire, and assign its employees ("Assigned Employees") to work under CLIENT's supervision;

b. Pay Assigned Employees' wages and provide them with the benefits that ŌNIN offers to them;

c. Pay, withhold, and transmit payroll taxes; provide unemployment insurance and workers' compensation benefits; and handle unemployment and workers' compensation claims involving Assigned Employees;

d. Require Assigned Employees to sign Benefits Waiver Agreement (if requested by CLIENT) acknowledging that they are not entitled to holidays, vacations, disability benefits, insurance, pensions, or retirement plans, or any other benefits offered or provided by CLIENT;

e. Immediately notify CLIENT should ŌNIN become aware of any injury or illness to an Assigned Employee or any hazard or safety issues at the work site where the Assigned Employee is assigned to work;

f. Cooperate with CLIENT in any investigation of an Assigned Employee's reported injury or illness to the fullest extent possible;

g. Inquire about the working conditions to which Assigned Employees will be exposed at CLIENT's work site, provide general safety training to Assigned Employees in a language that the Assigned Employees understand, and confirm that CLIENT has provided site-specific safety and health training and safety and personal protective equipment (PPE) required by the Occupational Safety and Health Act of 1970, applicable state and local laws and regulations, as well as any work rules of CLIENT;

h. Comply with federal, state and local labor and employment laws applicable to Assigned Employees, including the Immigration Reform and Control Act of 1986; the Internal Revenue Code ("Code"); the Employee Retirement Income Security Act ("ERISA"); the Health Insurance Portability and Accountability Act ("HIPAA"); the Family Medical Leave Act; Title VII of the Civil Rights Act of 1964; the Americans with Disabilities Act; the Fair Labor Standards Act; the Consolidated Omnibus Budget Reconciliation Act ("COBRA"); the Uniformed Services Employment and Reemployment Rights Act of 1994; and, as set forth in subparagraph i. below, the Patient Protection and Affordable Care Act ("ACA"); and the Occupational Safety and Health Act of 1970 ("OSHA");

i. Comply with all provisions of the ACA applicable to Assigned Employees, including the employer shared responsibility provisions relating to the offer of "minimum essential coverage" to "full-time" employees (as those terms are defined in Code §4980H and related regulations) and the applicable employer information reporting provisions under Code §6055 and §6056 and related regulations; and

j. Comply with the insurance requirements set forth in Exhibit B hereto.

1.2 In addition to ŌNIN's duties and responsibilities set forth in paragraph 1, ŌNIN, as the common law employer of the Assigned Employees, has the right to: (i) physically inspect the work site and work processes in areas where Assigned Employees are working or exposed to assess any potential work site hazards to Assigned Employees; (ii) conduct post-accident/incident investigations; (iii) inspect CLIENT'S safety and training records applicable to Assigned Employees; (iv) review and address, unilaterally or in coordination with CLIENT, Assigned Employee work performance issues; and (v) enforce ŌNIN's employment policies relating to Assigned Employee conduct at CLIENT's worksite.

CLIENT's Duties and Responsibilities

2. CLIENT will

a. Properly supervise, in the same manner as its own employees, Assigned Employees performing its work, and be responsible for its business operations, products, services, and intellectual property;

b. Properly supervise, control, and safeguard its premises, processes, or systems, and not permit Assigned Employees to operate any vehicle or mobile equipment, or entrust them with unattended premises, cash, checks, keys, credit cards, merchandise, confidential or trade secret information, negotiable instruments, or other valuables without ŌNIN's express prior written approval or as strictly required by the job description provided to ŌNIN;

c. Provide Assigned Employees with a safe work site and working conditions that comply with OSHA pursuant to OSHA's Initiative on Temporary Workers and applicable state and local laws and regulations;

d. Not change Assigned Employees' job duties or work site without ŌNIN's express prior written approval; provided, that no approval will be required to move Assigned Employees to different jobs within the same overall job description approved by ŌNIN;

e. Exclude Assigned Employees from CLIENT's benefit plans, policies, and practices, and not make any offer or promise relating to Assigned Employees' compensation or benefits;

f. Immediately notify ŌNIN should CLIENT become aware of any injury, unsafe behavior, or illness reported by an Assigned Employee;

g. The Assigned Employees shall be under the direct supervision and control of CLIENT while performing their assigned duties at CLIENT's facility and CLIENT shall be solely responsible for ensuring that the Assigned Employees are adequately trained in any and all applicable compliance standards and procedures for their specific job. CLIENT shall be responsible for maintaining all documentation and reporting logs required by OSHA, DOT, EEOC, or any other Federal or State regulatory agency; and

h. Provide site-specific safety and job training, and train, certify, evaluate, and orient all Assigned Employees in all safety and Injury Illness and Prevention Programs for their specific job, and provide ŌNIN written confirmation that each Assigned Employee has been provided with the aforementioned training, certification, evaluation and/or orientation.

Compliance with Law

3. Each of CLIENT and ŌNIN represents and warrants to the other party hereto that it is in compliance with all laws, rules and regulations applicable to this Agreement and its performance hereunder. CLIENT and ŌNIN acknowledge and agree that they are equal employment opportunity employers and are in compliance with all applicable anti-discrimination laws, rules, and regulations. CLIENT and ŌNIN agree not to reject for assignment, harass, discriminate against, or retaliate against any employee of the other party because of their race, national origin, age, sex, religion, disability, marital status, or other legally protected category; nor shall either party request or require the other party to engage in such discrimination, harassment, or retaliation. In the event of any complaint of unlawful discrimination, harassment, or retaliation by any Assigned Employee, CLIENT and ŌNIN agree to cooperate in the prompt investigation and resolution of such complaint.

Payment Terms, Bill Rates, and Fees

4. CLIENT will pay ŌNIN for its performance at the rates set forth on Exhibit A (Rate Sheet) attached hereto and will also pay any additional costs or fees set forth in this Agreement. ŌNIN will invoice CLIENT for services provided under this Agreement on a weekly basis. Payment of Invoice shall be due within the applicable number of days from the invoice date set forth on Exhibit A (Rate Sheet) attached hereto. Invoices will be supported by the pertinent time sheets or other agreed system for documenting time worked by the Assigned Employees. CLIENT's signature or other agreed method of approval of the work time submitted for Assigned Employees certifies that the documented hours are correct and authorizes ŌNIN to bill CLIENT for those hours. If a portion of any invoice is disputed, CLIENT will pay the undisputed portion. In the event ŌNIN is required to commence litigation to recover any sums owed hereunder, including without limitation any unpaid invoice, Buyout Fee (defined below), or any other amount owed by Client to ŌNIN pursuant to this Agreement, ŌNIN shall be entitled to recover reasonable attorney fees, costs of court, expert witness fees, investigative fees, and post-judgment interest in the maximum rate allowed under applicable law.

5. Assigned Employees are presumed to be nonexempt from laws requiring premium pay for overtime, holiday work, or weekend work. ŌNIN will charge CLIENT special rates for premium work time only when an Assigned Employee's work on assignment to CLIENT, viewed by itself, would legally require premium pay and CLIENT has authorized, directed, or allowed the Assigned Employee to work such premium work time. CLIENT's special billing rate for premium hours will be the same multiple of the regular billing rate as ŌNIN is required to apply to the Assigned Employee's regular pay rate.

Criminal Background Checks

6. ŌNIN will perform a criminal background check for all Employees which it selects for assignment to CLIENT. ŌNIN reserves the right to disregard cases that were dismissed or resolved through deferred adjudication in making its hiring decisions, and ŌNIN is not required to disclose cases of this nature to CLIENT. Background information shall be reviewed to assure that consistent, non-discriminatory standards are applied in ŌNIN'S hiring decisions. All background information obtained will be reviewed on a case-by-case basis taking into consideration when the events reflected in the obtained information occurred, the nature of the events, and the nature of the position for which the applicant is being considered for placement, pursuant to the guidelines of the EEOC.

No-Fee Conversion Hours; Buyout Fee

7.

a. If, during an Assigned Employee's assignment, CLIENT elects to directly or indirectly hire or engage as an independent contractor such Assigned Employee and the Assigned Employee has not worked the applicable minimum number of 'No-Fee Conversion Hours' with the CLIENT as set forth on Exhibit A (Rate Sheet) attached hereto, CLIENT shall be obligated to pay ŌNIN a "Buyout Fee". The Buyout Fee will be calculated in accordance with the 'Conversion Chart' set forth on Exhibit A (Rate Sheet) attached hereto. The Buyout Fee will be calculated as of the applicable effective date that CLIENT hires or engages Assigned Employee directly.

b. Notwithstanding any other provision of this Agreement, if CLIENT terminates this Agreement or notifies ŌNIN of its intent to terminate this Agreement, and CLIENT desires to hire directly onto its own payroll or engage as an independent contractor any Assigned Employee then assigned to CLIENT, CLIENT must promptly notify ŌNIN in writing and pay ŌNIN an amount equal to 20% of each Assigned Employee's then-current annualized compensation.

Confidential Information

8. Both parties may receive information that is proprietary to or confidential to the other party or the other party's respective affiliates and clients. Both parties agree to hold such information in strict confidence and not to disclose such information to third parties or to use such information for any purpose whatsoever other than performing under this Agreement or as required by law. No knowledge, possession, or use of CLIENT's confidential information will be imputed to ŌNIN as a result of Assigned Employees' access to such information.

Cooperation

9. The parties agree to cooperate fully and to provide assistance to the other party in the investigation and resolution of any complaints, claims, actions, or proceedings that may be brought by or that may involve Assigned Employees.

Indemnification and Limitation of Liability

10. To the extent permitted by law, ŌNIN will defend, indemnify, and hold CLIENT and its parent, subsidiaries, directors, officers, agents, representatives, and employees harmless from all claims, losses, and liabilities (including reasonable attorneys' fees) to the extent caused by ŌNIN's breach of this Agreement; its failure to discharge its duties and responsibilities set forth in paragraph 1; or the negligence, gross negligence, or willful misconduct of ŌNIN or ŌNIN's officers, employees, or authorized agents in the discharge of those duties and responsibilities.

11. To the extent permitted by law, CLIENT will defend, indemnify, and hold ŌNIN and its parent, subsidiaries, directors, officers, agents, representatives, and employees harmless from all claims, losses, and liabilities (including reasonable attorneys' fees) to the extent caused by CLIENT's breach of this Agreement; its failure to discharge its duties and responsibilities set forth in paragraph 2; or the negligence, gross negligence, or willful misconduct of CLIENT or CLIENT's officers, employees, or authorized agents in the discharge of those duties and responsibilities.

12. IN NO EVENT SHALL EITHER PARTY HERETO BE LIABLE FOR OR BE REQUIRED TO INDEMNIFY THE OTHER PARTY FOR ANY INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, SPECIAL, PUNITIVE, OR LOST PROFIT DAMAGES THAT ARISE IN CONNECTION WITH THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION (WHETHER IN CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE) AND REGARDLESS OF HOW CHARACTERIZED, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

13. As a condition precedent to indemnification, the party seeking indemnification will inform the other party within 30 business days after it receives notice of any claim, loss, liability, or demand for which it seeks indemnification from the other party; and the party seeking indemnification will cooperate in the investigation and defense of any such matter.

14. The provisions in paragraphs 10 through 14 of this Agreement constitute the complete agreement between the parties with respect to indemnification, and each party waives its right to assert any common-law indemnification or contribution claim against the other party.

Miscellaneous

15. Provisions of this Agreement, which by their terms extend beyond the termination or nonrenewal of this Agreement, will remain effective after termination or nonrenewal.

16. No provision of this Agreement may be amended or waived unless agreed to in a writing signed by the parties.

17. Each provision of this Agreement will be considered severable, such that if any one provision or clause conflicts with existing or future applicable law or may not be given full effect because of such law, no other provision that can operate without the conflicting provision or clause will be affected.

18. This Agreement and the exhibits attached to it contain the entire understanding between the parties and supersede all prior agreements and understandings relating to the subject matter of the Agreement.

19. The provisions of this Agreement will inure to the benefit of and be binding on the parties and their respective representatives, successors, and assigns.

20. The failure of a party to enforce the provisions of this Agreement will not be a waiver of any provision or the right of such party thereafter to enforce each and every provision of this Agreement.

21. CLIENT will not transfer or assign this Agreement without ŌNIN's written consent.

22. Any notice or other communication will be deemed to be properly given only when sent via next-day mail through the United States Postal Service or a nationally recognized courier, addressed as shown on the first page of this Agreement.

23. Neither party will be responsible for failure or delay in performance of this Agreement if the failure or delay is due to labor disputes, strikes, fire, riot, war, terrorism, acts of God, or any other causes beyond the control of the nonperforming party.

24. Terms of this Agreement are valid for other applicable divisions beyond CLIENT's principal location. Separate agreement(s) may be negotiated by the parties hereto with varying terms. If no separate agreement is entered into by the parties for CLIENT divisions or locations beyond CLIENT's principal location, the terms of this Agreement shall apply.

25. This Agreement and all matters arising out of or relating to this Agreement and the services provided hereunder, whether sounding in contract, tort, or statute, shall be governed in all respects by the laws of the State of Alabama, without giving effect to any conflict of laws principles that would cause the laws of any other jurisdiction to apply. Any claim, action or proceeding arising out of this Agreement shall be brought only in any state or federal court located in Jefferson County, State of Alabama. Venue may be changed by mutual agreement of the parties.

26. The parties intend for the services provided under this Agreement to be exempt from state sales tax.

Term of Agreement

27. This Agreement will be valid from the first date on which both parties have executed it. The Agreement may be terminated by either party upon 30 days' written notice to the other party, except that, if a party becomes bankrupt or insolvent, safety concerns, discontinues operations, or fails to make any payments as required by the Agreement, either party may terminate the Agreement upon 8 hours written notice.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed by its authorized representative to express such party's agreement to its terms as of the date written below. Acceptance of services by CLIENT constitutes ratification of this Agreement.

CLIENT: Hall County, Georgia	ŌNIN STAFFING, LLC
Signature: _____	Signature: Lisa Gillespie
Printed Name: _____	Printed Name: Lisa Gillespie
Title: _____	Title: Business Manager
Date: _____	Date: 7/8/2026

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

EXHIBIT A
RATE SHEET

Pricing:

Position	Mark-up	No-Fee Conversion Hours
Standard - All Positions	40% mark-up on pay rate	600

1. Overtime Rate: Overtime billing rate is figured as one and a half times wage plus mark-up as listed above.
2. PPACA Premium: Beginning on 1-1-15 a 1.5% Patient Protection Affordable Care Act premium will be added to total invoice amount every week. This premium covers employer costs associated with adherence to PPACA compliance for ŌNIN's Assigned Employees assigned at the CLIENT work site.
3. Transition Pricing: These rates apply to Assigned Employees who are referred directly to ŌNIN by CLIENT, or Assigned Employees on assignment at CLIENT who are rolled over to ŌNIN's payroll from another staffing agency or service.
4. Maintenance Pricing: This price applies to long-term contract and/or total process outsourcing services once Assigned Employees have reached 1,040 hours of service.

Payment Terms:

CLIENT shall pay all invoiced amounts due to ŌNIN within 30 days following the applicable invoice date.

CONVERSION CHART

Hours	% of Projected Wages
0 - 200	20% of first year projected wages
201 - 420	15% of first year projected wages
421 - 599	10% of first year projected wages
600+	No Fee

EXHIBIT B

INSURANCE SCHEDULE

ŌNIN shall at all times during the performance of this Agreement maintain the following insurance coverage:

A. Workers' Compensation insurance in accordance with the applicable laws and regulations of the jurisdiction where the Services are performed;

B. Commercial General Liability insurance, including Completed Operations Liability insurance and a Broad Form Contractual Liability provision, and providing a combined single limit for bodily injury and property damage of not less than $1,000,000 per occurrence;

C. Employer's liability insurance with limits of liability of not less than $1,000,000 per accident or disease, including death at any time resulting therefrom; and

D. Employer Practices Liability Insurance with limits not less than $1,000,000 per occurrence.

Upon request, CLIENT shall be named an "Additional Insured" or "Alternate Employer" where applicable.

June 16, 2026

Quote – Hall County, Georgia

RE: Onin Staffing – Quote – Estimated yearly total for temporary staff services at Hall County Resource Recovery between July 1, 2026 – June 30, 2027.

Sorter I $17.30/per hour

Sorter II $23.07/per hour

Currently, we have (8) Sorter I's and (3) Sorter II's/40 hours per week

- Sorter I $17.30 x 40 hours = $692.00 each x8 sorters = $5,536.00 per week
- Sorter II $23.07 x 40 hours = $922.80 each x3 sorters = $2,768.40 per week
- Total per week $8,304.40 x 52 weeks = $431,828.80
  Less (10) Holidays -$16,608.80 **= $415,220.00 ANNUALLY**

Lisa Gillespie

Business Manager
Gainesville
678-275-4040
770-540-0423 (cell)
lgillespie@oninstaffing.com
www.oninstaffing.com

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

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

Request Details

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

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

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

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

Scope of Work

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

Justifying a Sole Source/Brand

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

Justifying a Single Source

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

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 428/2026

SUBJECT: Approve the acceptance of a $757,018.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Waterside at Lake Lanier subdivision. Commission District 2.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the acceptance of a $757,018.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Waterside at Lake Lanier subdivision. Commission District 2.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Performance Bond
Final Plat Information

Bond No. 20BSBJG4974

STATE OF GEORGIA,
COUNTY OF HALL

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Waterside Lanier Venture Partners, LLC (owner/principal, hereinafter referred to as "Principal"), and Hartford Fire Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $ 757,018.00 * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Waterside Lanier Venture Partners, LLC (principal) is owner of the Subdivision known as Waterside at Lake Lanier Subdivision, which subdivision is shown on a plat prepared by Thomas Woodstill of Blue Landworks LLC, Georgia Registered Surveyor Number #PEF005518 & #LSF001044, and

WHEREAS, Waterside Lanier Venture Partners, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Waterside at Lake Lanier Subdivision for recording purposes, and

WHEREAS, Waterside Lanier Venture Partners, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Waterside at Lake Lanier Subdivision for public maintenance (not applicable to private developments) Waterside Lanier Venture Partners, LLC (principal) and Hartford Fire Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Waterside Lanier Venture Partners, LLC (principal) agrees that all construction of the street system of Waterside at Lake Lanier Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

Waterside Lanier Venture Partners, LLC (principal), and Hartford Fire Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in Waterside at Lake Lanier Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, Hartford Fire Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Waterside Lanier Venture Partners, LLC (principal) and Hartford Fire Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by Hartford Fire Insurance Company (surety) from Hall County authorizing release of Waterside Lanier Venture Partners, LLC (principal) and Hartford Fire Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on June 26, 2026 and expires on June 26, 2028 , minimum 24 months from date of issuance, and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 26th day of June, 2026.

- Douglas C. Davidson
  PRINCIPAL – Waterside Lanier Venture Partners, LLC

  By: _____
  (Corporate Officer or other authorized representative)

  Principal's Address:

  1180 West Peachtree St NW, Ste 700, Atlanta, GA 30309

- _____
  SURETY – Hartford Fire Insurance Company

  By: _____
  Kevin M. Neidert, Attorney-in-Fact

  Surety's Address:
  2800 Century Parkway, NE, Suite 300
  Atlanta, GA 30345

- Approved:
  Hall County
  By: _____
  _____ (Chairman)

The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: YATES LLC
Agency Code: 20-260143

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :
Jenna Jones, Sandra Lawrence, Lisa Lee, Kevin M. Neidert, Charles Thompson, Sean Tidwell, Elizabeth White, Daniel Yates of ATLANTA, Georgia

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } **ss.** Lake Mary

On this 1st day of March, 2024, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Mariluz Arce
My Commission HH 287363
Expires July 13, 2026

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of June 26, 2026.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Hall County

2875 Browns Bridge Road
Gainesville, GA 30504

P.O. Box 1435
Gainesville, GA 30503

Receipt No.: **303668**
Receipt Date: **06/26/2026**

RECEIPT

RECORD & PAYOR INFORMATION

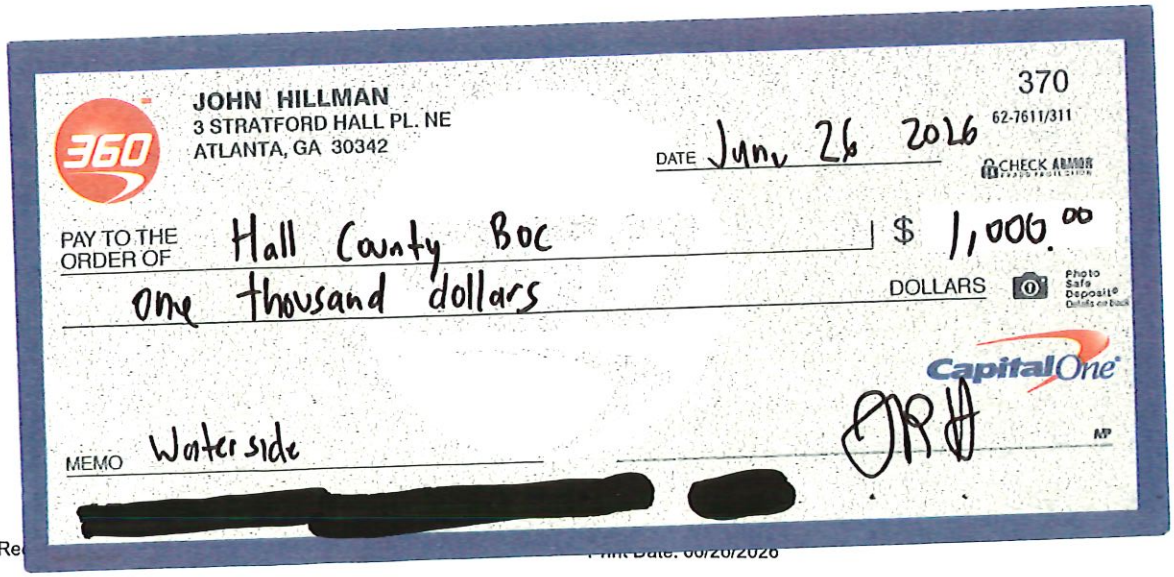
Record ID:	HSUB26-0003
Record Type:	H - Subdivision - Final Plat
Property Address:	3450 NORTH WATERWORKS ROAD, BUFORD, GA 30518
Record Name:	Waterside at Lake Lanier (FKA -Fides Waterside) FP
Description:	As-built Drawings for Fides Waterside
Payor:	
Primary Contact:	Taylor Gonzalez

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
06/26/2026	Check	370	WSUTTON	Bond	$1,000.00

FEE DETAIL

Fee Description	Invoice #	Quantity	Unit	Fee Amount	Current Paid
Bond Deposit	330103	1		$1,000.00	$1,000.00
				$1,000.00	$1,000.00



Final Plat Information

Consider Acceptance of $757,018.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Waterside at Lake Lanier.

Subject Subdivision is located off North Waterworks Road

NAME OF SUBDIVISION:	Waterside at Lake Lanier
NAME OF OWNER/DEVELOPER:	Waterside Lanier Venture Partners, LLC
ADDRESS:	1180 West Peachtree St NW, Ste 700 Atlanta, GA 30309
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	June 26, 2026
AMOUNT OF BOND:	$757,018.00
FINANCIAL INSTITUTION:	Hartford Fire Insurance Company
AND ADDRESS:	2800 Century Parkway NE, Suite 300 Atlanta, GA 30345
Account No.:	20BSBJG4974

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
2	Lanier Waterside Drive	50	735	20	P.M.	----
2	North Waterworks Rd	50	456	20	P.M.	----

NOTES:

NUMBER OF LOTS:	205
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	16.16 AC

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 438/2026

SUBJECT: Approve the extension of a $1,103,593.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Hunters Creek Phase 1 Subdivision. Commission District 1.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the extension of a $1,103,593.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Hunters Creek Phase 1 Subdivision. Commission District 1.

History:

Facts and Issues:
The unit prices for the bond calculation were updated to current bid prices. The bond amount on this renewal was reviewed and found to be sufficient to cover the remaining work within the right-of-way for the development.

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Final Plat Information
Guaranty Performance

Final Plat Information

Consider Extension of $1,103,593.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Hunters Creek Phase 1 Subdivision

Subject Subdivision is located off Union Church Road

NAME OF SUBDIVISION:	Hunter Creek Phase 1
NAME OF OWNER/DEVELOPER:	Pulte Home Company, LLC
ADDRESS:	2475 Northwinds Pkwy #600 Alpharetta, GA 30009
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	September 29, 2026
AMOUNT OF BOND:	$1,103,593.00
FINANCIAL INSTITUTION: AND ADDRESS:	Arch Insurance Company Harborside 3, 210 Hudson Street, Suite 300 Jersey City NJ 07311-1107
Account No.:	SU1204956

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Wilderness Trail	50	2146	20	P.M.	----
1	Sunburst Street	50	317	20	P.M.	----

NOTES:

NUMBER OF LOTS:	64
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	31.41 AC

STATE OF GEORGIA,
COUNTY OF HALL

Bond No.SU1204956

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Pulte Home Company, LLC (owner/principal, hereinafter referred to as "Principal"), and Arch Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $1,103,593.00* (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Pulte Home Company, LLC (principal) is owner of the Subdivision known as _Hunters Creek_ Subdivision, which subdivision is shown on a plat prepared by Arch Insurance Company, Georgia Registered Surveyor Number 8629, and

WHEREAS, Pulte Home Company, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of _Hunters Creek_ Subdivision for recording purposes, and

WHEREAS, Pulte Home Company, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of
Hunters Creek Subdivision for public maintenance (not applicable to private developments);

Pulte Home Company, LLC (principal) and Arch Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Pulte Home Company, LLC (principal) agrees that all construction of the street system of _Hunters Creek_
Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.
Pulte Home Company, LLC (principal), and Arch Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting

or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in _Hunters Creek_ Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, Arch Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Pulte Home Company, LLC (principal) and Arch Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by Arch Insurance Company (surety) from Hall County authorizing release of Pulte Home Company, LLC (principal) and Arch Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on 26th day of September, 2024 (Date) and expires on 26th day of September, 2026 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 26th day of September, 2024.

- Pulte Home Company, LLC
  PRINCIPAL

  By: SEE ATTACHED
  (Corporate Officer or other authorized representative)

  Principal's Address:
  2475 Northwinds Pkwy #600, Alpharetta, GA 30009

executed this 26 day of September, 2024.

Pulte Home Company, LLC

PRINCIPAL

BY: Gregory S. Rives, Assistant Treasurer

Notary Attached

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF COBB)

This record was acknowledged before me on September 26, 2024, appeared Gregory S. Rives, Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

T JESSICA MASK
Notary Public - State of Georgia
Cobb County
My Commission Expires Feb 21, 2026

Signature of Notary Public

(s

T. JESSICA MASK
Notary Public State of Georgia

My Commission Expires: February 21, 2026

- Arch Insurance Company
SURETY

By: _____
Peter S. Forker (Authorized Representative)

Surety's Address:
Harborside 3, 210 Hudson Street, Suite 300
Jersey City, NJ 07311-1107

- Approved:
Hall County
By: _____
(Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Peter S. Forker, Rebecca Johlie, Nick Joslyn and William C. Behnke of Chicago, IL (EACH)
Tammy L. Whieker, Mary E. Corley, Darla R. Ganley of Decatur, IL (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 4th day of May, 2023.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company
CORPORATE SEAL 1971
Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
MICHELE TRIPODI, Notary Public
Philadelphia County
My Commission Expires July 31, 2025
Commission Number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated May 4, 2023 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 26th day of September, 2024.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

Arch Insurance Company
CORPORATE SEAL 1971
Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-In-Fact and the details of the bond to which the power is attached.

ACKNOWLEDGMENT BY SURETY

STATE OF Illinois }
County of Cook } ss.

On this 26th day of September, 2024, before me personally appeared Peter S. Forker, known to, me to be the Attorney-in-Fact of Arch Insurance Company, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

OFFICIAL SEAL
NICHOLAS S JOSLYN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/03/27

Notary Public in the State of Illinois
County of Cook

S-0230/GE 10/99

XOP

GENERAL SURETY RIDER

To be attached and form a part of

Bond No.	SU1204956
For	Hunters Creek
Dated effective	09/26/2024 (MONTH, DAY, YEAR)
Executed by	Pulte Home Company, LLC, as Principal, (PRINCIPAL)
And by	Arch Insurance Company, as Surety, (SURETY)
And in favor of	Hall County (OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

INFORMATION	FROM	TO
Term Effective Date	09/30/2025	09/26/2026
Term Expiration Date	09/29/2026	09/25/2028

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective **09/30/2025**
(MONTH, DAY, YEAR)

Signed and Sealed **06/22/2026**
(MONTH, DAY, YEAR)

Pulte Home Company, LLC
PRINCIPAL

BY SEE ATTACHED D. Bryce Langen
VP & Treasurer **TITLE**

Arch Insurance Company
SURETY

BY
Nicholas S. Joslyn, ATTORNEY-IN-FACT

Executed this 22nd day of June, 2026.

Pulte Home Company, LLC

PRINCIPAL

BY: D. Bryce Langen, VP & Treasurer

Notary Attached

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF BARTOW)

This record was acknowledged before me on June 22nd, 2026, appeared D. Bryce Langen as VP & Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

Signature of Notary Public

JENNIFER GARDEA NOTARY PUBLIC BARTOW COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 03, 2029

Jennifer Gardea (s
Notary Public State of Georgia

My Commission Expires: April 3, 2029

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Peter S. Forker, Rebecca Johlie, Nick Joslyn and William C. Behnke of Chicago, IL (EACH) Tammy L. Whicker, Mary E. Corley, Darla R. Ganley of Decatur, IL (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred and Fifty Million Dollars (150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof,** the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **09th** day **of April, 2026**

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company
CORPORATE SEAL 1971 Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
Michele Tripodi, Notary Public
Philadelphia County
My commission expires July 31, 2029
Commission number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION

I, **Regan A. Shulman** , Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated April 09, 2026** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this **22nd day of June, 20 26.**

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

Arch Insurance Company
CORPORATE SEAL 1971 Missouri

***To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at* SuretyAuthentic@archinsurance.com**
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

ACKNOWLEDGMENT BY SURETY

STATE OF INDIANA }
County of LAKE } ss.

On this 22nd day of June, 2026, before me personally appeared Nicholas S. Joslyn, known to, me to be the Attorney-in-Fact of Arch Insurance Company, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

Notary Public in the State of INDIANA
County of LAKE

LAUREN A RUIZ
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES MARCH 11, 2033
COMMISSION NUMBER NP0762138

AGENDA ITEM

Invocation

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 716/2025

SUBJECT: Commissioner Gregg Poole

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Pledge

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 742/2025

SUBJECT: Commissioner Billy Powell

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

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

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 434/2026

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**

Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

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:
Board Memo
Staff Report
Application
Narrative
Narrative Supplement
Site Plan
Plat
Maps
Renderings
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
6-25-2026 Updated Notice Sign
7-23-2026 Updated Notice Sign
Request to Table
6-29-2026 Map of Public Comments Rec'd
6-29-2026 Map of Public Comments Rec'd
7-22-2026 Map of Public Comments Rec'd
Public Comment - from Damian Abaddon
Public Comment - from Timothy Ader
Public Comment - from Timothy Ader2
Public Comment - from Cathy Skinner
Public Comment - from Cathy Skinner2
Public Comment - from David Murphy
Public Comment - from David Murphy2
Public Comment - from John Whitmire
Public Comment - from Patricia Zapata
Public Comment - from William Earnest
Public Comment - from John & Sadie McElroy
Public Comment, Opposition Letter and Signatures - Submitted by John & Sadie McElroy
7-17-2026 BOC Memo with Response and Proffered Conditions from Applicant
7-20-2026 BOC Memo with Amended Response and Proffered Conditions from Applicant

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: July 7, 2026

Subject: **(A) 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**

(B) 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**

Dear Commissioners,

This item was tabled at the May 28, 2026 BOC meeting to the June 25, 2026 Meeting at the request of the applicant. The Board then took action to further table this item from June 25, 2026 to July 23, 2026.

The Board requested submission of a traffic study and for the applicant to look into connecting the development to Sewer.

No updates have been provided to Staff as of July 7, 2026.

Thank you,

Katie Ahmed
Planning & Zoning Director

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
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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
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
f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: 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).

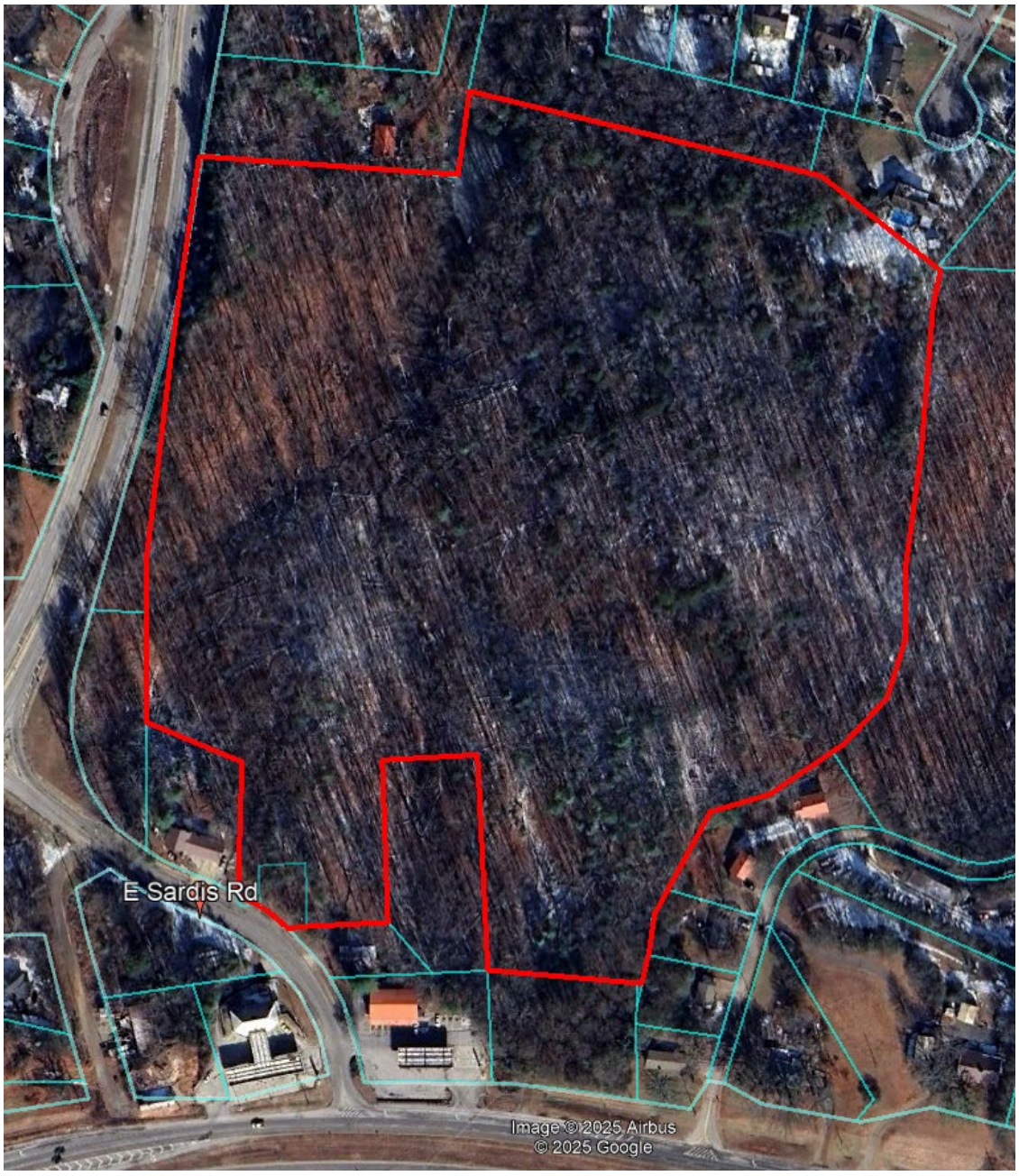
Access

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

Outlook

East Sardis Road

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 6/19/2026 1:17 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Bradley K. Dunckel <bdunckel@dccm.com>
Sent: Friday, June 19, 2026 11:16 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc: Beth Garmon <bgarmon@dccm.com>
Subject: RE: East Sardis Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I spoke with Will Powell yesterday and he indicated that his discussion with Tom Bower have been positive and he feels certain that an easement or fee simple purchase of the access area from Dawsonville Hwy will be achieved.

GDOT is unwilling to review a concept plan that does not have most of the elements of a full submittal. We believe their comments are consistent with others we have received prior to working through the details needed for a full plan submittal. Obviously, we would be fine with a condition to that effect, and as Hall County has typically required a GDOT permit in order to receive an LDP, there would appear to be no risk on the County's part.

Please let us know if you have any other questions.

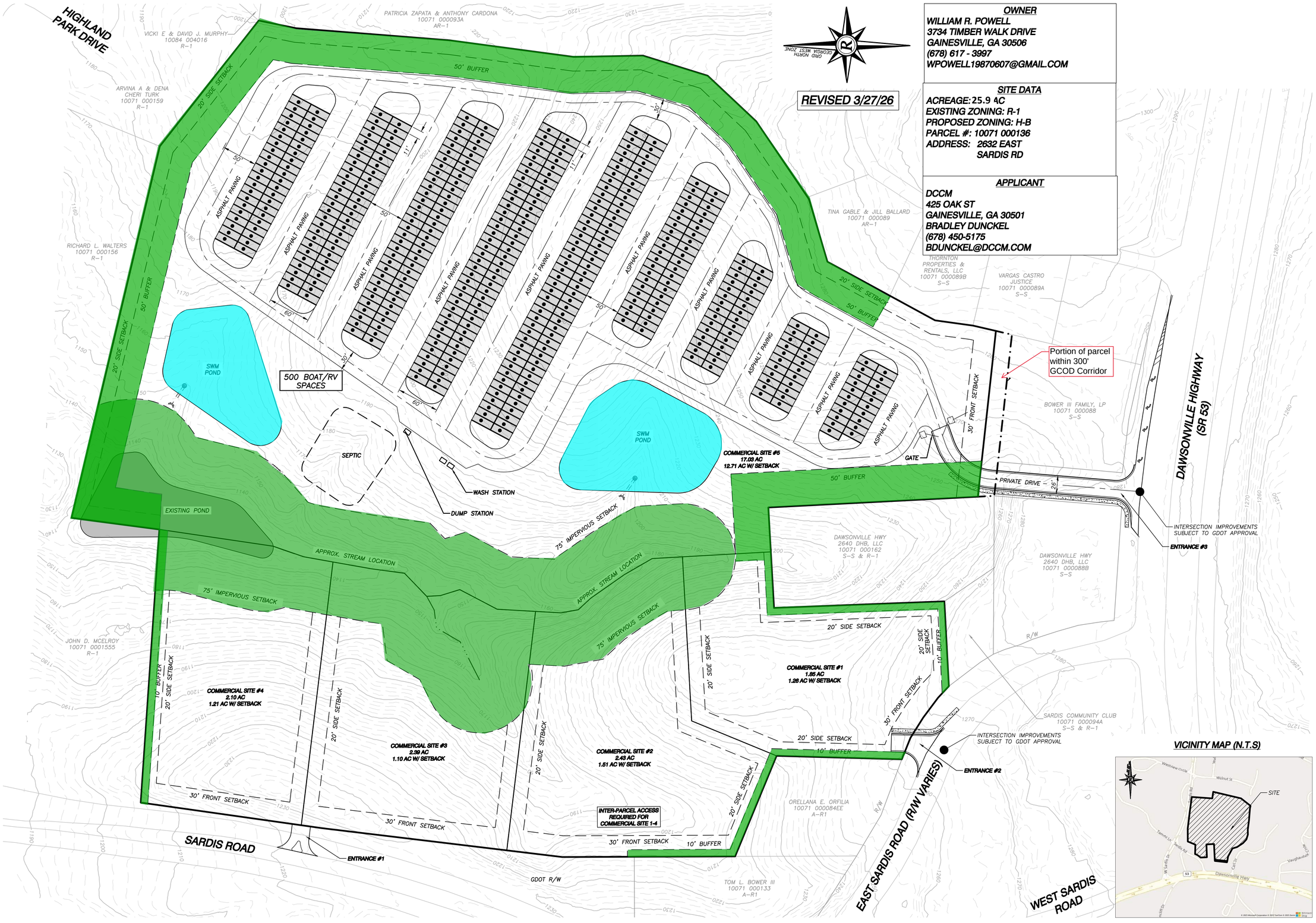
Thanks,

Bradley

Bradley Dunckel, PE

Director of Development Strategies

DCCM



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

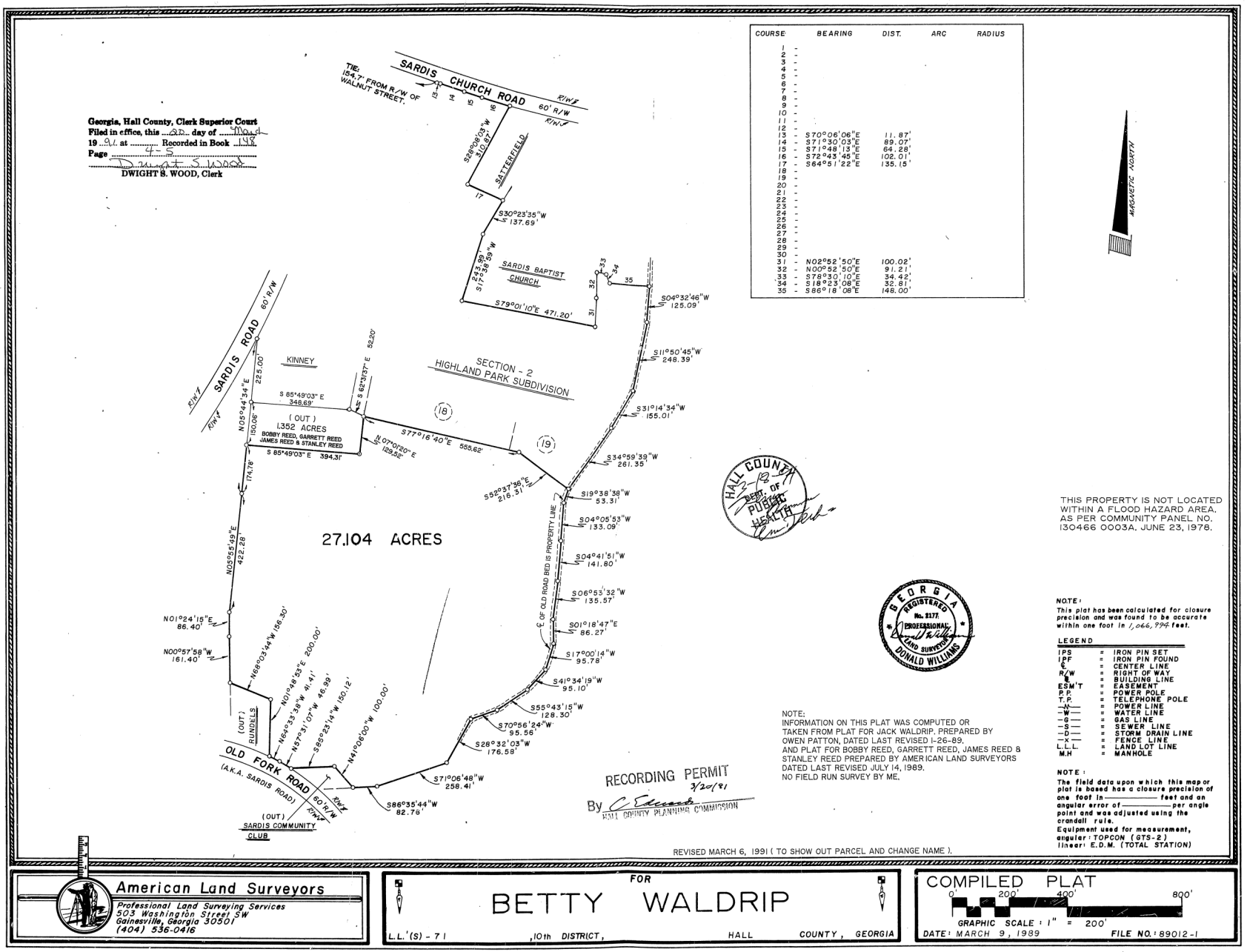
REVISIONS

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)

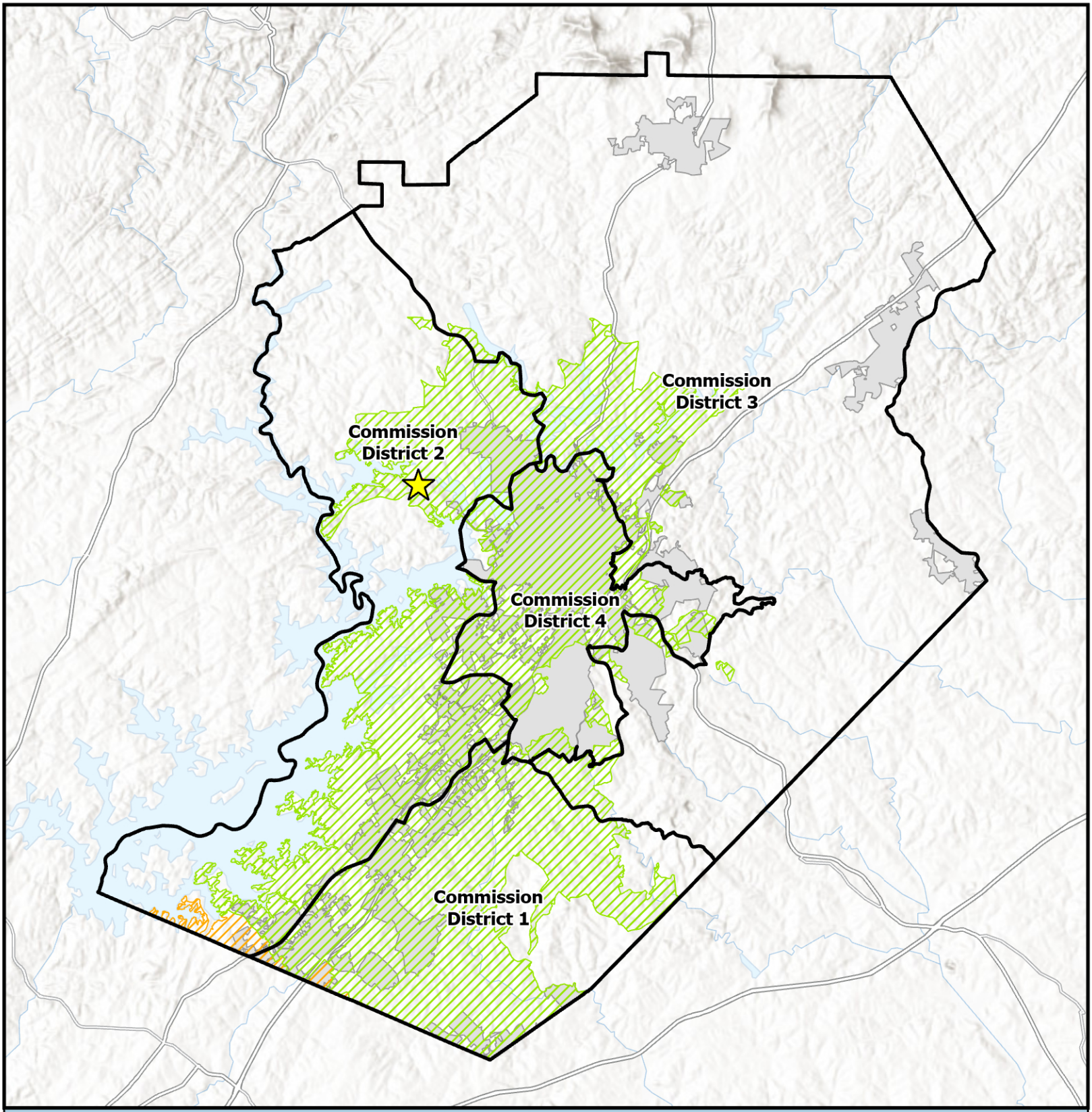
REVISED MARCH 6, 1991 (TO SHOW OUT PARCEL AND CHANGE NAME).

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
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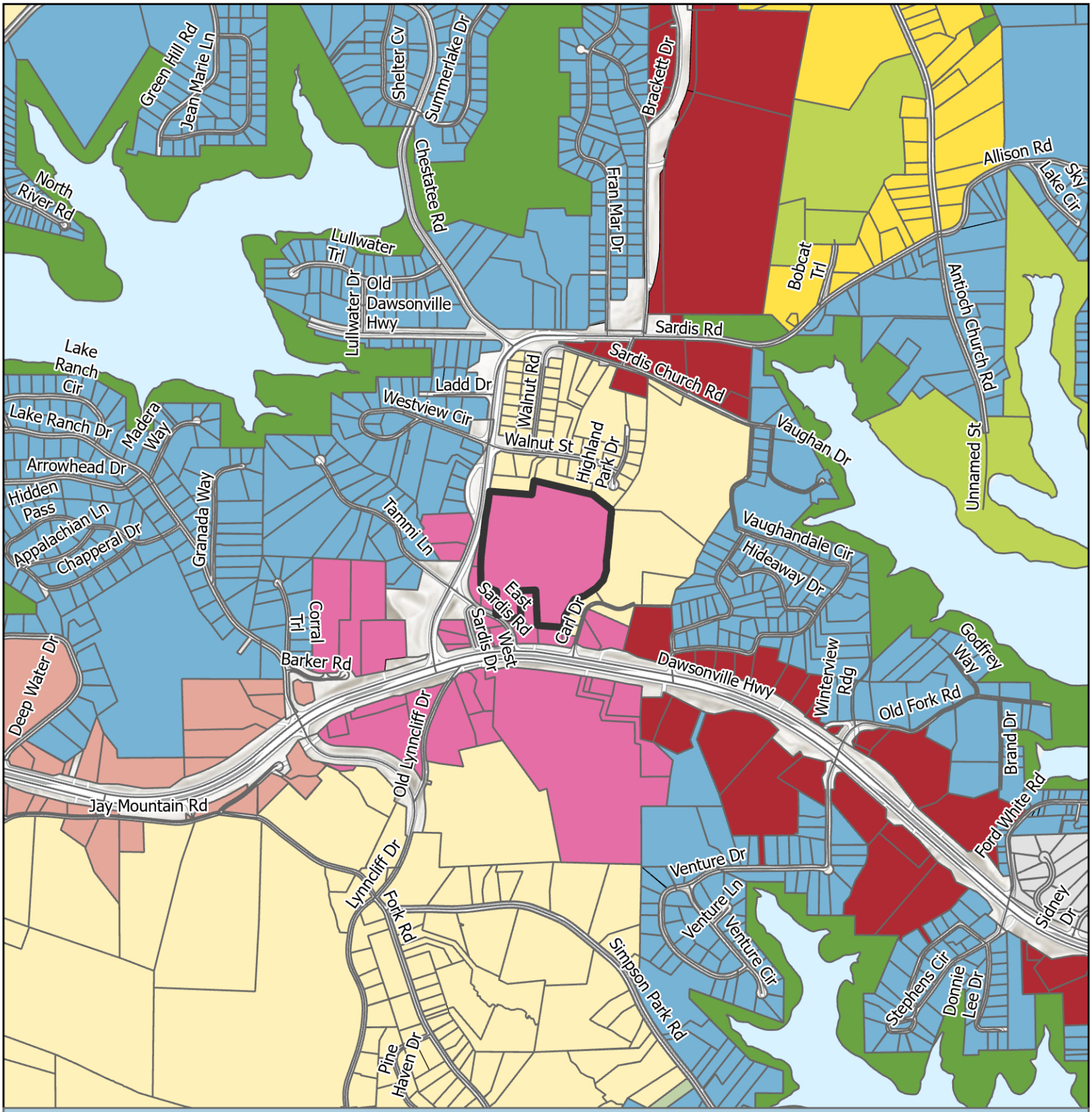
Date Prepared: 4/24/2026



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
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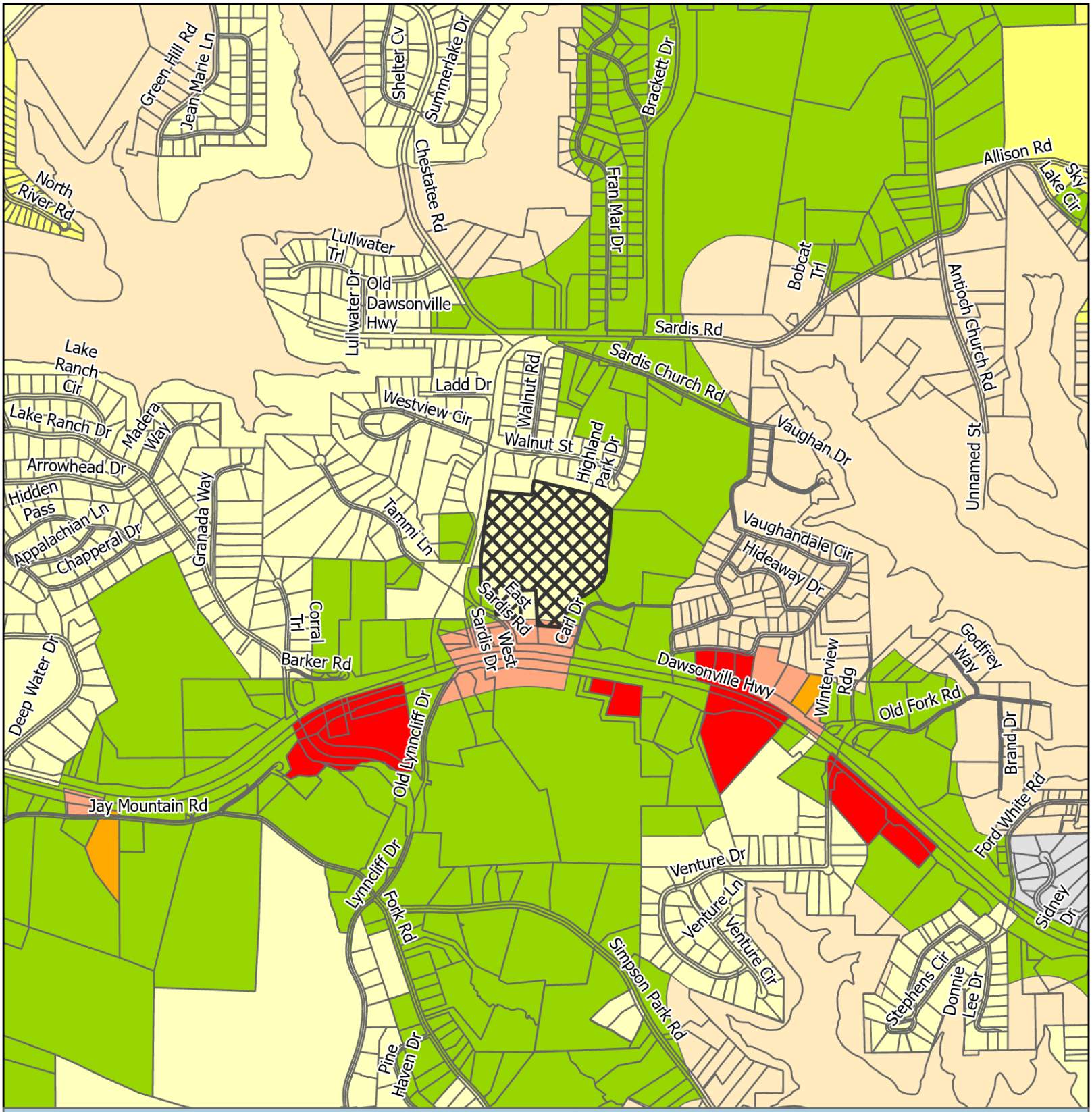
Date Prepared: 4/24/2026



Zoning Map

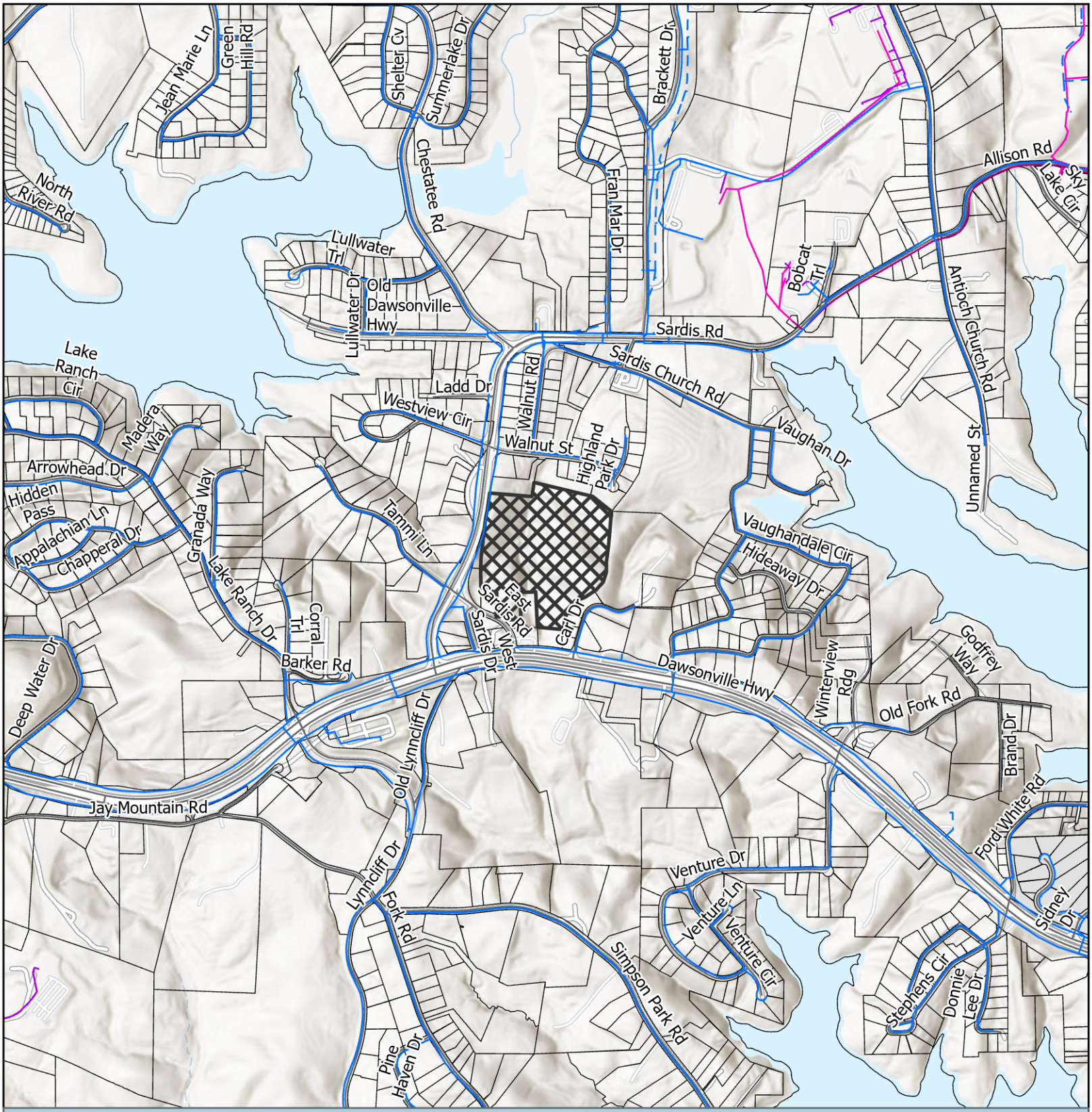
Subject Area
City Limits

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
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

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, 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

Ssrdis Road Re: Public Notice Sign

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 5/29/2026 10:04 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (3 MB)
pro-do5xg7Gg.jpeg; pro-42iwQlrE.jpeg;

From: Richard Ellis (Marshals) <rellis@hallcounty.org>
Sent: Friday, May 29, 2026 9:58 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Colton Brown (Marshals) <cabrown@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>
Subject: Ssrdis Road Re: Public Notice Sign

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

Thanks,

Sergeant Rich Ellis
Marshal's Office
Hall County Community Development and Infrastructure
(770) 531-6762 | www.hallcounty.org

HALL COUNTY
GEORGIA
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ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: DCCM

REQUEST: REZONE FROM R-1 TO H-B FOR PERMITTED USES; SPECIAL USE FOR BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	COUNTY COMMISSION
Date: N/A	Date: JUNE 25, 2026
Time: N/A	Time: 6.00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

May 29, 2026 09:56:48
2643 Sardis Road
Gainesville
Hall County
Georgia

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: DCCM

REQUEST: REZONE FROM R-1 TO H-B FOR PERMITTED USES; SPECIAL USE FOR BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: JUNE 25, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

May 29, 2026 09:51:55
2614 Sardis Road
Gainesville
Hall County
Georgia

Outlook

Public Notice Sign - 2632 Sardis Rd

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Mon 6/29/2026 9:01 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (5 MB)
IMG_2277.jpeg; IMG_2278.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Friday, June 26, 2026 12:46 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>
Subject: Re: Public Notice Sign - 2632 Sardis Rd

Good Afternoon,

I located and updated 2 signs on this property to reflect BOC date as July 23,2026 @ 6:00PM. Pictures attached.

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

HALL COUNTY
GEORGIA
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Please note, as of January 20, Community Development and Infrastructure departments, including the Marshal's Office have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: DCCM

REQUEST: REZONE FROM R-1 TO H-B FOR PERMITTED USES; SPECIAL USE FOR BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: July 23, 2026

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

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PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: July 23, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

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 |

This e-mail, including attachments, may include confidential information and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient, the reader is hereby notified that any dissemination, distribution, or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.



N

Subject Property
Against
Support

0 470 940 Feet

Public Comments Map

Subject Property Address:
2632 Sardis Road

Applicant:
DCCM

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 4
Support: 0

Date Prepared: 5/27/2026

HALL COUNTY GEORGIA
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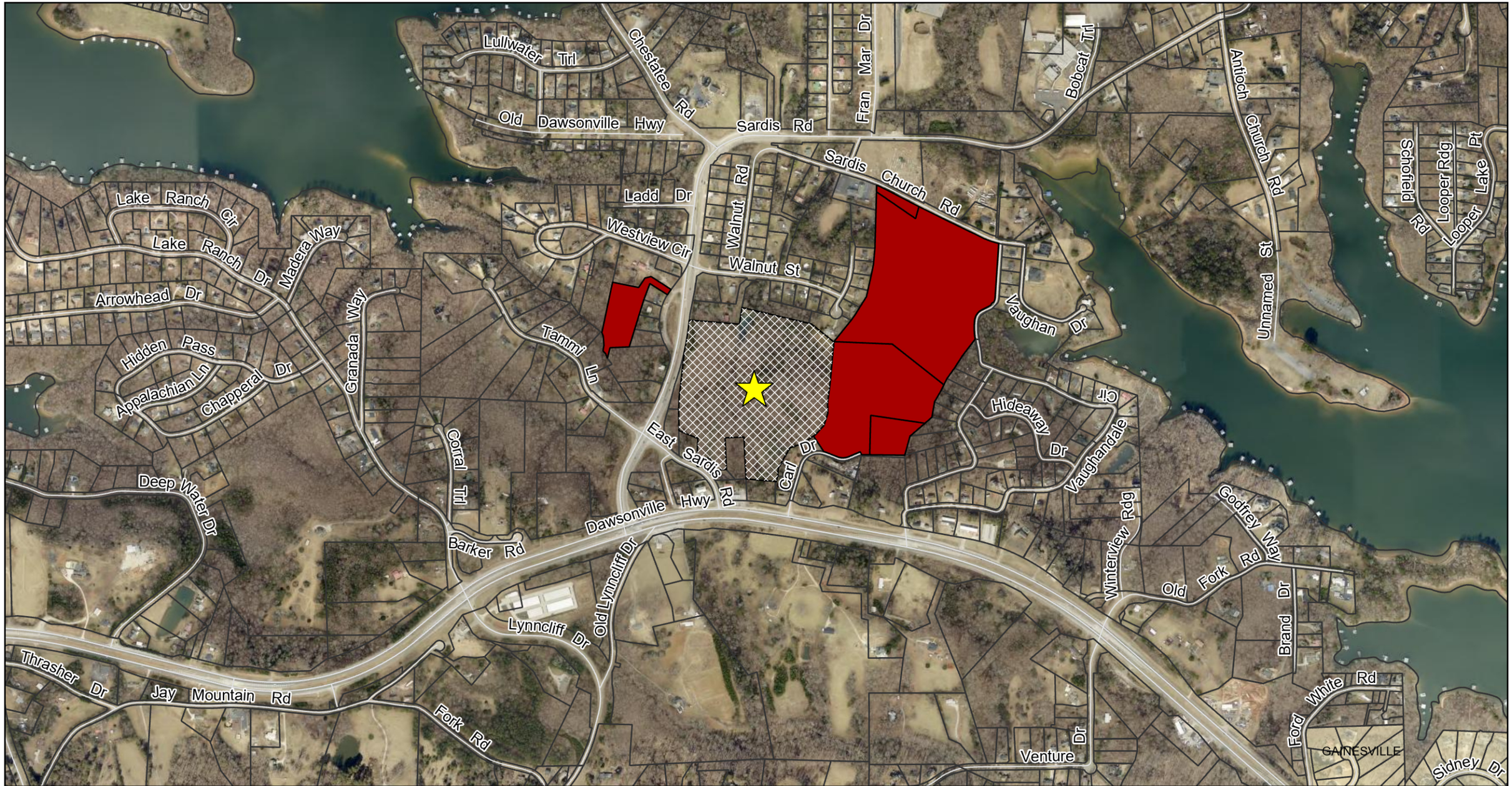

N

Subject Property

Against

Support

0 920 1,840 Feet

Public Comments Map

Subject Property Address:
2632 Sardis Road

Applicant:
DCCM

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 9
Support: 0

Date Prepared: 6/22/2026

HALL COUNTY GEORGIA
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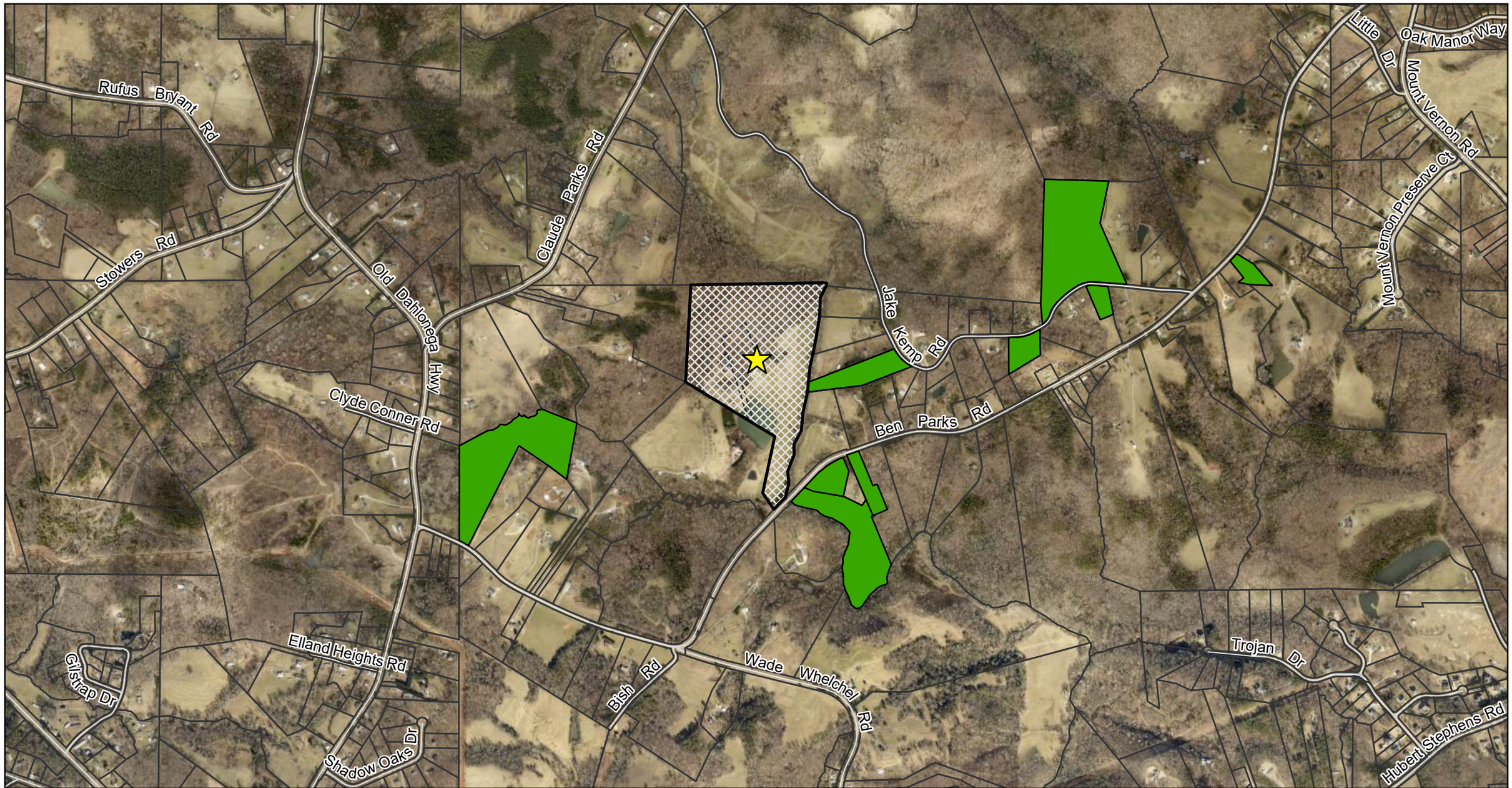

N

Subject Property
Against
Support

0 1,300 2,600 Feet

Public Comments Map

Subject Property Address:
6249 & 0 Ben Parks Road

Applicant:
James & Suzi Lewis

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 0
Support: 13

Date Prepared: 7/22/2026

HALL COUNTY GEORGIA
We have it all in Hall

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

HALL COUNTY
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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

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Wednesday, June 24, 2026 8:50 AM
To: Anael Dominguez (Administration)
Subject: Fw: 2632 Sardis Rd

Get Outlook for iOS

From: Timothy Ader [redacted]
Sent: Tuesday, 23 June 2026 22:50:03
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Billy Powell (County Commission) <bpowell@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

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It appears as though we will be faced with some sort of commercial endeavor at 2632 Sardis Rd. as the UDC and comp plan allows for it. Inevitable as some may describe... Could we please pause or table this development and have some open dialog (round table) between the developers, land owner, planners, and residents? Maybe a mutual agreement could be achieved instead of a community being agitated and feeling misled/betrayed by their elected official(s). A Cohesive Step into the Future of the Sardis Connector would be greatly appreciated; as this whole Sardis Connector project is growing weary for most residents, and this DCCM project seems to be getting started off on the wrong foot.

Additionally;

The current plan does not have DOT approval or DPH approval as presented. If approved in this current state it just solidifies the community's lack of trust. Proven time after time when developers are given leeway, they'll take and more then use some legalese or hardship to get what they wanted.

I have spoken to /heard from at least 22 residents in the immediate surrounding area who oppose the rezone and each one of them have voiced the concern of lack of trust in the process, with the common statement of - it doesn't matter what we do, they just do what they want anyway.
Several were too fearful to publicly comment or even send letters.

Tim

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, May 26, 2026 8:55 AM
To: Anael Dominguez (Administration)
Subject: FW: Sardis rezoning

Please add to HCAM.

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

HALL COUNTY
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From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Tuesday, May 26, 2026 8:00 AM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Fw: Sardis rezoning

Public comments, Thanks!

@Kaitlyn Elliott (Planning) if you could please respond.

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Cathy Skinner [redacted]
Sent: Monday, May 25, 2026 9:11 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Sardis rezoning

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

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I would like this to go on record about the Sardis Rd rezoning. Getting this denied is very important to the future of our community.
This is from Lamar and Cathy Skinner 2670 Carl Drive

This development is an environmental disaster. The land is very sloped with ridges and valleys that has water draining into a small pond. There are no flat or level areas. The tree removal and grading needed to put the amount of storage units with commercial buildings will be large. With heavy rain the amount of water runoff from buildings and Asphalt will be a chemical and erosion problem and a mosquito haven.
The development states storage units will not be visible from East Sardis or Sardis Rd. it will be in full view from Carl Drive and Walnut St. homes with only 50ft buffers which is not undisturbed. Who wants to look at possibly 500 or more storage units asphalt and retaining ponds?
The entrance for storage units is very bad because the entrance will be confused with Carl Drive entrance which is a dead end with no turn around. People driving down with trailers and campers by mistake will be a hardship for residences. Drivers will try to turn around on private property which happens way too much now with drivers sometimes ending up in ditch.
If for some reason even half the owners of storage units remove or return items from units that would be around 200 or more vehicles added to area roads in one day. That isn't including traffic from commercial businesses. This road already is packed with heavy traffic with numerous accidents.
This parcel is surrounded by long established residential neighborhoods that has historically maintained a quiet, rural residential character. Families in this community have invested in their homes with the reasonable expectation that surrounding land would remain consistent with the existing residential zoning and Hall Counties Comprehensive Plan. I know this isn't high income neighborhoods but we are taxpayers and voters.
The long established business at the Sardis Road intersection have been in place since the 1950's and 1960's. One was added in the 70's.
There is no mention of fencing to enclose the area from view. If passed it needs to hide it from view from surrounding neighborhoods with more greenspace added and less storage units.
This vote will set a precedence for future of this area for what is to come. More traffic more commercial buildings, more land erosion from water runoff.
With the amount of tree removal and grading how many of Gods creations, animals, trees will be eliminated or killed?
Vote no for this development. Sardis has been a quiet bedroom community and we want to stay that way.
Lamar and Cathy Skinner

Outlook

Sardis rd rezoning

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 7/21/2026 2:18 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Cathy Skinner [redacted]
Sent: Tuesday, July 21, 2026 2:01 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Sardis rd rezoning

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.

I would like this to go on record about the Sardis Rd rezoning. Getting this denied is very important to the future of our community.
This is from Lamar and Cathy Skinner 2670 Carl Drive
This is the 5th meeting with three tables and one withdraw. I am sure the developer is hoping less people will come to protest it the longer it takes.
This development is an environmental disaster. The land is very sloped with ridges and valleys that has water draining into a small pond. The drainage water eventually runs down into Lake Lanier. There are no flat or level areas. The tree removal and grading needed to put the amount of storage units with commercial buildings will be large. With heavy rain the amount of water runoff from buildings and Asphalt will be a chemical and erosion problem and a mosquito haven. The property has no sewage system so it will have to have septic tanks and fill lines with chemicals coming from waste tanks from campers. This could leak into nearby wells. The retention ponds are never kept up and if they overflow the water goes everywhere.
The development states storage units will not be visible from East Sardis or Sardis Rd. it will be in full view from Carl Drive and Walnut St. homes with only 50ft buffers which is not undisturbed. Who wants to look at possibly 500 or more storage units asphalt and retaining ponds?
The entrance for storage units is very bad because the entrance will be confused with Carl Drive entrance which is a dead end with no turn around. Spokesman spoke last meeting that there will be signs but this has been a dead end for years and and most people don't read the signs! People driving down with trailers and campers by mistake will be a hardship for residences. Drivers will try to turn around on private property which happens way too much now with drivers sometimes ending up in ditch.
If for some reason even half the owners of storage units remove or return items from units that would be around 200 or more vehicles added to area roads in one day. That isn't including traffic from commercial businesses. This road already is packed with heavy traffic with numerous accidents.
This parcel is surrounded by long established residential neighborhoods that has historically maintained a quiet, rural residential character. Families in this community have invested in their homes with the reasonable expectation that surrounding land would remain consistent with the existing residential zoning and Hall Counties Comprehensive Plan.
I know this isn't high income neighborhoods but we are taxpayers and voters. Three sides of this development is all residential with only a very small portion that has commercial property.
The long established business at the Sardis Road intersection have been in place since the 1950's and 1960's. One was added in the 70's.

There is no mention of fencing to enclose the area from view. If passed it needs to hide it from view from surrounding neighborhoods with more greenspace added and less storage units.
This vote will set a precedence for future of this area for what is to come. More traffic more commercial buildings, more land erosion from water runoff.
With the amount of tree removal and grading how many of Gods creations, animals, trees will be eliminated or killed?
Vote no for this development. Sardis has been a quiet bedroom community and we want to stay that way.
Lamar and Cathy Skinner

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, May 29, 2026 8:12 AM
To: David Murphy
Cc: Anael Dominguez (Administration); Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning)
Subject: RE: 2632 Sardis Road Rezoning application public comments

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

Thank you.

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

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From: David Murphy [redacted]
Sent: Thursday, May 28, 2026 3:02 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Cc: David Murphy [redacted]
Subject: 2632 Sardis Road Rezoning application public 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.

- To Hall County Planning Commission Members:

My wife and I (Vickie and David Murphy) live at 2742 Sardis Church Road, a property within 500 yards of 2632 Sardis Road (property asking for rezoning). We urge you to deny the request to rezone 2632 Sardis Road by voting No. Please preserve the current zoning, as it is the most compatible with our neighborhood's established character and infrastructure and hall county's comprehensive plan. We have so many changes being done to our community - including the extension of the sardis connector and the 2 large housing developments on Looper Lake Road and Antioch Church Rd, all 3 within close proximity of this proposal. Let's slow down and consider the quality that our neighborhood now affords.

Specific negative considerations that this type of development will foster include:

1. Incompatibility with Residential Character

Aesthetics and Eyesores: Large recreational vehicles and multi-story boat stacks (often reaching up to 90 feet) ruin the visual character of the area. I do not think owners have had the opportunity to comment on the size of this proposal.

No Community Benefit: Facilities bring very few, if any, permanent jobs and zero direct benefits to local residents.

2. Traffic and Safety Hazards

- **Oversized Vehicles:** Campers, heavy-duty trucks, and boat trailers are slow-accelerating and cumbersome.
- **Road Suitability:** Increased traffic. we are in the middle of the sardis road expansion and there is no indication of how this will impact neighborhood . Not the time to increase traffic of this sort.
- **Pedestrian and Driver Risks:** Large vehicles create blind spots and severe accident risks, particularly around blind hills, tight curves, and near children.

3. Environmental and Infrastructure Strain

- **Drainage and Flooding:** Clearing the land and raising the site's elevation to accommodate large structures can worsen runoff and lead to flooding on adjacent properties.
- **Wetlands and Wildlife:** Property is very close to Lake Lanier, and there are 2 well springs either on this property or very close to boundary. In addition several owners (including us have conservation easements on our property to protect the existing wetlands and animal habitat. Light pollution from security systems and noise from boat lifts often disrupt local ecosystems.

4. Nuisance and Security Concerns

- **Noise and Lighting:** Early morning or late-night departures by boaters and campers cause excess noise and light pollution for nearby homes.
- **Security:** Open outdoor storage can become targets for vandalism, theft, or transient activity if the developer does not build adequate concrete perimeter walls instead of standard chainlink.
- **Environmental Runoff:** Potential leakage of chemicals, oil, or battery acid from stored vehicles into the neighborhood stormwater and water table. We are so very close to Lake Lanier in this area.

5. Diminished Property Values

- **Marketability:** A bordering storage yard will make our properties harder to sell and negatively impact home resale value

We are asking for a "No" vote on this rezoning.

Thank you for your attention in this matter.
David and Vickie Murphy

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, May 29, 2026 1:05 PM
To: David Murphy
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Do not support appointing C Braswell and 2632 Sardis Road RV/Boating project

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

Thank you.

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

HALL COUNTY
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From: David Murphy [redacted]
Sent: Friday, May 29, 2026 12:29 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>
Cc: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Do not support appointing C Braswell and 2632 Sardis Road RV/Boating project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Powell,

My Wife and I (Vickie and David Murphy) are constituents in District 2 and since 2004 have always felt the community was well represented by you. We would like to comment on 2 potential commission actions that we do not agree with.

1. Appointing Chris Braswell to the Impact Fee Advisory Committee. Recommending someone that, within the past 6 months or so, was removed from one board for not following the rules and cost taxpayers a lot of money - just to appoint him to another board/committee does not seem ethical nor productive, please reconsider. Is this doing the right thing for Hall County? Consider appointing someone outside the real estate industry to give the committee more balance.

2. Also your involvement in the 2632 Sardis Road RV and Boat storage project is a conflict of interest and you rightly recused yourself from voting. But who will represent the community views while you are standing in the hall. We live at 2756 Sardis Church Rd, an adjacent property between 2632 Sardis Road and Lake Lanier. Although you are not voting please share our comments with your fellow commissions who will be voting. We are a NO vote. Please preserve the current zoning, as the new proposal does not appear compatible with our neighborhood's established character, existing infrastructure and hall county's comprehensive plan. There are so many changes in progress in this part of Hall County - including the extension of the Sardis connector and the 2 large housing developments on Looper Lake Road and Antioch Church Rd, all 3 within close proximity of this proposal. Let's slow down and consider the quality that our neighborhood now affords. You must be in an odd position by being the proposer of this rezoning and also representing a community that will not benefit finically from the change. We ask the voting commissioners to vote NO on this project..

Specific negative considerations that this type of development will foster include:

1. Incompatibility with Residential Character: Aesthetics and Eyesores: Large recreational vehicles and multi-story boat stacks (often reaching up to 90 feet) ruin the visual character of the area. I do not think residents have had opportunity to look at buffers and setback of storage units.

2. No Community Benefit: Boat and RV storage bring very few, if any, permanent jobs and zero direct benefits to local residents.

3. Pedestrian and Driver Risks: Large vehicles create blind spots and severe accident risks, particularly around blind hills, tight curves, and we are very close to 3 schools.

5. Noise and Lighting: Early morning or late-night departures by boaters and campers cause excess noise and light pollution for nearby homes.

6. Security: Open outdoor storage can become targets for vandalism, theft, or transient activity. Light pollution from security systems and noise from boat lifts often disrupt local ecosystems.

6. Environmental and Infrastructure Strain: Clearing the land and raising the site's elevation to accommodate large structures can worsen runoff and lead to flooding on adjacent properties. Potential leakage of chemicals, oil, or battery acid from stored vehicles into the neighborhood stormwater and water table. We are so very close to Lake Lanier in this area.

7. Wetlands and Wildlife: Property is very close to Lake Lanier, and there are 2 well springs either on this property or very close to boundary. In addition several owners (including us have conservation easements on our property to protect the existing wetlands and animal habitat.

8. Diminished property values

Thank you for your attention to this matter,

Vickie and David Murphy
2756 Sardis Church Road
Gainesville, GA 30506
[redacted]

Outlook

2632 East Sardis Road - Denial

From John Whitmire [redacted]
Date Tue 5/26/2026 9:30 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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.

To the Hall County Planning Board,

I am writing to formally express my strong opposition to the proposed application for 2632 East Sardis Road. I respectfully request that this proposal be denied.

The Sardis area has already experienced substantial growth and population increases in recent years. As a result, traffic congestion has worsened considerably, and residents are facing overcrowded roadways, extended commute times, and heightened safety concerns. Additional development would place even greater strain on an infrastructure system that is already struggling to accommodate current demands.

Residents of the Sardis community have consistently expressed their desire to preserve the area's primarily residential and rural character rather than permit continued overdevelopment and commercialization. Many individuals chose to reside in this community because of its peaceful atmosphere, open spaces, and lower-density environment. Approving additional growth would threaten the quality of life that residents have worked diligently to maintain.

Furthermore, there are significant concerns regarding potential conflicts of interest involving DCCM and the recent appointment of Bradley Dunkel to the Planning Board. Many citizens believe these circumstances create the appearance of bias and raise legitimate questions regarding fairness and impartiality in decisions affecting future development within the community.

The residents of the Sardis area deserve to have their concerns carefully considered and their community protected from excessive growth and worsening traffic conditions. I respectfully urge the Planning Board to support the interests of its citizens and vote against this application.

Thank you for your time and consideration.

Sincerely,

John Whitmire

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, May 28, 2026 9:12 AM
To: Anael Dominguez (Administration)
Subject: FW: 2632 Sardis Road Appeal

Please add to HCAM.

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

HALL COUNTY
GEORGIA
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, May 28, 2026 9:07 AM
To: [redacted]
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: 2632 Sardis Road Appeal

We have received your comment and will forward it to the Board of Commissioners.

Thank you,

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

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

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Hall County Planning and Zoning does NOT accept wire transfers.
All payments must be made through the Accela Portal or in person.
If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.

From: Patricia Zapata [redacted]
Sent: Wednesday, May 27, 2026 7:50 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: 2632 Sardis Road Appeal

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Greenway,

My name is Patricia Zapata, and I am a homeowner residing at **2669 Carl Drive, Gainesville, GA 30506**. I am writing to formally and respectfully express my strong opposition to the rezoning application for the approximately 25-acre parcel located at **2632 Sardis Road, Gainesville, GA 30506**.

This parcel is surrounded by long-established residential neighborhoods and lies within an area that has historically maintained a quiet, rural residential character. Families in this community have invested in their homes with the reasonable expectation that surrounding land would remain consistent with existing residential zoning and Hall County's Comprehensive Plan.

Of particular concern is the absence of existing public sewer infrastructure serving this area. Without sewer availability, any development would require extensive septic systems or the construction of new sewer infrastructure. Leading to potential:

- Groundwater contamination
- Pollution of natural freshwater springs
- Increased erosion and sediment flow onto adjacent residential properties
- Flooding and property damage
- Long-term environmental degradation that cannot be reversed

The proposed multi-use development — which includes boat storage, townhomes, and a retail shopping center — is incompatible with the surrounding land use and would introduce significant negative impacts, including:

- Commercial traffic and delivery vehicles on residential roadways not designed for high-volume or heavy use
- Increased safety risks and congestion along Sardis Road and HWY 53

• Noise, lighting, and extended business hours disrupting nearby homes
• Decline in residential property values

Also a big concern is the close proximity of **Sardis Elementary School (285 Sardis Rd)** and **Chestatee Academy (2740 Fran Mar Dr)**. This development would substantially increase traffic volume and commercial vehicle presence along established school routes used daily by buses, student drivers, and families. The introduction of retail and storage operations in immediate proximity to two public schools raises serious safety concerns for children and school transportation.

Hall County's Comprehensive Plan prioritizes maintaining rural residential character, protecting existing neighborhoods, and directing higher-density commercial growth to established corridors designed to support that level of activity. This proposal directly conflicts with those principles.

We are not opposed to responsible growth. We are opposed to growth that is improperly located, inconsistent with existing land-use patterns, and harmful to established residential communities.

For these reasons, I respectfully urge the Board to **deny the rezoning application for 2632 Sardis Road** and preserve the safety, stability, and residential integrity of this community.

Thank you for your time, service, and thoughtful consideration.

Sincerely,
Patricia Zapata
2669 Carl Drive
Gainesville, GA 30506

Print

Board of Commissioners Voting Meeting Comments - June 25, 2026 - Submission #145564

Date Submitted: 6/20/2026

Comments completed in the form below will be submitted into the record for the June 25, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

William

Last Name*

Earnest

Address1*

4179 Sutton Road

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Item for Comment*

2632 Sardis Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Commissioners,

I am writing to express my opposition to the proposed developments currently under consideration, including the approximately 240,000 square foot commercial development with 500 Boat/RV storage spaces at 2632 Sardis Road, as well as the proposed 56-unit residential development in a designated rural area.

My concerns extend beyond the scale of these projects and include their potential impacts on traffic, community character, environmental resources, consistency with adopted planning policies, and public confidence in the zoning process.

Regarding the proposed commercial development at 2632 Sardis Road, the project would introduce a significant increase in traffic volume to an area that is already experiencing congestion concerns. A development of this magnitude, combined with 500 Boat/RV storage spaces, would generate increased vehicle trips, larger vehicles entering and exiting the site, noise, light pollution, and additional strain on surrounding infrastructure. Such impacts would affect nearby residents and potentially diminish the rural and residential character of the area.

The environmental consequences of this proposal also warrant careful consideration. Large-scale commercial development typically requires substantial land clearing, resulting in the loss of tree canopy, wildlife habitat, and natural stormwater absorption areas. Increased impervious surfaces can contribute to stormwater runoff, erosion, water quality degradation, and flooding concerns downstream. These impacts are especially important in areas where preservation of natural resources has historically been a community priority.

In addition, many residents have expressed concerns regarding the appearance of potential conflicts of interest surrounding this application. Public confidence in the planning and zoning process depends not only on compliance with legal requirements but also on the appearance of fairness and impartiality. Given that the property owner is District 2 Commissioner Billy Powell and that the applicant's representative is Bradley Dunckel of Rochester DCCM, concerns have been raised within the community regarding the integrity and independence of the review process. These concerns are heightened by Mr. Powell's recent appointment of Mr. Dunckel to the Planning Commission prior to the matter returning for consideration. Regardless of legal considerations, it is important that decisions involving land use and zoning maintain the highest level of transparency and public trust.

Sincerely,
William Earnest
4179 Sutton Road
Gainesville, GA 30506

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - June 25, 2026 - Submission #145504

Date Submitted: 6/19/2026

Comments completed in the form below will be submitted into the record for the June 25, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

John and Sadie

Last Name*

McElroy

Address1*

2642 Walnut Street

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

2632 Sardis Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Attached is a letter of absolute opposition to the 2632 Sardis Road project. This will be voted on June 25, 2026 at 6:00 pm. The No Boat Neighborhood Coalition representing the Sardis Community.

Please write your comments in the box above.

File Upload

Letter 1 to Commissioners with Neighbor Signatures (1) FLN .docx

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.



Date: Jun 19, 2026

To: Hall County Board of Commissioners

From: Concerned Residents of District 2 and the Sardis Road Community

Regarding: Opposition to Proposed Boat Storage and Commercial Development at 2632 Sardis Road. Tax Parcel #10071 000136
(Applicant: Bradley Dunckel / Rochester | DCCM)

Dear Commissioners,

We, the undersigned residents of Hall County, write to voice our absolute opposition to the proposed mixed-use and 500-space boat/RV storage development at 2632 Sardis Road. We urge the Board of Commissioners to deny this application at the upcoming June 25, 2026, voting session based on critical environmental, safety, and ethical grounds.

Our opposition is rooted in five severe impacts to our community:

1. **Environmental Degradation:** A shift from R1-SS to a dense multi-use layout is a massive structural change for a parcel of this size. Based on the map and public county records, the plan places two large Storm Water Management (SWM) ponds sitting directly uphill from an active stream corridor. The natural spring forms a small creek that feeds directly into a shared pond partially owned by a private citizen. The pond is home to many types of fish, ducks, turtles and blue herons. I am concerned about the threat of fuel, oil, and heavy metal runoff overflowing from these basins directly into the ecosystem and eventually entering Lake Lanier.

Considering the high concentrations of automotive fluids, detergents from the proposed on-site 'Wash-Station", and heavy runoff associated with an open asphalt lot of this scale, do these ponds meet current GA EPD Blue Book requirements for water quality treatment before discharging them into a Lake Lanier tributary?

Given the density of the 500 storage spaces and necessity of taking down thousands of trees and necessary grading, I want to ensure the developer is not permitted to piping, culvert, or otherwise alter the natural flow of this spring-fed creek. A rigorous hydrological assessment of the natural spring and creek needs to be done before any rezoning is voted on.

To accommodate 60,000 sq ft of commercial space, the developer has structured the layout into four separate street-facing commercial pads directly bordering Sardis Road. The plan introduces massive amounts of impervious surfaces (concrete, asphalt, metal roofs, paving) directly uphill from the stream. Placing a heavy-use commercial septic and runoff system here guarantees groundwater seepage, threatening local wildlife and private property values.

2. **Encroachment on the Buffer:**
   The green shaded stream buffer cuts directly across the property, separating the commercial/storage development area.
   The site indicates a centralized commercial septic field situated uphill and immediately adjacent to the stream buffer and wash station.

   I am deeply concerned that high-volume commercial use and boat/RV waste could cause ground-absorption failures, sending nitrates and contaminants directly downhill into the creek and pond and into Lake Lanier.

   I would like to know if all the proposed construction encroaches on the **state mandated 25-foot stream buffer** or any **local county-specific buffers** (Which are often 50-140 feet in Hall County for protected water sheds).

3. **Severe Traffic Risks:** Forcing long, heavy trucks hauling large watercraft and RVs to merge onto and turn off E. Sardis Road at this specific, sloped intersection or onto Dawsonville Hwy will paralyze local traffic and cause major accidents. The Georgia Department of Transportation must heavily scrutinize the lack of proper infrastructure and deceleration lanes for a commercial project of this scale on a residential corridor.
   A proposed new driveway will enter East Sardis Road. Another gateway corridor will be installed by entering Dawsonville Hwy 53 for entrance to the 500 Boat/RV sites.

These two new entrances are within ½ mile of the red light at Dawsonville Hwy and Sardis Road. Traffic is already very congested in this area and will be more so when the new connector between Sardis Road and Thompson Bridge Road is completed.

4. **Homeowner Property Values:**
   When a development negatively impacts the quiet, private enjoyment of your home, it can immediately decrease property values.
   Buyers pay a premium for homes that back up to green space, woods or buffer zones. Losing that natural view and having direct line of site to 500 Boat/RV storage units can instantly reduce a home's competitive edge.
   Trees act as natural sound barriers and windbreaks.
   Removing thousands of trees will significantly increase traffic noise from Dawsonville Hwy and Sardis Road. Trees absorb massive amounts of groundwater. When they are removed, rainwater has no place to go often causing flooding or soggy yards for existing homes backing up to the development which severely hurts property values.
   During the clearing and building phases (which can take months or years) the dust, traffic and noise of heavy machinery can make our homes less appealing to potential buyers if you're trying to sell.

   This will cause great privacy loss for the entire neighborhood. The Boat/RV storage site will be visible from homeowners' back yards.
   Lights and noise from the Boat/RV site will impact the neighborhood during all hours.

   Some homeowners backing up to the development are only offered a 10 ft. buffer zone. This has to be no less than 50 ft with a nice privacy fence and fast growing trees furnished and planted by the developer.
   The development will come into the back of an entire subdivision where many families have lived for more than 35 years.

5. **Public Trust and Conflicts of Interest:** The integrity of this entire application is compromised. The applicant, Bradley Dunckel, was appointed to the Hall County Planning Commission in April 2026 while this project was active. Additionally, the necessary recusal of District 2 Commissioner Billy Powell—due to family financial ties to the target property—proves that this project does not serve the public interest, but rather narrow private interests.

Demonstrated Community Action & Legal Scrutiny:

Please be advised that the community is not treating these concerns lightly. Furthermore, our neighborhood coalition has contacted the Army Corps of Engineers and the GA EPD to conduct a rigorous hydrological assessment of the natural spring, the shared resident pond, and the proposed commercial septic layout to be sure this project stays within the State of Georgia mandated laws. We intend to hold all parties fully accountable to state and local environmental laws

As our elected representatives, your duty is to protect the safety, health, and trust of Hall County residents, not to clear the path for high-density commercial entities that degrade established neighborhoods.

We request that this formal opposition letter, along with our attached signatures, be submitted directly into the official public record for the June 25th meeting. We will be present in the commission chambers to ensure our voices are heard.

Respectfully submitted,

John and Sadie McElroy

No Boat Neighborhood Coalition
2642 Walnut St
Gainesville, GA 30506
[redacted]

cc: David Gibbs Commission Chairman
Kathy Cooper District 1
Greg Poole District 3
Billy Powell District 2
Jeff Stowe District 4

Jennifer Rivera (Administration)

From: Sadie McElroy [redacted]
Sent: Tuesday, July 21, 2026 2:43 PM
To: Jennifer Rivera (Administration)
Subject: Opposition letter and Signatures
Attachments: Commissioner Letter 2 July 2026.docx; 2632 Signatures.pdf

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jennifer Rivera
Hall County Commission Clerk
(770) 297-2684
jrivera@hallcounty.org

Hi Jennifer,
Please add this letter and signature page to the Sardis Road Project for the July 23rd Commissioners meeting.
I would have more signatures; however the email address was interrupted for some reason.

Sincerely,

John and Sadie McElroy

Sadie McElroy, LMT, Certified Nutritional
Herbalist, Aromatherapist
[redacted]



July 18, 2026

To: Hall County Board of Commissioners

From: Concerned Residents of District 2 and the Sardis Road Community
RE: Opposition to Proposed Boat/RV Storage and Commercial Development
At 2632 Sardis Road. Tax Parcel #10071 000136
Applicant: Bradley Dunckel, DCCM

Dear Commissioners,

We, the undersigned residents of Hall County, write for the 2nd time to voice our Absolute opposition to the proposed mixed-use for 500 boat/RV storage and 60,000 sq ft. commercial buildings at 2632 Sardis Road.

Our opposition is rooted in five severe impacts to our residential community

1. Environmental Degradation
2. Encroachment on the Natural Spring Buffer
3. Severe Traffic Risks near three schools with excessive traffic
4. Homeowner Property Values
5. Public Trust and Conflicts of Interest

In your last meeting for this development on June 25, 2026, one Commissioner asked for a **Traffic Study** to be completed before the next meeting to vote.

Another Commissioner asked for a study on the **Sewage System.**
The current plan includes a heavy use commercial septic tank, a wash station, and two large Storm Water Management (SWM) ponds just uphill from the stream and a pond owned partially by a resident and the owner of the development.
We would like details of a storm and wastewater management plan.

Some boats hold up to 300 gallons of gasoline including oil and automotive fluids.
What would be done if this happened during a flood, etc.?

Hall County has a 30-year comprehensive plan for growth.
How does this development fit into District 2's comprehensive plan?

Six months ago, the development owners were planning to build 30 townhomes and cottages along with the 500 Boat/RV storage units. At the January meeting we were told the developer withdrew his application.

We invite Commissioner members to come and see the topography of the 25.9 acres at 2632 Sardis Road. The elevation has deep slopes off Sardis Road and opposite side where the Boat/RV storage is planned are very steep.
In the middle is a valley with the natural spring-fed creek and pond which has been there for at least 50-60 years.

We don't see how construction on this land is possible without disrupting the small creek and pond and storm waste water that will run into neighborhoods and eventually Lake Lanier.

Homes in the Sardis/Chestatee area are currently selling for $200 to $250 per square foot and are selling faster than homes in the 30501 area.

Our daughter, an agent, recently sold her home in this area. In a three-day open house, 30 families looked at her home including people from New York, Florida and South Carolina. Her home sold for $10 thousand over asking in 3 days.

This home was close to Chestatee High School, Chestatee Middle School and Sardis Elementary. This shows the need for affordable housing as our schools grow and parents are looking for homes in this school district.

This demand for homes in this area increases property tax and revenue for the county

We suggest the county give tax incentives to builders who would build affordable homes on other land available in this residential community.

We request this formal opposition letter along with our attached signatures be submitted Directly into the official public record for the July 23, 2026 Commissioners' meeting.

Respectfully,

John and Sadie McElroy

No Boat Neighborhood Coalition
2642 Walnut St
Gainesville, GA 30506

Timestamp	Full Legal Name (Print Clearly)	Residential Address (Street, City, ZIP Code)	Email Address	Do you live within 2 miles of the proposed boat st	Date of Signature	Signature By checking 'Yes', I am formally adding	Email Address
06/08/2026 15:54:55	John D McElroy	2642 Walnut St Gainesville, GA 3506	[redacted]	Yes, I live nearby	6/8/2026		
6/9/2026 13:57:53	Sadie M McElroy	2642 Walnut Street		Yes, I live nearby	6/15/2026	Yes	
6/14/2026 14:19:41	Theresa London	3811 Corinth Dr Gainesville, GA 30506		No, but I by children go to Chestatee	6/14/2026	YES	
6/14/2026 17:40:01	Cynthia L Leach	2660 Tammi Lane		Yes, I live nearby	6/14/2026	Yes I Am,	
6/14/2026 19:09:10	Angela Waddell	2947 Simpson Park Rd Gainesville Ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/14/2026 20:44:49	Sandra C. Sherer	Sardis Road GAINESVILLE GA 30506		Yes, I live nearby	6/14/2026	Yes, I am formally, adding my name to this petitio	
6/14/2026 20:46:29	Roy Steven Sherer	2776 Sardis Rd, Gainesville, Ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/14/2026 21:24:37	Lindsey Amber Sherer	2776 Sardis rd Gainesville ga		Yes, I live nearby	6/14/2026	Lindsey Sherer	
6/14/2026 21:27:34	Joshua David holland	2776 Sardis RD Gainesville GA 30506		Yes, I live nearby	6/14/2026	Joshua David holland	
6/14/2026 21:40:33	Felicity jones	3513 meadow lane gainesville ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/15/2026 7:10:10	David Wiley	Sardis Area, 30506		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 7:13:40	Adam Paul Rollins	3333 Antioch trl, Gainesville, 30506		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 7:14:24	Stacie Pierce	6045 Grant Ford Road Gainesville, Ga 30506		Yes, I live nearby	6/15/2026	Stacie Pierce	
6/15/2026 7:54:34	Melanie Marrero	30506, Gainesville		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 10:29:09	Glenn Fried	3426 Saxton Road Gainesville, GA 30506		Yes, I live nearby	6/15/2026	Yes Glenn Fried	
6/18/2026 8:55:32	Steven Walker	4262 Sardis Rd. Gainesville, GA 30506		Yes, I live nearby	6/18/2026	Yes	
6/18/2026 9:00:01	Jacqueline Walker	4262 Sardis Rd., Gainesville, 30506		Yes, I live nearby	6/18/2026	Yes	
6/18/2026 23:34:20	Karen weaver	25 lawrence dr, dawsonville ga 30534		No, but I support the initiative	6/18/2026	Karen weaver	
6/21/2026 23:10:30	Amanda Richey	4715 Willie Robinson rd Gainesville ga 30506		Yes, I live nearby	6/21/2026	Amanda Richey	
06/23/2026 13:10:32	Debbie Rogers	2640 Sardis Road Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/23/2026 13:10:32	Don Hall	2640 Sardis Road Gainesville, GA 30506		yes, I live nearby	6/23/2026		
06/24/2026 11:30:30	Steve Ballard	5778 Nix Bridge Road Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/24/2026 11:35:32	Pat Wilson	3104 Lake Ranch Drive Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/24/2026 11:40:30	Connie Pressley	295 Singing Tree Ln Cleveland, GA 30528		No, but I travel Hwy 53 often	6/23/2026		
06/25/2026	Wayne Pressley	295 Singing Tree Ln Cleveland, GA 30528		No, but I travel this road often			

ITEMS 11 & 12 (SEE AMENDED VERSION) DATED 7-20-2026

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Friday, July 17, 2026 5:14 PM
To: Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)
Cc: John Gentry (Administration); Casey Ramsey (Administration); Anael Dominguez (Administration); Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Lynn Taylor (Planning); Jorge Gomez (Engineering); Brent Cook (Engineering)
Subject: 2632 Sardis Road | Rezone & Special Use - July 23, 2026 BOC meeting
Attachments: 2632 Sardis Road_Memo_7.23.2026-BOCpdf.pdf

For informational purposes only:

Mr. Chairman and District Commissioners,

Please find attached a memo outlining the updated materials submitted to staff for the application at 2632 Sardis Road. These materials are also enclosed.

If you have any questions, please let us know.

Thank you,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(office) 770-297-2649
(mobile) 678-971-8816
kahmed@hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

Hall County Government
PLANNING AND ZONING

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: July 17, 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 R1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-**B | Commission District 2 **| DCCM, applicant** Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

and

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** Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

Mr. Chairman and District Commissioners,

On Friday, July 17, 2026, staff received a response from the applicant for the above-referenced request. In this document, the applicant outlines rebuttals to those who spoke in opposition at the June 25, 2026, BOC meeting, as well as a response to the Board's request to investigate connection to sewer and to conduct a traffic study.

The topics addressed in the submitted document include:

- Septic system concerns
- Clearing and grading concerns
- Traffic concerns
- Septic contamination and runoff concerns
- Traffic on Carl Drive
- Appropriateness of the proposed use

Additionally, the applicant submitted proffered conditions for this development in addition to the Three (3) conditions recommended by Staff. These are listed below in red:

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.
4. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
5. Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
6. Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.
7. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.
8. Developer shall install security fencing around the perimeter of the storage lot.
9. During grading and site development, Developer shall protect all jurisdictional streams and waterways from sediment runoff and adhere to buffer requirements of both Hall County and the State of Georgia.
10. Developer shall provide inter-parcel access for the 4 commercial lots along East Sardis Road and the Sardis Connector.

11. Developer shall grade within the boundaries of the site allowing at least 25’ of the 50’ exterior buffer to remain undisturbed. All disturbed areas of the 50’ exterior buffer shall be revegetated to Hall County standards.

12. No dry stack storage is allowed within the Boat/RV storage area.

The submitted documents are enclosed with this memo. If you have any questions or concerns, please let us know.

Thank you,

Katie Ahmed

Applicant rebuttal to public opposition comments and the Board's requests for additional information

At the BOC meeting on June 25, the rezoning request for 2632 Sardis Road was tabled to allow the applicant the opportunity to address the concerns of the Board and the public. The responses below have been provided by the applicant, as well as proffered conditions that would further support the County's existing development standards:

Septic System Concerns

- The Board asked the Developer to evaluate connecting to public sewer in the area.
    - Developer evaluated the possibility of installing gravity sewer to the Sardis Elementary pump station. The most likely route would require at least 9 easements, including the Corps of Engineers. Additionally, a portion of the sewer would need to be aerial where it crosses the lake property near the pump station. Even if the easements could be acquired, it is unlikely that the Corps would permit an aerial crossing. (See attached Exhibit 1 showing route)
    - The projected flow from the 500-space Boat/RV storage facility is 1380 GPD which is the equivalent of less than three (3) 4-bedroom houses (600 GPD each).
    - The total projected flow from the 60,000 SF Commercial lots is 6750 GPD. This projected flow does not meet the EPD threshold of 10,000 GPD for an on-site sewage management system. Developer shall provide separate on-site systems for each of the 4 lots with a projected flow of 1688 GPD each. (See attached Exhibit 2 showing flow calculations)
    - Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable.

Clearing & Grading Concerns

- The Board asked the Developer to evaluate the existing topography of the site and demonstrate appropriate grading considerations.
    - Developer has provided a conceptual grading plan for the Boat/RV storage facility that shows that the site can be graded to a 5% +/- slope within the

boundaries of the subject property. (See attached Exhibit 3 showing grading plan)
    - Developer proposes to leave at least 25' of the 50' exterior buffer as undisturbed. Where disturbed, Developer shall re-vegetate these areas to Hall County standards.

Traffic Concerns

- The Board asked the Developer to provide a traffic study for the proposed development to analyze potential impacts on the surrounding area's traffic patterns.
    - A valid traffic study cannot be completed until area schools are back in session and school related traffic patterns have stabilized, typically late August. An additional 4 to 6 weeks are required to complete the analysis and recommendations of the study. We are requesting that the timing of the study be delayed per the below proffered conditions.
    - Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
    - Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.

Septic Contamination and Runoff Concerns

- Mr. Mason Murphy (2756 Sardis Church Road) expressed concerns about the impact of the development's septic systems on his adjacent property.
    - Analysis of the subject property's topography shows that the entire site drains to a stream that bisects the property. None of the potential runoff will ever reach the Murphy property as a ridgeline along the shared boundary separates the two properties. (See attached Exhibit 4 showing topography of site)

Carl Drive Concerns

- Mr. Lamar Skinner (2670 Carl Drive) expressed concerns about the possibility of customers of the Boat/RV storage facility mistakenly turning onto Carl Drive instead of the facility entrance.

- Although there is an existing "Dead End" sign at the entrance to Carl Drive, Developer will work with Hall County Transportation Department to add signage that further designates that no turnaround is located on the road. (See attached Exhibit 5 showing existing conditions at Carl Drive)

Zoning Precedent

- During the public hearing, the speakers in opposition questioned the appropriateness of the use in the proposed location.
  - In the Comprehensive Plan, the corridor established by the Sardis Connector, which includes the subject property, is designated as Regional Activity Nodes and Corridors as well as Business Nodes and Corridors on the Future Land Use Map. Both designations support the H-B zoning district.
  - The Comprehensive Plan specifically identifies the character of the Sardis Connector as follows:
    "Sardis Connector - Concentrating new growth along the future Sardis Connector can ensure new development in this area is supported by the necessary transportation and sewer infrastructure. This will allow the remainder of the Murrayville/Sardis area to retain its rural charm while developing new amenities for the community. Land developed or redeveloped in the Regional Activity Nodes at the intersections with SR 60/Thompson Bridge Road and SR 53/Dawsonville Highway may do so at a lesser intensity in the Murrayville/Sardis Character Area than in other areas of the county."
  - In the Comprehensive Plan, a Key Strategy for the Murrayville/Sardis Character Area includes "prioritizing higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway."

EXHIBIT 1

9

7

8 - ACOE

6

5

4

3

2

1

SITE

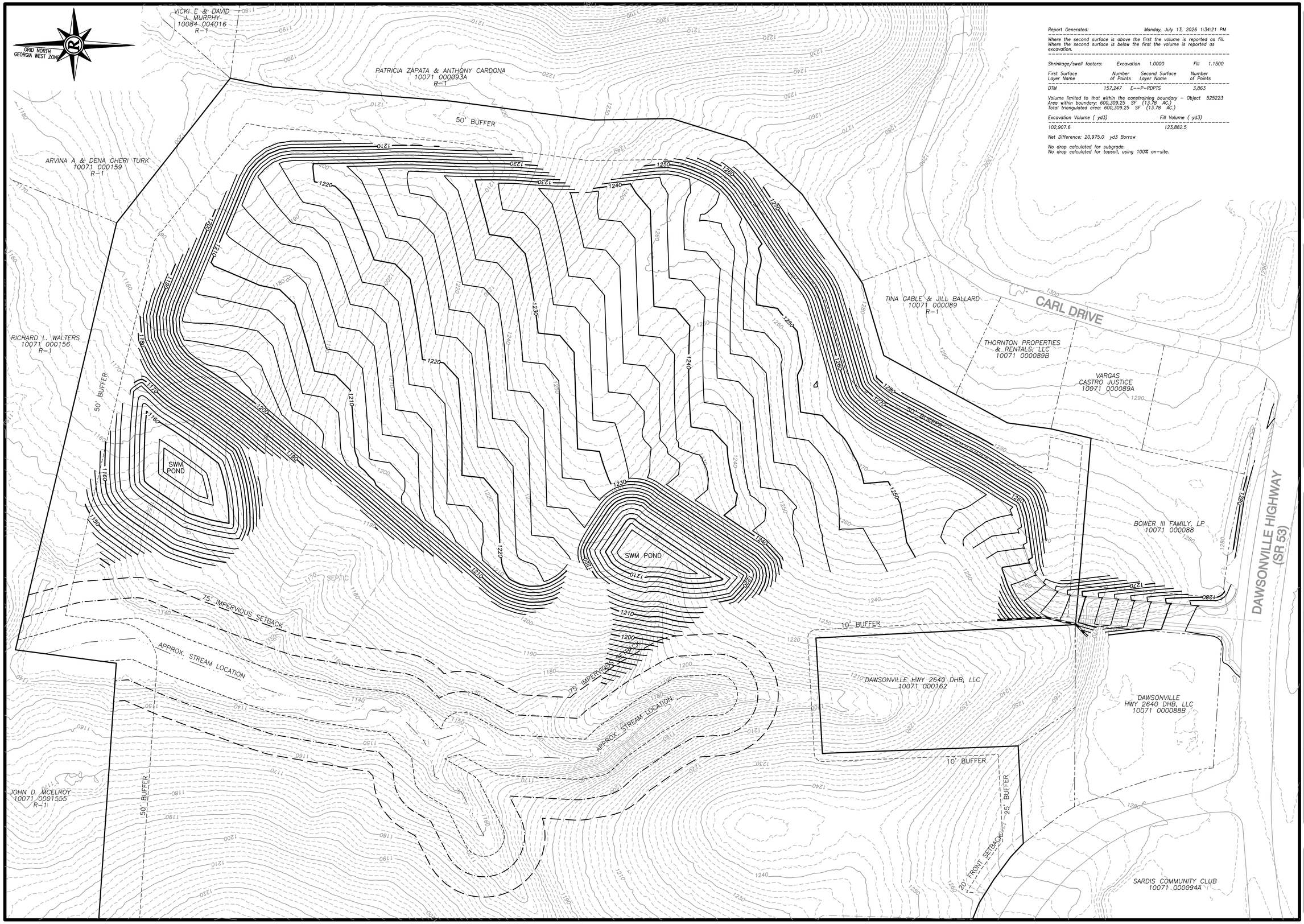
Gravity Sewer Route
9 Easements required
including ACOE
Permit from ACOE for
aerial sewer required

EXHIBIT 2

Wastewater Flow Estimates

Use	Use Size	Gallons Per 1000 SF	Gallons Per Trip	GPD	Per Site
General Office	30,000 SF	175		5250	
Retail	30,000 SF	50		1500	
Boat Storage	23		0	0	
RV Storage	23		60	1380	
Total GPD Commercial				**6750**	**1688**
Total GPD Boat/RV Storage				**1380**	**1380**
For Comparison					
4 Bedroom House				600	
Dollar General				800	

EXHIBIT 3



Report Generated: Monday, July 13, 2026 1:34:21 PM

Where the second surface is above the first the volume is reported as fill. Where the second surface is below the first the volume is reported as excavation.

Shrinkage/swell factors: Excavation 1.0000 Fill 1.1500

First Surface Layer Name	Number of Points	Second Surface Layer Name	Number of Points
DTM	157,247	E--P-RDPTS	3,863

Volume limited to that within the constraining boundary - Object 525223
Area within boundary: 600,309.25 SF (13.78 AC.)
Total triangulated area: 600,309.25 SF (13.78 AC.)

Excavation Volume (yd3)	Fill Volume (yd3)
102,907.6	123,882.5

Net Difference: 20,975.0 yd3 Borrow

No drop calculated for subgrade.
No drop calculated for topsoil, using 100% on-site.

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

PRELIMINARY GRADING PLAN FOR :

EAST SARDIS ROAD TRACT

LOCATED IN HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

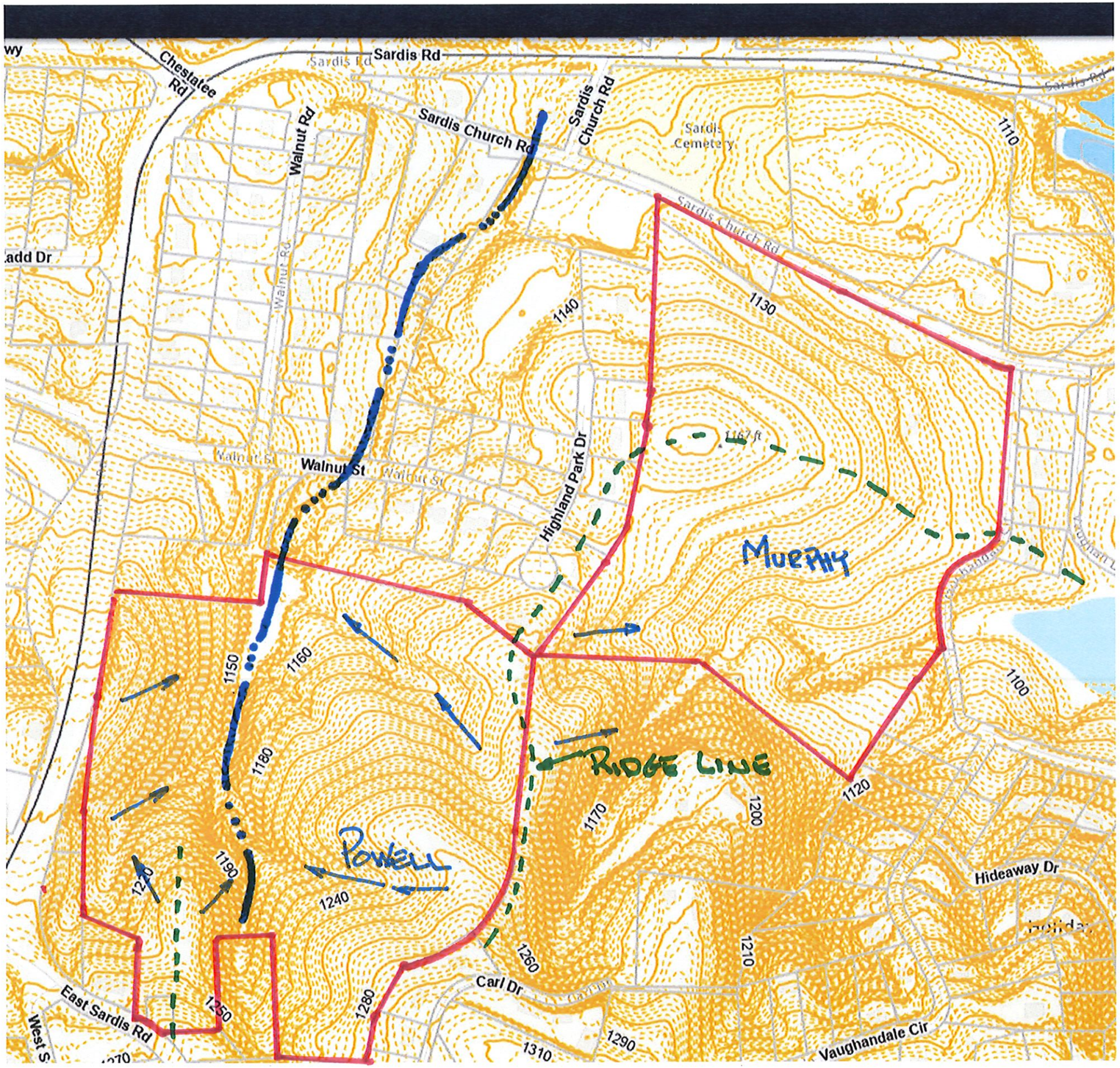
ANY CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF DCCM VOIDS THE ENGINEER'S CERTIFICATION AND LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
25' 0' 50' 100'

SHEET 1 OF 1

DATE : 7/13/2026
SCALE : 1"= 50'
JOB NO. : G225107
FILE NO. *-PRP-GRD.pro
DRAWN BY: SWS

EXHIBIT 4



RUNOFF FROM POWELL SITE WILL NEVER REACH THE MURPHY PARCEL

EXHIBIT 5



Proffered Conditions

1. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
2. Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
3. Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.
4. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.
5. Developer shall install security fencing around the perimeter of the storage lot.
6. During grading and site development, Developer shall protect all jurisdictional streams and waterways from sediment runoff and adhere to buffer requirements of both Hall County and the State of Georgia.
7. Developer shall provide inter-parcel access for the 4 commercial lots along East Sardis Road and the Sardis Connector.
8. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.
9. No dry stack storage is allowed within the Boat/RV storage area.

DRAFT

Jennifer Rivera (Administration) ITEM 11 & 12

From: Katie G. Ahmed (Planning)
Sent: Monday, July 20, 2026 11:34 AM
To: Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)
Cc: John Gentry (Administration); Casey Ramsey (Administration); Anael Dominguez (Administration); Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Lynn Taylor (Planning); Jorge Gomez (Engineering); Brent Cook (Engineering)
Subject: Re: 2632 Sardis Road | Rezone & Special Use - July 23, 2026 BOC meeting
Attachments: 2632 Sardis Road_Memo_UPDATED_7.23.2026BOC.pdf

For informational purposes only:

Mr. Chairman and District Commissioners,

Please find attached a memo outlining the **revised** updated materials submitted to staff on Monday July 20, 206 for the application at 2632 Sardis Road. These materials are also enclosed.

If you have any questions, please let us know.

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(office) 770-297-2649
(mobile) 678-971-8816
kahmed@hallcounty.org

From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Friday, July 17, 2026 5:14 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: John Gentry (Administration) <jgentry@hallcounty.org>; Casey Ramsey (Administration) <cramsey@hallcounty.org>; Anael Dominguez (Administration) <adominguez@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>
Subject: 2632 Sardis Road | Rezone & Special Use - July 23, 2026 BOC meeting

For informational purposes only:

Mr. Chairman and District Commissioners,

Please find attached a memo outlining the updated materials submitted to staff for the application at 2632 Sardis Road. These materials are also enclosed.

If you have any questions, please let us know.

Thank you,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(office) 770-297-2649
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kahmed@hallcounty.org

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GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

Hall County Government
PLANNING AND ZONING

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: July 20, 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 R1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-**B | Commission District 2 **| DCCM, applicant** Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

and

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** Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

Mr. Chairman and District Commissioners,

On **Monday, July 20, 2026**, staff received a **revised** response from the applicant for the above-referenced request. In these documents, the applicant outlines rebuttals to those who spoke in opposition at the June 25, 2026, BOC meeting, as well as a response to the Board's request to investigate connection to sewer and to conduct a traffic

study. The revision to this document provided on July 20, 2026 includes a reduction in boat/RV storage slips from 500 to 400. The revised section is highlighted in the attached document.

The topics addressed in the submitted document include:

- Septic system concerns
- Clearing and grading concerns
- Traffic concerns
- Septic contamination and runoff concerns
- Traffic on Carl Drive
- Appropriateness of the proposed use

Additionally, the applicant submitted **revised proffered conditions** for this development, along with the three conditions recommended by Staff. These revisions are shown below in **red**.

Note: Staff has updated the recommended conditions to incorporate the applicant's proffered conditions. Conditions not supported by Staff are shown with **strikethroughs,** supported conditions **remain as written**, and revised conditions are **highlighted.**

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.
4. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
5. ~~Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.~~
6. ~~Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.~~ 5. A Traffic Impact Study must be completed prior to submission of the Land Disturbance Permit (LDP). All recommendations called out in the study must be implemented in the right-of-way and on site. All improvement are the responsibility of the Developer.

6. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.
7. Developer shall install security fencing around the perimeter of the storage lot.
8. ~~During grading and site development, Developer shall protect all jurisdictional streams and waterways from sediment runoff and adhere to buffer requirements of both Hall County and the State of Georgia.~~
8. Developer shall provide inter-parcel access for the 4 commercial lots along East Sardis Road and the Sardis Connector.
9. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.
10. No dry stack storage is allowed within the Boat/RV storage area.
11. Boat/RV storage slips shall be limited to no more than 400

The submitted documents are enclosed with this memo. If you have any questions or concerns, please let us know.

Thank you,

Katie Ahmed

Received July 20, 2026

Applicant rebuttal to public opposition comments and the Board's requests for additional information

At the BOC meeting on June 25, the rezoning request for 2632 Sardis Road was tabled to allow the applicant the opportunity to address the concerns of the Board and the public. The responses below have been provided by the applicant, as well as proffered conditions that would further support the County's existing development standards:

Septic System Concerns

- The Board asked the Developer to evaluate connecting to public sewer in the area.
    - Developer evaluated the possibility of installing gravity sewer to the Sardis Elementary pump station. The most likely route would require at least 9 easements, including the Corps of Engineers. Additionally, a portion of the sewer would need to be aerial where it crosses the lake property near the pump station. Even if the easements could be acquired, it is unlikely that the Corps would permit an aerial crossing. (See attached Exhibit 1 showing route)
    - The projected flow from the 500-space Boat/RV storage facility is 1380 GPD which is the equivalent of less than three (3) 4-bedroom houses (600 GPD each).
    - The total projected flow from the 60,000 SF Commercial lots is 6750 GPD. This projected flow does not meet the EPD threshold of 10,000 GPD for an on-site sewage management system. Developer shall provide separate on-site systems for each of the 4 lots with a projected flow of 1688 GPD each. (See attached Exhibit 2 showing flow calculations)
    - Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable.

Clearing & Grading Concerns

- The Board asked the Developer to evaluate the existing topography of the site and demonstrate appropriate grading considerations.
    - Developer has provided a conceptual grading plan for the Boat/RV storage facility that shows that the site can be graded to a 5% +/- slope within the

boundaries of the subject property. (See attached Exhibit 3 showing grading plan)

- Developer proposes to leave at least 25' of the 50' exterior buffer as undisturbed. Where disturbed, Developer shall re-vegetate these areas to Hall County standards.
- Developer proposes to reduce the number of Boat/RV slips to no more than 400.

Traffic Concerns

- The Board asked the Developer to provide a traffic study for the proposed development to analyze potential impacts on the surrounding area's traffic patterns.
  - A valid traffic study cannot be completed until area schools are back in session and school related traffic patterns have stabilized, typically late August. An additional 4 to 6 weeks are required to complete the analysis and recommendations of the study. We are requesting that the timing of the study be delayed per the below proffered conditions.
  - Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
  - Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.

Septic Contamination and Runoff Concerns

- Mr. Mason Murphy (2756 Sardis Church Road) expressed concerns about the impact of the development's septic systems on his adjacent property.
  - Analysis of the subject property's topography shows that the entire site drains to a stream that bisects the property. None of the potential runoff will ever reach the Murphy property as a ridgeline along the shared boundary separates the two properties. (See attached Exhibit 4 showing topography of site)

Carl Drive Concerns

- Mr. Lamar Skinner (2670 Carl Drive) expressed concerns about the possibility of customers of the Boat/RV storage facility mistakenly turning onto Carl Drive instead of the facility entrance.
    - Although there is an existing "Dead End" sign at the entrance to Carl Drive, Developer will work with Hall County Transportation Department to add signage that further designates that no turnaround is located on the road. (See attached Exhibit 5 showing existing conditions at Carl Drive)

<u>Zoning Precedent</u>

- During the public hearing, the speakers in opposition questioned the appropriateness of the use in the proposed location.
    - In the Comprehensive Plan, the corridor established by the Sardis Connector, which includes the subject property, is designated as Regional Activity Nodes and Corridors as well as Business Nodes and Corridors on the Future Land Use Map. Both designations support the H-B zoning district.
    - The Comprehensive Plan specifically identifies the character of the Sardis Connector as follows:
      "Sardis Connector - Concentrating new growth along the future Sardis Connector can ensure new development in this area is supported by the necessary transportation and sewer infrastructure. This will allow the remainder of the Murrayville/Sardis area to retain its rural charm while developing new amenities for the community. Land developed or redeveloped in the Regional Activity Nodes at the intersections with SR 60/Thompson Bridge Road and SR 53/Dawsonville Highway may do so at a lesser intensity in the Murrayville/Sardis Character Area than in other areas of the county."
    - In the Comprehensive Plan, a Key Strategy for the Murrayville/Sardis Character Area includes "prioritizing higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway."

Proffered Conditions

Received July 20, 2026

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8. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.
9. No dry stack storage is allowed within the Boat/RV storage area.
10. Boat/RV storage slips shall be limited to no more than 400.

DRAFT

AGENDA ITEM

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

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 435/2026

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**

Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

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:
Board Memo
Staff Report
Application
Narrative
Narrative Supplement
Site Plan
Plat
Maps
Renderings
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
6-25-2026 Updated Notice Sign
7-23-2026 Updated Notice Sign
Request to Table
6-29-2026 Map of Public Comments Rec'd
6-29-2026 Map of Public Comments Rec'd
7-22-2026 Map of Public Comments Rec'd
Public Comment - from Damian Abaddon
Public Comment - from Timothy Ader
Public Comment - from Timothy Ader2
Public Comment - from Cathy Skinner
Public Comment - from David Murphy
Public Comment - from David Murphy2
Public Comment - from John Whitmire
Public Comment - from Patricia Zapata
Public Comment - from William Earnest
Public Comment - from John & Sadie McElroy
Public Comment, Opposition Letter and Signatures - Submitted by John & Sadie McElroy
7-17-2026 BOC Memo with Response and Proffered Conditions from Applicant
7-20-2026 BOC Memo with Amended Response and Proffered Conditions from Applicant

Hall County Government
PLANNING AND ZONING

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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: July 7, 2026

Subject: **(A) 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**

(B) 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**

Dear Commissioners,

This item was tabled at the May 28, 2026 BOC meeting to the June 25, 2026 Meeting at the request of the applicant. The Board then took action to further table this item from June 25, 2026 to July 23, 2026.

The Board requested submission of a traffic study and for the applicant to look into connecting the development to Sewer.

No updates have been provided to Staff as of July 7, 2026.

Thank you,

Katie Ahmed
Planning & Zoning Director

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
We have it all in Hall

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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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).

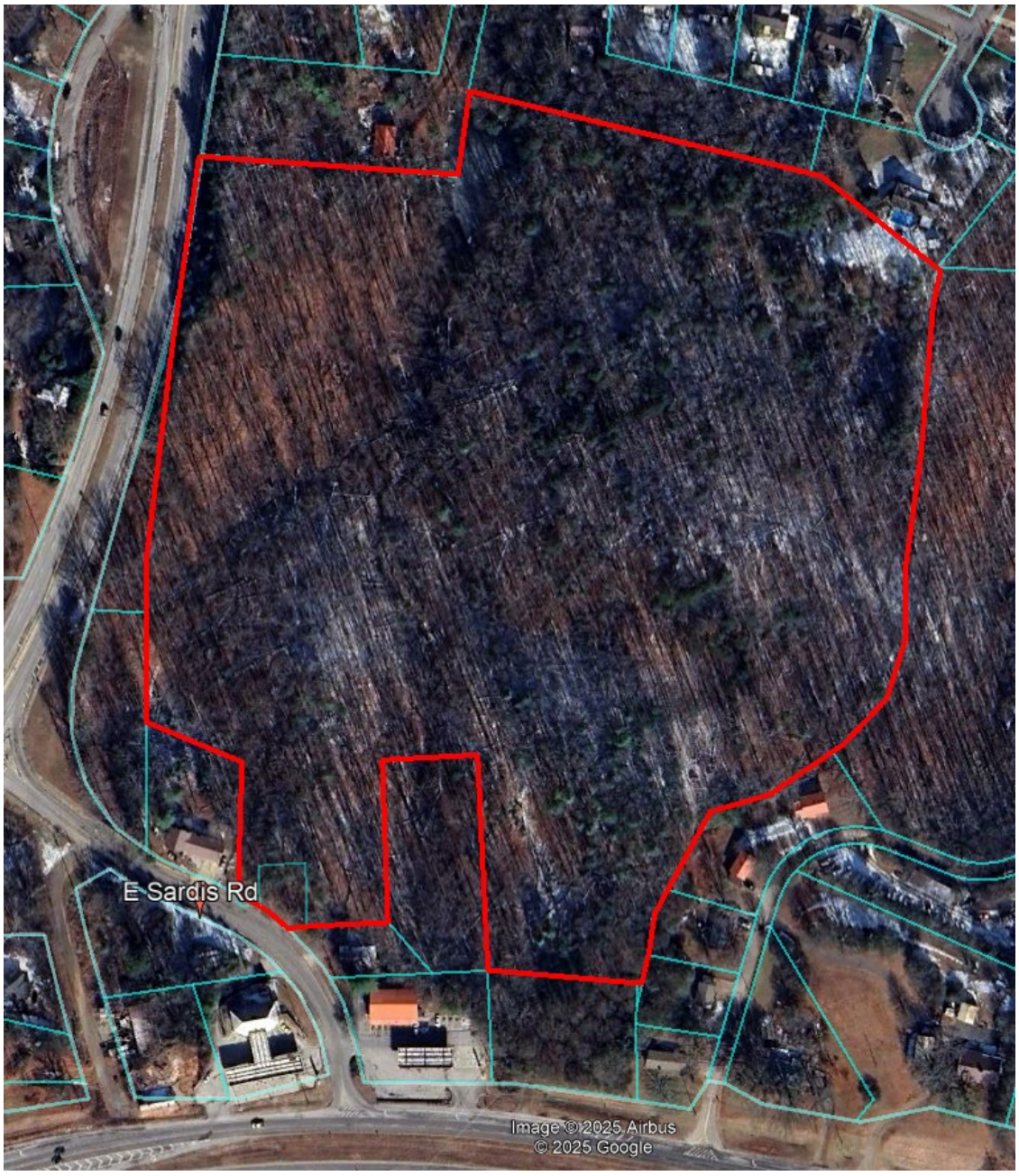
Access

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

Outlook

East Sardis Road

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 6/19/2026 1:17 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Bradley K. Dunckel <bdunckel@dccm.com>
Sent: Friday, June 19, 2026 11:16 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc: Beth Garmon <bgarmon@dccm.com>
Subject: RE: East Sardis Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I spoke with Will Powell yesterday and he indicated that his discussion with Tom Bower have been positive and he feels certain that an easement or fee simple purchase of the access area from Dawsonville Hwy will be achieved.

GDOT is unwilling to review a concept plan that does not have most of the elements of a full submittal. We believe their comments are consistent with others we have received prior to working through the details needed for a full plan submittal. Obviously, we would be fine with a condition to that effect, and as Hall County has typically required a GDOT permit in order to receive an LDP, there would appear to be no risk on the County's part.

Please let us know if you have any other questions.

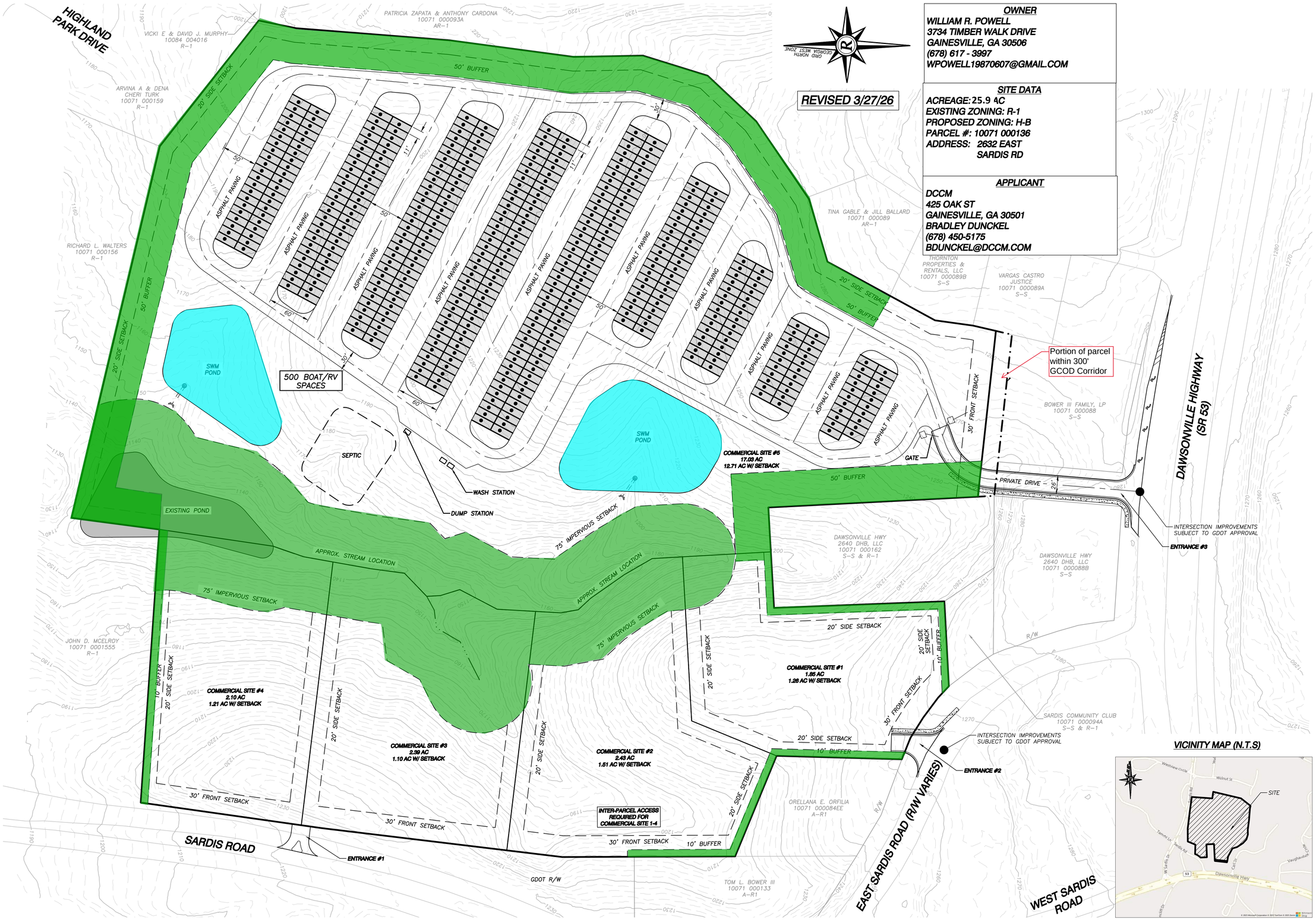
Thanks,

Bradley

Bradley Dunckel, PE

Director of Development Strategies

DCCM



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

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

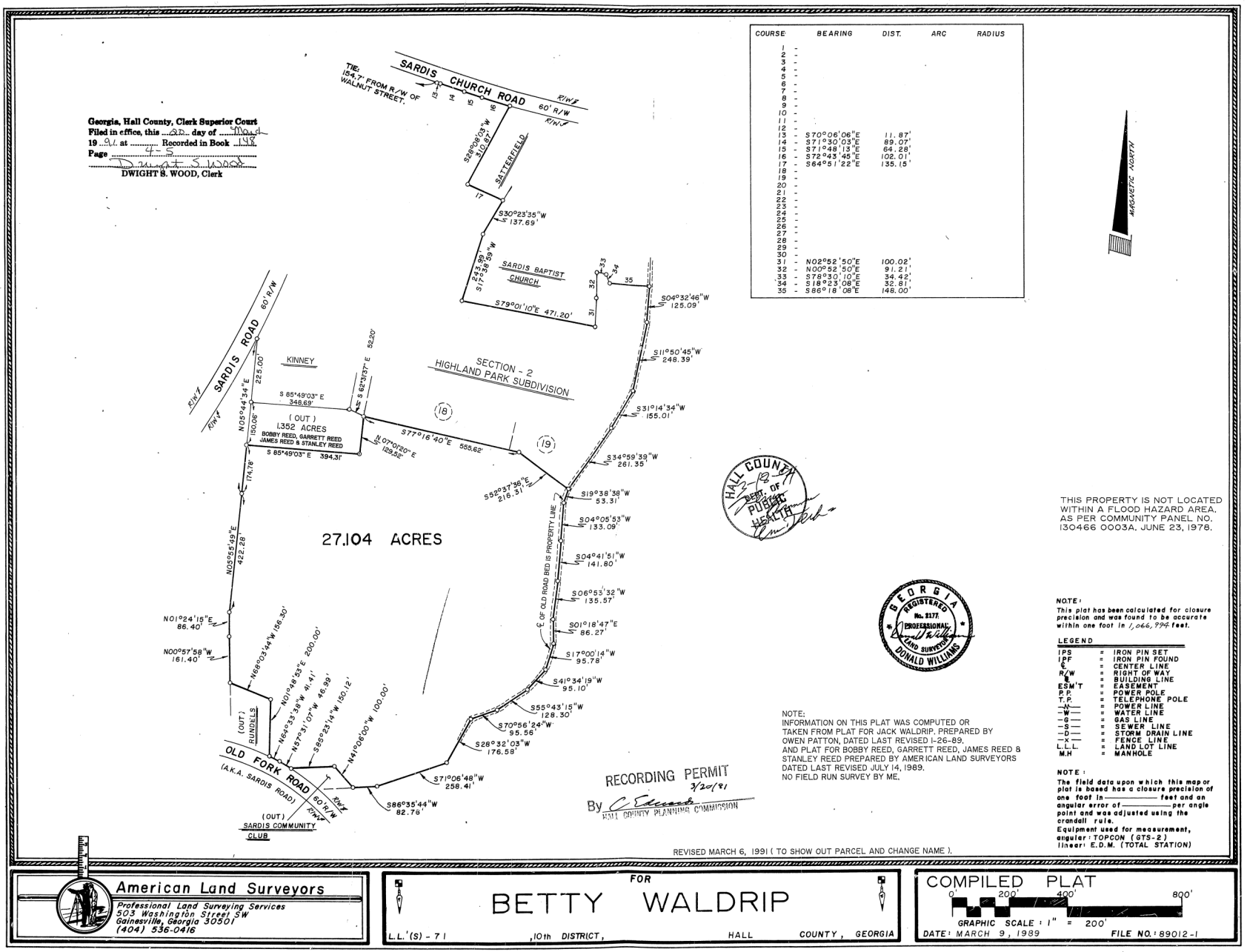
REVISIONS

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
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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'		
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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)

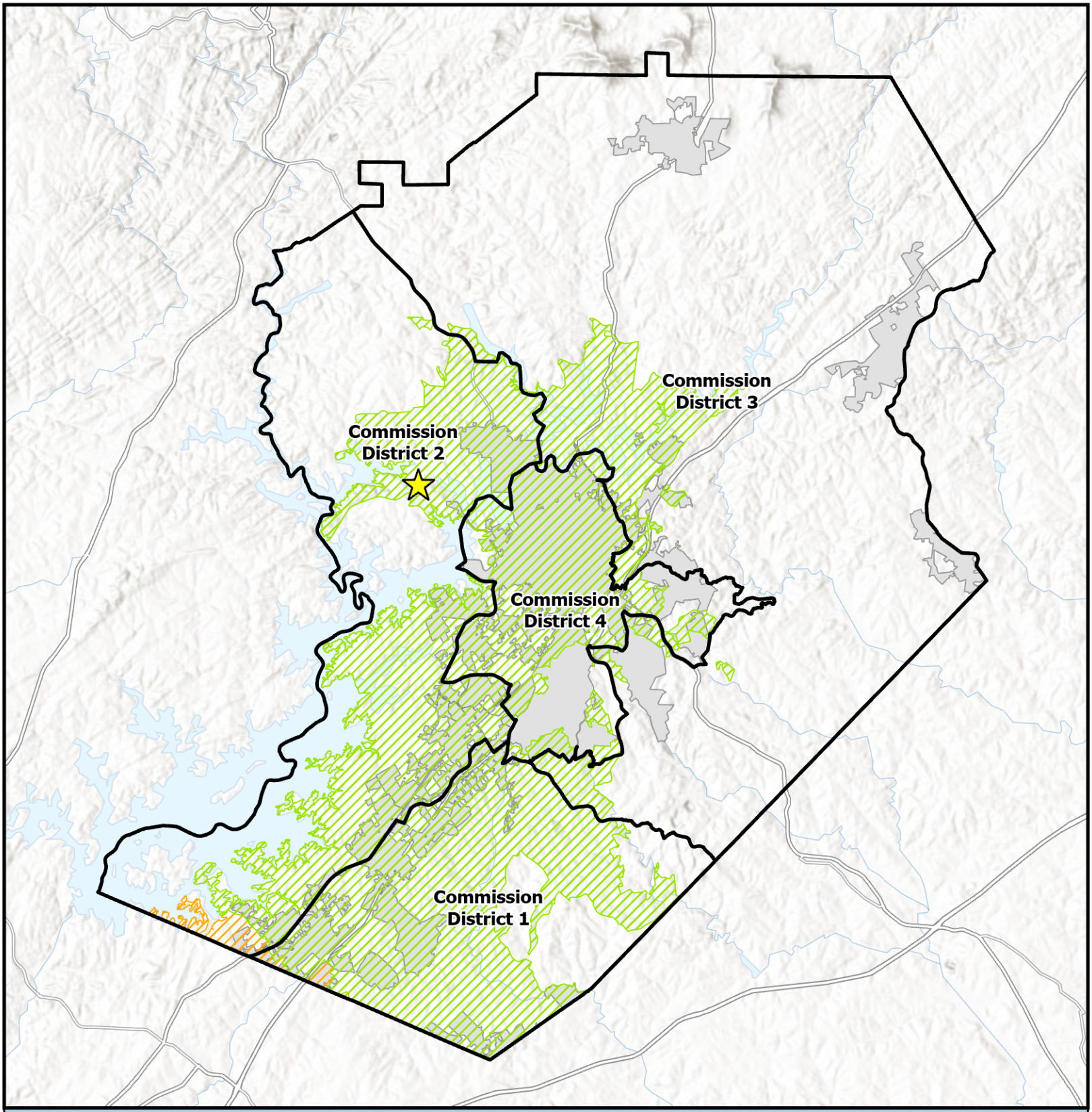
REVISED MARCH 6, 1991 (TO SHOW OUT PARCEL AND CHANGE NAME).

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

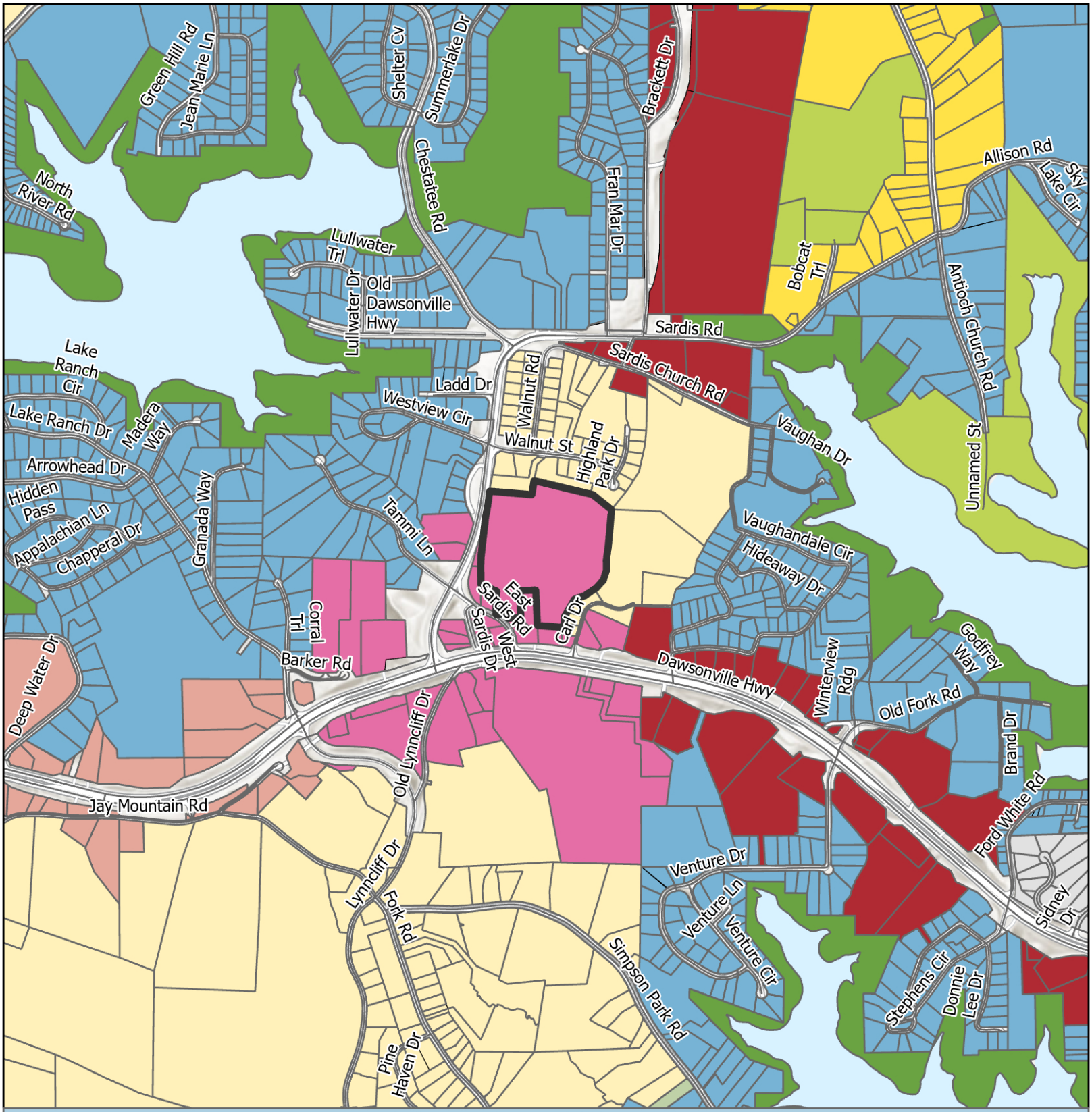
Urbanized Zone Areas

- 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

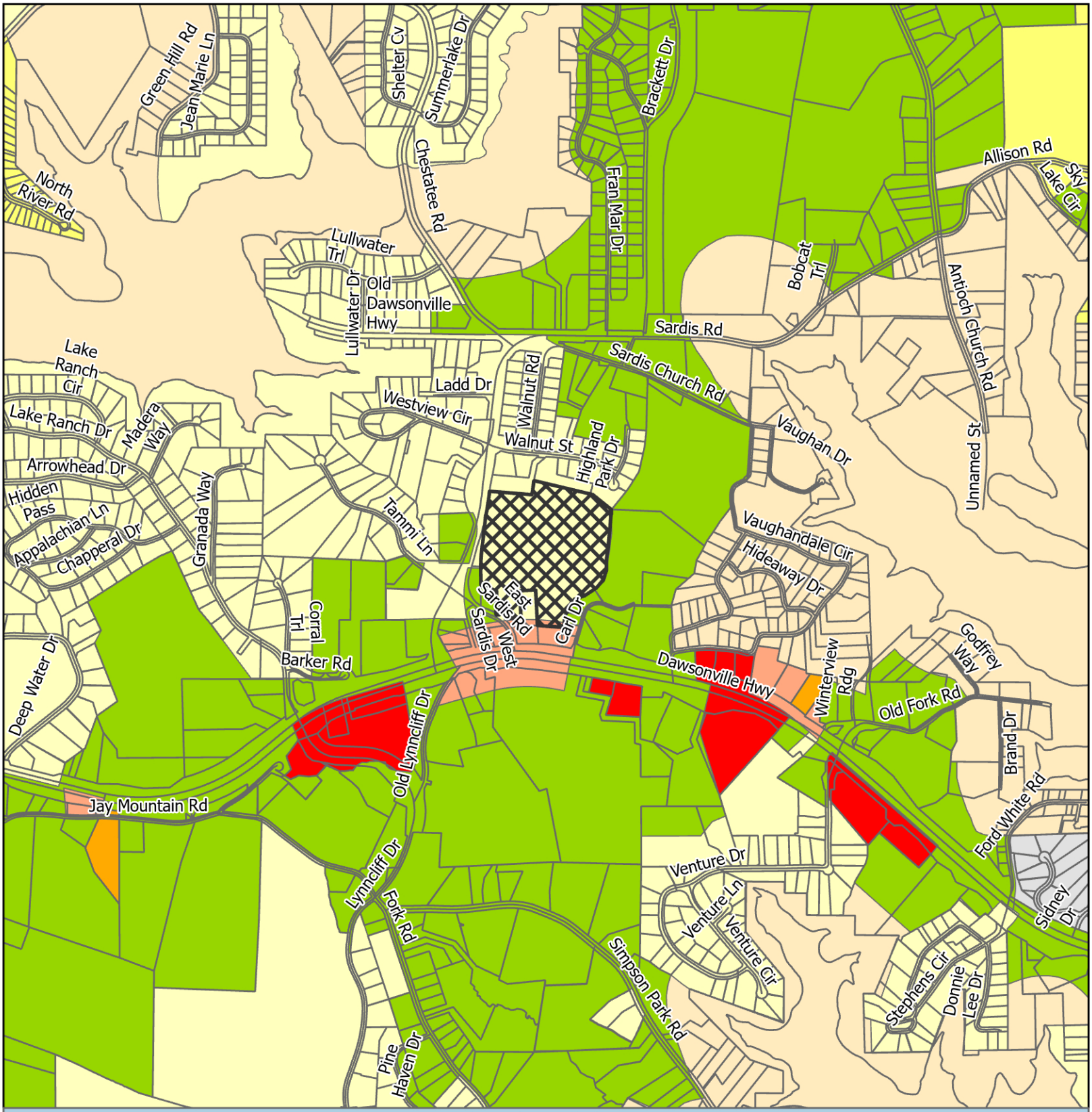
Subject Area
City Limits

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

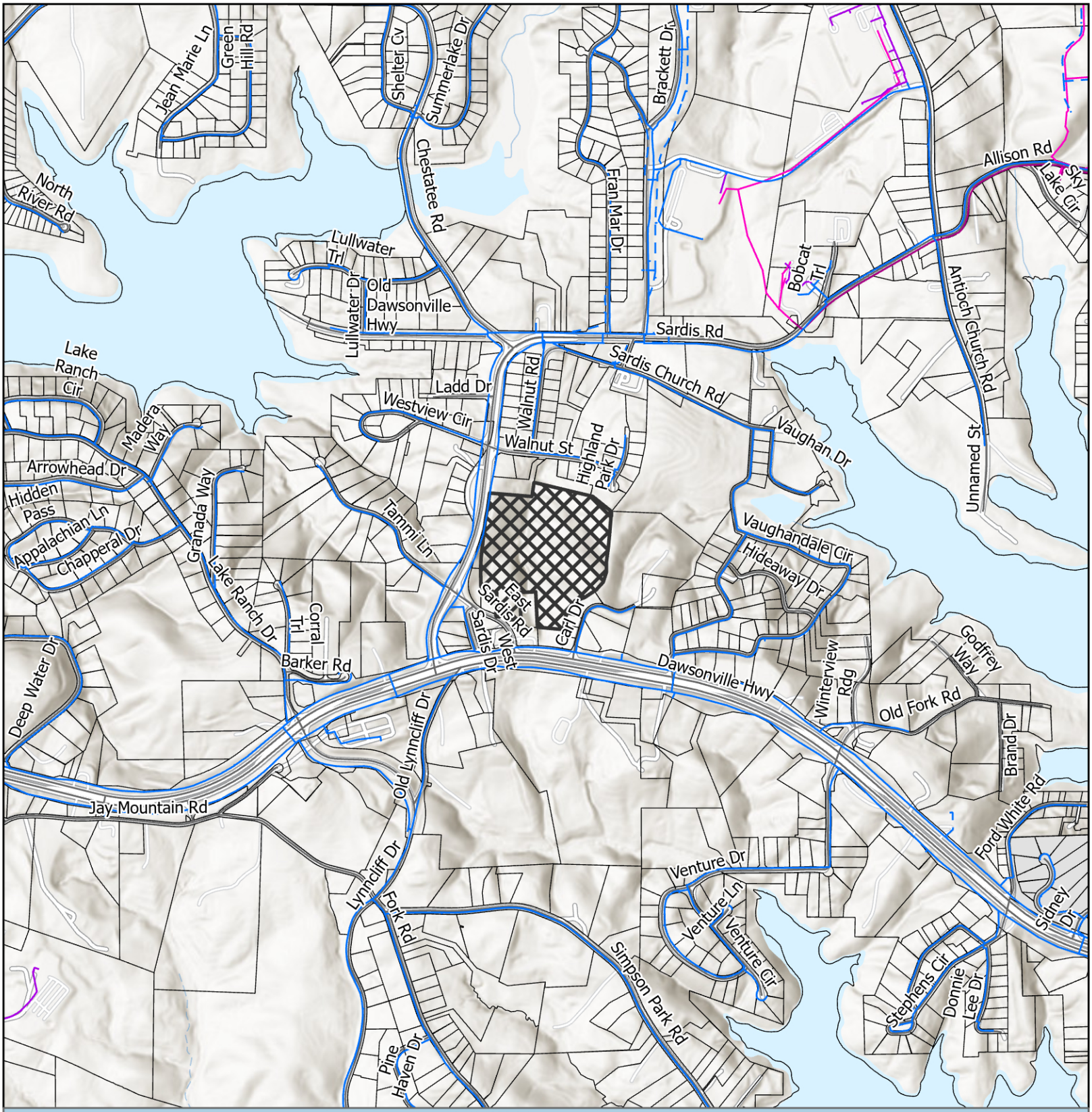
Subject Area
City Limits

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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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 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

Ssrdis Road Re: Public Notice Sign

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 5/29/2026 10:04 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (3 MB)
pro-do5xg7Gg.jpeg; pro-42iwQlrE.jpeg;

From: Richard Ellis (Marshals) <rellis@hallcounty.org>
Sent: Friday, May 29, 2026 9:58 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Colton Brown (Marshals) <cabrown@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>
Subject: Ssrdis Road Re: Public Notice Sign

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

Thanks,

Sergeant Rich Ellis
Marshal's Office
Hall County Community Development and Infrastructure
(770) 531-6762 | www.hallcounty.org

HALL COUNTY
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ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: DCCM

REQUEST: REZONE FROM R-1 TO H-B FOR PERMITTED USES; SPECIAL USE FOR BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	COUNTY COMMISSION
Date: N/A	Date: JUNE 25, 2026
Time: N/A	Time: 6.00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

May 29, 2026 09:56:48
2643 Sardis Road
Gainesville
Hall County
Georgia

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: DCCM

REQUEST: REZONE FROM R-1 TO H-B FOR PERMITTED USES; SPECIAL USE FOR BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: JUNE 25, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

May 29, 2026 09:51:55
2614 Sardis Road
Gainesville
Hall County
Georgia

Outlook

Public Notice Sign - 2632 Sardis Rd

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Mon 6/29/2026 9:01 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (5 MB)
IMG_2277.jpeg; IMG_2278.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Friday, June 26, 2026 12:46 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>
Subject: Re: Public Notice Sign - 2632 Sardis Rd

Good Afternoon,

I located and updated 2 signs on this property to reflect BOC date as July 23,2026 @ 6:00PM. Pictures attached.

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

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

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: DCCM

REQUEST: REZONE FROM R-1 TO H-B FOR PERMITTED USES; SPECIAL USE FOR BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: July 23, 2026

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: DCCM

REQUEST: REZONE FROM R-1 TO H-B FOR PERMITTED USES; SPECIAL USE FOR BOAT & RV STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: July 23, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

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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N

Subject Property
Against
Support

0 470 940 Feet

Public Comments Map

Subject Property Address:
2632 Sardis Road

Applicant:
DCCM

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 4
Support: 0

Date Prepared: 5/27/2026

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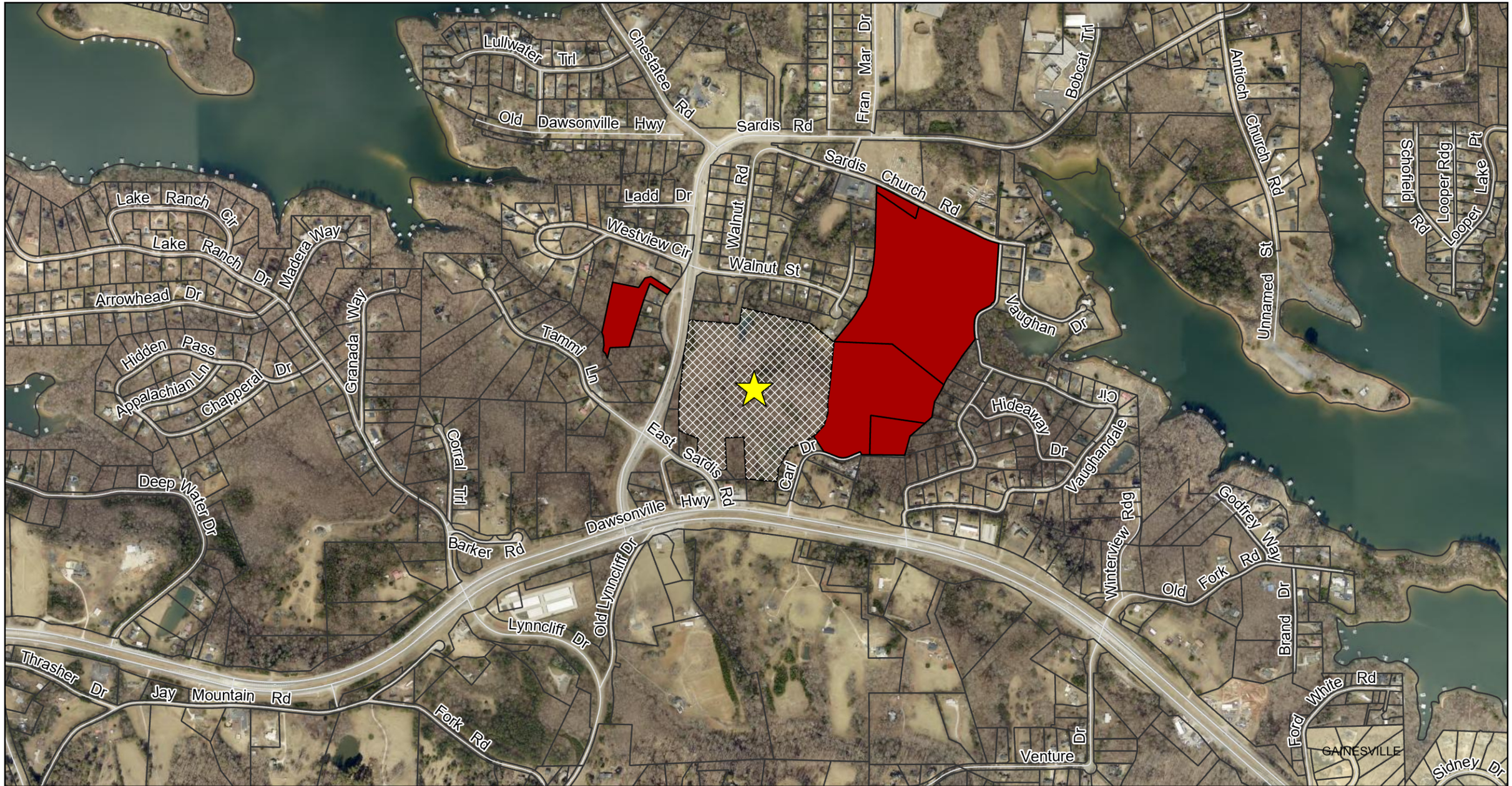

N

Subject Property

Against

Support

0 920 1,840 Feet

Public Comments Map

Subject Property Address:
2632 Sardis Road

Applicant:
DCCM

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 9
Support: 0

Date Prepared: 6/22/2026

HALL COUNTY GEORGIA
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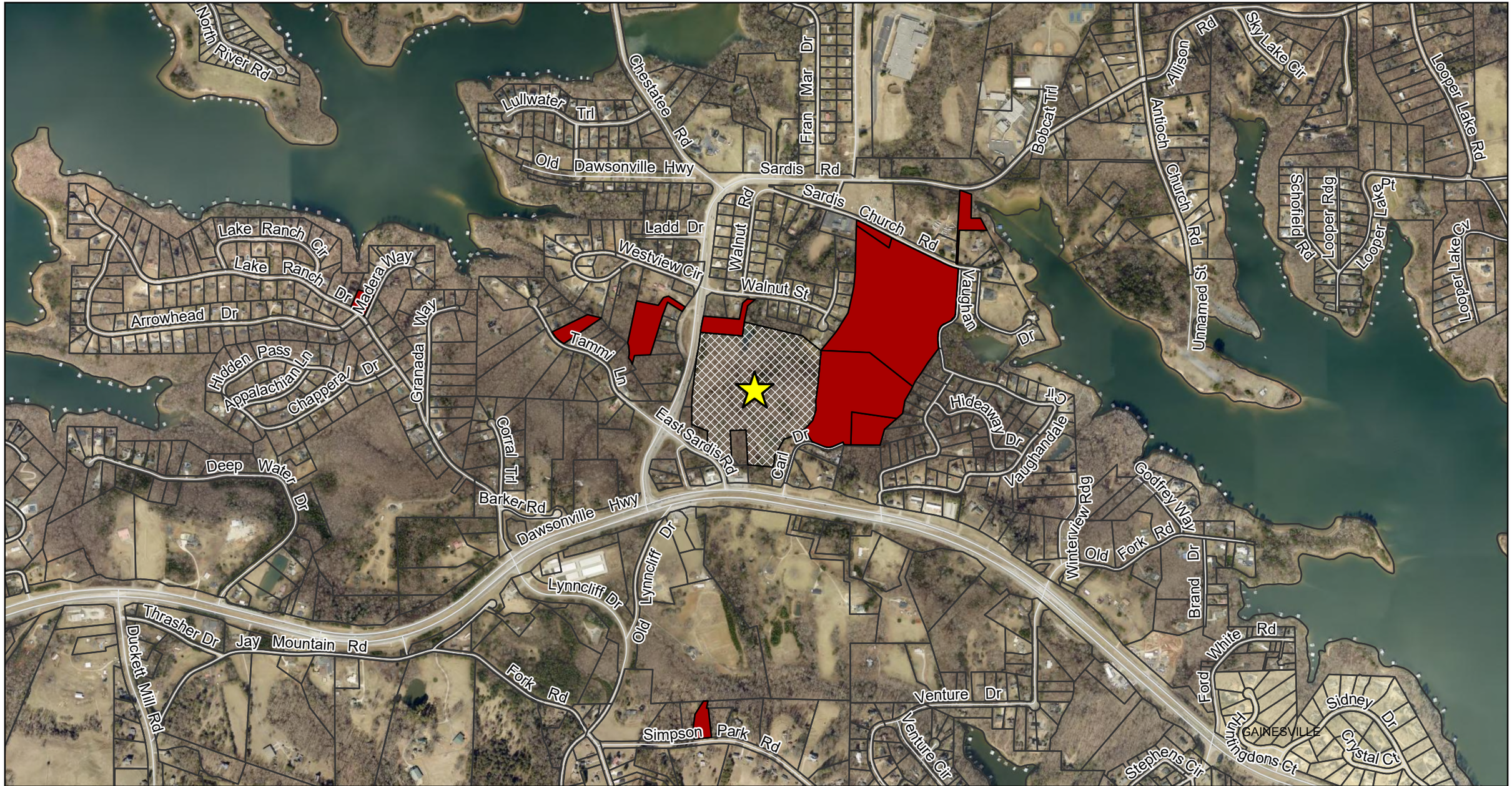

N

Subject Property
Against
Support

0 1,100 2,200 Feet

Public Comments Map

Subject Property Address:
2632 Sardis Road

Applicant:
DCCM

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 9 and a petition
Support: 0

Date Prepared: 7/22/2026

HALL COUNTY GEORGIA
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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

HALL COUNTY
GEORGIA
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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

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Wednesday, June 24, 2026 8:50 AM
To: Anael Dominguez (Administration)
Subject: Fw: 2632 Sardis Rd

Get Outlook for iOS

From: Timothy Ader [redacted]
Sent: Tuesday, 23 June 2026 22:50:03
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Billy Powell (County Commission) <bpowell@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.

It appears as though we will be faced with some sort of commercial endeavor at 2632 Sardis Rd. as the UDC and comp plan allows for it. Inevitable as some may describe... Could we please pause or table this development and have some open dialog (round table) between the developers, land owner, planners, and residents? Maybe a mutual agreement could be achieved instead of a community being agitated and feeling misled/betrayed by their elected official(s). A Cohesive Step into the Future of the Sardis Connector would be greatly appreciated; as this whole Sardis Connector project is growing weary for most residents, and this DCCM project seems to be getting started off on the wrong foot.

Additionally;

The current plan does not have DOT approval or DPH approval as presented. If approved in this current state it just solidifies the community's lack of trust. Proven time after time when developers are given leeway, they'll take and more then use some legalese or hardship to get what they wanted.

I have spoken to /heard from at least 22 residents in the immediate surrounding area who oppose the rezone and each one of them have voiced the concern of lack of trust in the process, with the common statement of - it doesn't matter what we do, they just do what they want anyway.
Several were too fearful to publicly comment or even send letters.

Tim

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, May 26, 2026 8:55 AM
To: Anael Dominguez (Administration)
Subject: FW: Sardis rezoning

Please add to HCAM.

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

HALL COUNTY
GEORGIA
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From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Tuesday, May 26, 2026 8:00 AM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Fw: Sardis rezoning

Public comments, Thanks!

@Kaitlyn Elliott (Planning) if you could please respond.

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Cathy Skinner [redacted]
Sent: Monday, May 25, 2026 9:11 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Sardis rezoning

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.

I would like this to go on record about the Sardis Rd rezoning. Getting this denied is very important to the future of our community.
This is from Lamar and Cathy Skinner 2670 Carl Drive

This development is an environmental disaster. The land is very sloped with ridges and valleys that has water draining into a small pond. There are no flat or level areas. The tree removal and grading needed to put the amount of storage units with commercial buildings will be large. With heavy rain the amount of water runoff from buildings and Asphalt will be a chemical and erosion problem and a mosquito haven.
The development states storage units will not be visible from East Sardis or Sardis Rd. it will be in full view from Carl Drive and Walnut St. homes with only 50ft buffers which is not undisturbed. Who wants to look at possibly 500 or more storage units asphalt and retaining ponds?
The entrance for storage units is very bad because the entrance will be confused with Carl Drive entrance which is a dead end with no turn around. People driving down with trailers and campers by mistake will be a hardship for residences. Drivers will try to turn around on private property which happens way too much now with drivers sometimes ending up in ditch.
If for some reason even half the owners of storage units remove or return items from units that would be around 200 or more vehicles added to area roads in one day. That isn't including traffic from commercial businesses. This road already is packed with heavy traffic with numerous accidents.
This parcel is surrounded by long established residential neighborhoods that has historically maintained a quiet, rural residential character. Families in this community have invested in their homes with the reasonable expectation that surrounding land would remain consistent with the existing residential zoning and Hall Counties Comprehensive Plan. I know this isn't high income neighborhoods but we are taxpayers and voters.
The long established business at the Sardis Road intersection have been in place since the 1950's and 1960's. One was added in the 70's.
There is no mention of fencing to enclose the area from view. If passed it needs to hide it from view from surrounding neighborhoods with more greenspace added and less storage units.
This vote will set a precedence for future of this area for what is to come. More traffic more commercial buildings, more land erosion from water runoff.
With the amount of tree removal and grading how many of Gods creations, animals, trees will be eliminated or killed?
Vote no for this development. Sardis has been a quiet bedroom community and we want to stay that way.
Lamar and Cathy Skinner

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, May 29, 2026 8:12 AM
To: David Murphy
Cc: Anael Dominguez (Administration); Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning)
Subject: RE: 2632 Sardis Road Rezoning application public comments

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

Thank you.

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

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From: David Murphy [redacted]
Sent: Thursday, May 28, 2026 3:02 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Cc: David Murphy [redacted]
Subject: 2632 Sardis Road Rezoning application public comments

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- To Hall County Planning Commission Members:

My wife and I (Vickie and David Murphy) live at 2742 Sardis Church Road, a property within 500 yards of 2632 Sardis Road (property asking for rezoning). We urge you to deny the request to rezone 2632 Sardis Road by voting No. Please preserve the current zoning, as it is the most compatible with our neighborhood's established character and infrastructure and hall county's comprehensive plan. We have so many changes being done to our community - including the extension of the sardis connector and the 2 large housing developments on Looper Lake Road and Antioch Church Rd, all 3 within close proximity of this proposal. Let's slow down and consider the quality that our neighborhood now affords.

Specific negative considerations that this type of development will foster include:

1. Incompatibility with Residential Character

Aesthetics and Eyesores: Large recreational vehicles and multi-story boat stacks (often reaching up to 90 feet) ruin the visual character of the area. I do not think owners have had the opportunity to comment on the size of this proposal.

No Community Benefit: Facilities bring very few, if any, permanent jobs and zero direct benefits to local residents.

2. Traffic and Safety Hazards

- **Oversized Vehicles:** Campers, heavy-duty trucks, and boat trailers are slow-accelerating and cumbersome.
- **Road Suitability:** Increased traffic. we are in the middle of the sardis road expansion and there is no indication of how this will impact neighborhood . Not the time to increase traffic of this sort.
- **Pedestrian and Driver Risks:** Large vehicles create blind spots and severe accident risks, particularly around blind hills, tight curves, and near children.

3. Environmental and Infrastructure Strain

- **Drainage and Flooding:** Clearing the land and raising the site's elevation to accommodate large structures can worsen runoff and lead to flooding on adjacent properties.
- **Wetlands and Wildlife:** Property is very close to Lake Lanier, and there are 2 well springs either on this property or very close to boundary. In addition several owners (including us have conservation easements on our property to protect the existing wetlands and animal habitat. Light pollution from security systems and noise from boat lifts often disrupt local ecosystems.

4. Nuisance and Security Concerns

- **Noise and Lighting:** Early morning or late-night departures by boaters and campers cause excess noise and light pollution for nearby homes.
- **Security:** Open outdoor storage can become targets for vandalism, theft, or transient activity if the developer does not build adequate concrete perimeter walls instead of standard chainlink.
- **Environmental Runoff:** Potential leakage of chemicals, oil, or battery acid from stored vehicles into the neighborhood stormwater and water table. We are so very close to Lake Lanier in this area.

5. Diminished Property Values

- **Marketability:** A bordering storage yard will make our properties harder to sell and negatively impact home resale value

We are asking for a "No" vote on this rezoning.

Thank you for your attention in this matter.
David and Vickie Murphy

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, May 29, 2026 1:05 PM
To: David Murphy
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Do not support appointing C Braswell and 2632 Sardis Road RV/Boating project

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

Thank you.

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

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From: David Murphy [redacted]
Sent: Friday, May 29, 2026 12:29 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>
Cc: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Do not support appointing C Braswell and 2632 Sardis Road RV/Boating project

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Dear Commissioner Powell,

My Wife and I (Vickie and David Murphy) are constituents in District 2 and since 2004 have always felt the community was well represented by you. We would like to comment on 2 potential commission actions that we do not agree with.

1. Appointing Chris Braswell to the Impact Fee Advisory Committee. Recommending someone that, within the past 6 months or so, was removed from one board for not following the rules and cost taxpayers a lot of money - just to appoint him to another board/committee does not seem ethical nor productive, please reconsider. Is this doing the right thing for Hall County? Consider appointing someone outside the real estate industry to give the committee more balance.

2. Also your involvement in the 2632 Sardis Road RV and Boat storage project is a conflict of interest and you rightly recused yourself from voting. But who will represent the community views while you are standing in the hall. We live at 2756 Sardis Church Rd, an adjacent property between 2632 Sardis Road and Lake Lanier. Although you are not voting please share our comments with your fellow commissions who will be voting. We are a NO vote. Please preserve the current zoning, as the new proposal does not appear compatible with our neighborhood's established character, existing infrastructure and hall county's comprehensive plan. There are so many changes in progress in this part of Hall County - including the extension of the Sardis connector and the 2 large housing developments on Looper Lake Road and Antioch Church Rd, all 3 within close proximity of this proposal. Let's slow down and consider the quality that our neighborhood now affords. You must be in an odd position by being the proposer of this rezoning and also representing a community that will not benefit finically from the change. We ask the voting commissioners to vote NO on this project..

Specific negative considerations that this type of development will foster include:

1. Incompatibility with Residential Character: Aesthetics and Eyesores: Large recreational vehicles and multi-story boat stacks (often reaching up to 90 feet) ruin the visual character of the area. I do not think residents have had opportunity to look at buffers and setback of storage units.

2. No Community Benefit: Boat and RV storage bring very few, if any, permanent jobs and zero direct benefits to local residents.

3. Pedestrian and Driver Risks: Large vehicles create blind spots and severe accident risks, particularly around blind hills, tight curves, and we are very close to 3 schools.

5. Noise and Lighting: Early morning or late-night departures by boaters and campers cause excess noise and light pollution for nearby homes.

6. Security: Open outdoor storage can become targets for vandalism, theft, or transient activity. Light pollution from security systems and noise from boat lifts often disrupt local ecosystems.

6. Environmental and Infrastructure Strain: Clearing the land and raising the site's elevation to accommodate large structures can worsen runoff and lead to flooding on adjacent properties. Potential leakage of chemicals, oil, or battery acid from stored vehicles into the neighborhood stormwater and water table. We are so very close to Lake Lanier in this area.

7. Wetlands and Wildlife: Property is very close to Lake Lanier, and there are 2 well springs either on this property or very close to boundary. In addition several owners (including us have conservation easements on our property to protect the existing wetlands and animal habitat.

8. Diminished property values

Thank you for your attention to this matter,

Vickie and David Murphy
2756 Sardis Church Road
Gainesville, GA 30506
[redacted]

Outlook

2632 East Sardis Road - Denial

From John Whitmire [redacted]
Date Tue 5/26/2026 9:30 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

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To the Hall County Planning Board,

I am writing to formally express my strong opposition to the proposed application for 2632 East Sardis Road. I respectfully request that this proposal be denied.

The Sardis area has already experienced substantial growth and population increases in recent years. As a result, traffic congestion has worsened considerably, and residents are facing overcrowded roadways, extended commute times, and heightened safety concerns. Additional development would place even greater strain on an infrastructure system that is already struggling to accommodate current demands.

Residents of the Sardis community have consistently expressed their desire to preserve the area's primarily residential and rural character rather than permit continued overdevelopment and commercialization. Many individuals chose to reside in this community because of its peaceful atmosphere, open spaces, and lower-density environment. Approving additional growth would threaten the quality of life that residents have worked diligently to maintain.

Furthermore, there are significant concerns regarding potential conflicts of interest involving DCCM and the recent appointment of Bradley Dunkel to the Planning Board. Many citizens believe these circumstances create the appearance of bias and raise legitimate questions regarding fairness and impartiality in decisions affecting future development within the community.

The residents of the Sardis area deserve to have their concerns carefully considered and their community protected from excessive growth and worsening traffic conditions. I respectfully urge the Planning Board to support the interests of its citizens and vote against this application.

Thank you for your time and consideration.

Sincerely,

John Whitmire

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, May 28, 2026 9:12 AM
To: Anael Dominguez (Administration)
Subject: FW: 2632 Sardis Road Appeal

Please add to HCAM.

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

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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, May 28, 2026 9:07 AM
To: [redacted]
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: 2632 Sardis Road Appeal

We have received your comment and will forward it to the Board of Commissioners.

Thank you,

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

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

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Hall County Planning and Zoning does NOT accept wire transfers.
All payments must be made through the Accela Portal or in person.
If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.

From: Patricia Zapata [redacted]
Sent: Wednesday, May 27, 2026 7:50 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: 2632 Sardis Road Appeal

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Greenway,

My name is Patricia Zapata, and I am a homeowner residing at **2669 Carl Drive, Gainesville, GA 30506**. I am writing to formally and respectfully express my strong opposition to the rezoning application for the approximately 25-acre parcel located at **2632 Sardis Road, Gainesville, GA 30506**.

This parcel is surrounded by long-established residential neighborhoods and lies within an area that has historically maintained a quiet, rural residential character. Families in this community have invested in their homes with the reasonable expectation that surrounding land would remain consistent with existing residential zoning and Hall County's Comprehensive Plan.

Of particular concern is the absence of existing public sewer infrastructure serving this area. Without sewer availability, any development would require extensive septic systems or the construction of new sewer infrastructure. Leading to potential:

- Groundwater contamination
- Pollution of natural freshwater springs
- Increased erosion and sediment flow onto adjacent residential properties
- Flooding and property damage
- Long-term environmental degradation that cannot be reversed

The proposed multi-use development — which includes boat storage, townhomes, and a retail shopping center — is incompatible with the surrounding land use and would introduce significant negative impacts, including:

- Commercial traffic and delivery vehicles on residential roadways not designed for high-volume or heavy use
- Increased safety risks and congestion along Sardis Road and HWY 53

• Noise, lighting, and extended business hours disrupting nearby homes
• Decline in residential property values

Also a big concern is the close proximity of **Sardis Elementary School (285 Sardis Rd)** and **Chestatee Academy (2740 Fran Mar Dr)**. This development would substantially increase traffic volume and commercial vehicle presence along established school routes used daily by buses, student drivers, and families. The introduction of retail and storage operations in immediate proximity to two public schools raises serious safety concerns for children and school transportation.

Hall County's Comprehensive Plan prioritizes maintaining rural residential character, protecting existing neighborhoods, and directing higher-density commercial growth to established corridors designed to support that level of activity. This proposal directly conflicts with those principles.

We are not opposed to responsible growth. We are opposed to growth that is improperly located, inconsistent with existing land-use patterns, and harmful to established residential communities.

For these reasons, I respectfully urge the Board to **deny the rezoning application for 2632 Sardis Road** and preserve the safety, stability, and residential integrity of this community.

Thank you for your time, service, and thoughtful consideration.

Sincerely,
Patricia Zapata
2669 Carl Drive
Gainesville, GA 30506

Print

Board of Commissioners Voting Meeting Comments - June 25, 2026 - Submission #145564

Date Submitted: 6/20/2026

Comments completed in the form below will be submitted into the record for the June 25, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

William

Last Name*

Earnest

Address1*

4179 Sutton Road

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Item for Comment*

2632 Sardis Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Commissioners,

I am writing to express my opposition to the proposed developments currently under consideration, including the approximately 240,000 square foot commercial development with 500 Boat/RV storage spaces at 2632 Sardis Road, as well as the proposed 56-unit residential development in a designated rural area.

My concerns extend beyond the scale of these projects and include their potential impacts on traffic, community character, environmental resources, consistency with adopted planning policies, and public confidence in the zoning process.

Regarding the proposed commercial development at 2632 Sardis Road, the project would introduce a significant increase in traffic volume to an area that is already experiencing congestion concerns. A development of this magnitude, combined with 500 Boat/RV storage spaces, would generate increased vehicle trips, larger vehicles entering and exiting the site, noise, light pollution, and additional strain on surrounding infrastructure. Such impacts would affect nearby residents and potentially diminish the rural and residential character of the area.

The environmental consequences of this proposal also warrant careful consideration. Large-scale commercial development typically requires substantial land clearing, resulting in the loss of tree canopy, wildlife habitat, and natural stormwater absorption areas. Increased impervious surfaces can contribute to stormwater runoff, erosion, water quality degradation, and flooding concerns downstream. These impacts are especially important in areas where preservation of natural resources has historically been a community priority.

In addition, many residents have expressed concerns regarding the appearance of potential conflicts of interest surrounding this application. Public confidence in the planning and zoning process depends not only on compliance with legal requirements but also on the appearance of fairness and impartiality. Given that the property owner is District 2 Commissioner Billy Powell and that the applicant's representative is Bradley Dunckel of Rochester DCCM, concerns have been raised within the community regarding the integrity and independence of the review process. These concerns are heightened by Mr. Powell's recent appointment of Mr. Dunckel to the Planning Commission prior to the matter returning for consideration. Regardless of legal considerations, it is important that decisions involving land use and zoning maintain the highest level of transparency and public trust.

Sincerely,
William Earnest
4179 Sutton Road
Gainesville, GA 30506

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - June 25, 2026 - Submission #145504

Date Submitted: 6/19/2026

Comments completed in the form below will be submitted into the record for the June 25, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

John and Sadie

Last Name*

McElroy

Address1*

2642 Walnut Street

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

2632 Sardis Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Attached is a letter of absolute opposition to the 2632 Sardis Road project. This will be voted on June 25, 2026 at 6:00 pm. The No Boat Neighborhood Coalition representing the Sardis Community.

Please write your comments in the box above.

File Upload

Letter 1 to Commissioners with Neighbor Signatures (1) FLN .docx

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.



Date: Jun 19, 2026

To: Hall County Board of Commissioners

From: Concerned Residents of District 2 and the Sardis Road Community

Regarding: Opposition to Proposed Boat Storage and Commercial Development at 2632 Sardis Road. Tax Parcel #10071 000136
(Applicant: Bradley Dunckel / Rochester | DCCM)

Dear Commissioners,

We, the undersigned residents of Hall County, write to voice our absolute opposition to the proposed mixed-use and 500-space boat/RV storage development at 2632 Sardis Road. We urge the Board of Commissioners to deny this application at the upcoming June 25, 2026, voting session based on critical environmental, safety, and ethical grounds.

Our opposition is rooted in five severe impacts to our community:

1. **Environmental Degradation:** A shift from R1-SS to a dense multi-use layout is a massive structural change for a parcel of this size. Based on the map and public county records, the plan places two large Storm Water Management (SWM) ponds sitting directly uphill from an active stream corridor. The natural spring forms a small creek that feeds directly into a shared pond partially owned by a private citizen. The pond is home to many types of fish, ducks, turtles and blue herons. I am concerned about the threat of fuel, oil, and heavy metal runoff overflowing from these basins directly into the ecosystem and eventually entering Lake Lanier.

Considering the high concentrations of automotive fluids, detergents from the proposed on-site 'Wash-Station", and heavy runoff associated with an open asphalt lot of this scale, do these ponds meet current GA EPD Blue Book requirements for water quality treatment before discharging them into a Lake Lanier tributary?

Given the density of the 500 storage spaces and necessity of taking down thousands of trees and necessary grading, I want to ensure the developer is not permitted to piping, culvert, or otherwise alter the natural flow of this spring-fed creek. A rigorous hydrological assessment of the natural spring and creek needs to be done before any rezoning is voted on.

To accommodate 60,000 sq ft of commercial space, the developer has structured the layout into four separate street-facing commercial pads directly bordering Sardis Road. The plan introduces massive amounts of impervious surfaces (concrete, asphalt, metal roofs, paving) directly uphill from the stream. Placing a heavy-use commercial septic and runoff system here guarantees groundwater seepage, threatening local wildlife and private property values.

2. **Encroachment on the Buffer:**
   The green shaded stream buffer cuts directly across the property, separating the commercial/storage development area.
   The site indicates a centralized commercial septic field situated uphill and immediately adjacent to the stream buffer and wash station.

   I am deeply concerned that high-volume commercial use and boat/RV waste could cause ground-absorption failures, sending nitrates and contaminants directly downhill into the creek and pond and into Lake Lanier.

   I would like to know if all the proposed construction encroaches on the **state mandated 25-foot stream buffer** or any **local county-specific buffers** (Which are often 50-140 feet in Hall County for protected water sheds).

3. **Severe Traffic Risks:** Forcing long, heavy trucks hauling large watercraft and RVs to merge onto and turn off E. Sardis Road at this specific, sloped intersection or onto Dawsonville Hwy will paralyze local traffic and cause major accidents. The Georgia Department of Transportation must heavily scrutinize the lack of proper infrastructure and deceleration lanes for a commercial project of this scale on a residential corridor.
   A proposed new driveway will enter East Sardis Road. Another gateway corridor will be installed by entering Dawsonville Hwy 53 for entrance to the 500 Boat/RV sites.

These two new entrances are within ½ mile of the red light at Dawsonville Hwy and Sardis Road. Traffic is already very congested in this area and will be more so when the new connector between Sardis Road and Thompson Bridge Road is completed.

4. **Homeowner Property Values:**
   When a development negatively impacts the quiet, private enjoyment of your home, it can immediately decrease property values.
   Buyers pay a premium for homes that back up to green space, woods or buffer zones. Losing that natural view and having direct line of site to 500 Boat/RV storage units can instantly reduce a home's competitive edge.
   Trees act as natural sound barriers and windbreaks.
   Removing thousands of trees will significantly increase traffic noise from Dawsonville Hwy and Sardis Road. Trees absorb massive amounts of groundwater. When they are removed, rainwater has no place to go often causing flooding or soggy yards for existing homes backing up to the development which severely hurts property values.
   During the clearing and building phases (which can take months or years) the dust, traffic and noise of heavy machinery can make our homes less appealing to potential buyers if you're trying to sell.

   This will cause great privacy loss for the entire neighborhood. The Boat/RV storage site will be visible from homeowners' back yards.
   Lights and noise from the Boat/RV site will impact the neighborhood during all hours.

   Some homeowners backing up to the development are only offered a 10 ft. buffer zone. This has to be no less than 50 ft with a nice privacy fence and fast growing trees furnished and planted by the developer.
   The development will come into the back of an entire subdivision where many families have lived for more than 35 years.

5. **Public Trust and Conflicts of Interest:** The integrity of this entire application is compromised. The applicant, Bradley Dunckel, was appointed to the Hall County Planning Commission in April 2026 while this project was active. Additionally, the necessary recusal of District 2 Commissioner Billy Powell—due to family financial ties to the target property—proves that this project does not serve the public interest, but rather narrow private interests.

Demonstrated Community Action & Legal Scrutiny:

Please be advised that the community is not treating these concerns lightly. Furthermore, our neighborhood coalition has contacted the Army Corps of Engineers and the GA EPD to conduct a rigorous hydrological assessment of the natural spring, the shared resident pond, and the proposed commercial septic layout to be sure this project stays within the State of Georgia mandated laws. We intend to hold all parties fully accountable to state and local environmental laws

As our elected representatives, your duty is to protect the safety, health, and trust of Hall County residents, not to clear the path for high-density commercial entities that degrade established neighborhoods.

We request that this formal opposition letter, along with our attached signatures, be submitted directly into the official public record for the June 25th meeting. We will be present in the commission chambers to ensure our voices are heard.

Respectfully submitted,

John and Sadie McElroy

No Boat Neighborhood Coalition
2642 Walnut St
Gainesville, GA 30506
[redacted]

cc: David Gibbs Commission Chairman
Kathy Cooper District 1
Greg Poole District 3
Billy Powell District 2
Jeff Stowe District 4

Jennifer Rivera (Administration)

From: Sadie McElroy [redacted]
Sent: Tuesday, July 21, 2026 2:43 PM
To: Jennifer Rivera (Administration)
Subject: Opposition letter and Signatures
Attachments: Commissioner Letter 2 July 2026.docx; 2632 Signatures.pdf

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

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Jennifer Rivera
Hall County Commission Clerk
(770) 297-2684
jrivera@hallcounty.org

Hi Jennifer,
Please add this letter and signature page to the Sardis Road Project for the July 23rd Commissioners meeting.
I would have more signatures; however the email address was interrupted for some reason.

Sincerely,

John and Sadie McElroy

Sadie McElroy, LMT, Certified Nutritional
Herbalist, Aromatherapist
[redacted]



July 18, 2026

To: Hall County Board of Commissioners

From: Concerned Residents of District 2 and the Sardis Road Community
RE: Opposition to Proposed Boat/RV Storage and Commercial Development
At 2632 Sardis Road. Tax Parcel #10071 000136
Applicant: Bradley Dunckel, DCCM

Dear Commissioners,

We, the undersigned residents of Hall County, write for the 2nd time to voice our Absolute opposition to the proposed mixed-use for 500 boat/RV storage and 60,000 sq ft. commercial buildings at 2632 Sardis Road.

Our opposition is rooted in five severe impacts to our residential community

1. Environmental Degradation
2. Encroachment on the Natural Spring Buffer
3. Severe Traffic Risks near three schools with excessive traffic
4. Homeowner Property Values
5. Public Trust and Conflicts of Interest

In your last meeting for this development on June 25, 2026, one Commissioner asked for a **Traffic Study** to be completed before the next meeting to vote.

Another Commissioner asked for a study on the **Sewage System.**
The current plan includes a heavy use commercial septic tank, a wash station, and two large Storm Water Management (SWM) ponds just uphill from the stream and a pond owned partially by a resident and the owner of the development.
We would like details of a storm and wastewater management plan.

Some boats hold up to 300 gallons of gasoline including oil and automotive fluids.
What would be done if this happened during a flood, etc.?

Hall County has a 30-year comprehensive plan for growth.
How does this development fit into District 2's comprehensive plan?

Six months ago, the development owners were planning to build 30 townhomes and cottages along with the 500 Boat/RV storage units. At the January meeting we were told the developer withdrew his application.

We invite Commissioner members to come and see the topography of the 25.9 acres at 2632 Sardis Road. The elevation has deep slopes off Sardis Road and opposite side where the Boat/RV storage is planned are very steep.
In the middle is a valley with the natural spring-fed creek and pond which has been there for at least 50-60 years.

We don't see how construction on this land is possible without disrupting the small creek and pond and storm waste water that will run into neighborhoods and eventually Lake Lanier.

Homes in the Sardis/Chestatee area are currently selling for $200 to $250 per square foot and are selling faster than homes in the 30501 area.

Our daughter, an agent, recently sold her home in this area. In a three-day open house, 30 families looked at her home including people from New York, Florida and South Carolina. Her home sold for $10 thousand over asking in 3 days.

This home was close to Chestatee High School, Chestatee Middle School and Sardis Elementary. This shows the need for affordable housing as our schools grow and parents are looking for homes in this school district.

This demand for homes in this area increases property tax and revenue for the county

We suggest the county give tax incentives to builders who would build affordable homes on other land available in this residential community.

We request this formal opposition letter along with our attached signatures be submitted Directly into the official public record for the July 23, 2026 Commissioners' meeting.

Respectfully,

John and Sadie McElroy

No Boat Neighborhood Coalition
2642 Walnut St
Gainesville, GA 30506

Timestamp	Full Legal Name (Print Clearly)	Residential Address (Street, City, ZIP Code)	Email Address	Do you live within 2 miles of the proposed boat st	Date of Signature	Signature By checking 'Yes', I am formally adding	Email Address
06/08/2026 15:54:55	John D McElroy	2642 Walnut St Gainesville, GA 3506	[redacted]	Yes, I live nearby	6/8/2026		
6/9/2026 13:57:53	Sadie M McElroy	2642 Walnut Street		Yes, I live nearby	6/15/2026	Yes	
6/14/2026 14:19:41	Theresa London	3811 Corinth Dr Gainesville, GA 30506		No, but I by children go to Chestatee	6/14/2026	YES	
6/14/2026 17:40:01	Cynthia L Leach	2660 Tammi Lane		Yes, I live nearby	6/14/2026	Yes I Am,	
6/14/2026 19:09:10	Angela Waddell	2947 Simpson Park Rd Gainesville Ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/14/2026 20:44:49	Sandra C. Sherer	Sardis Road GAINESVILLE GA 30506		Yes, I live nearby	6/14/2026	Yes, I am formally, adding my name to this petitio	
6/14/2026 20:46:29	Roy Steven Sherer	2776 Sardis Rd, Gainesville, Ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/14/2026 21:24:37	Lindsey Amber Sherer	2776 Sardis rd Gainesville ga		Yes, I live nearby	6/14/2026	Lindsey Sherer	
6/14/2026 21:27:34	Joshua David holland	2776 Sardis RD Gainesville GA 30506		Yes, I live nearby	6/14/2026	Joshua David holland	
6/14/2026 21:40:33	Felicity jones	3513 meadow lane gainesville ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/15/2026 7:10:10	David Wiley	Sardis Area, 30506		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 7:13:40	Adam Paul Rollins	3333 Antioch trl, Gainesville, 30506		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 7:14:24	Stacie Pierce	6045 Grant Ford Road Gainesville, Ga 30506		Yes, I live nearby	6/15/2026	Stacie Pierce	
6/15/2026 7:54:34	Melanie Marrero	30506, Gainesville		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 10:29:09	Glenn Fried	3426 Saxton Road Gainesville, GA 30506		Yes, I live nearby	6/15/2026	Yes Glenn Fried	
6/18/2026 8:55:32	Steven Walker	4262 Sardis Rd. Gainesville, GA 30506		Yes, I live nearby	6/18/2026	Yes	
6/18/2026 9:00:01	Jacqueline Walker	4262 Sardis Rd., Gainesville, 30506		Yes, I live nearby	6/18/2026	Yes	
6/18/2026 23:34:20	Karen weaver	25 lawrence dr, dawsonville ga 30534		No, but I support the initiative	6/18/2026	Karen weaver	
6/21/2026 23:10:30	Amanda Richey	4715 Willie Robinson rd Gainesville ga 30506		Yes, I live nearby	6/21/2026	Amanda Richey	
06/23/2026 13:10:32	Debbie Rogers	2640 Sardis Road Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/23/2026 13:10:32	Don Hall	2640 Sardis Road Gainesville, GA 30506		yes, I live nearby	6/23/2026		
06/24/2026 11:30:30	Steve Ballard	5778 Nix Bridge Road Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/24/2026 11:35:32	Pat Wilson	3104 Lake Ranch Drive Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/24/2026 11:40:30	Connie Pressley	295 Singing Tree Ln Cleveland, GA 30528		No, but I travel Hwy 53 often	6/23/2026		
06/25/2026	Wayne Pressley	295 Singing Tree Ln Cleveland, GA 30528		No, but I travel this road often			

ITEMS 11 & 12 (SEE AMENDED VERSION) DATED 7-20-2026

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Friday, July 17, 2026 5:14 PM
To: Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)
Cc: John Gentry (Administration); Casey Ramsey (Administration); Anael Dominguez (Administration); Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Lynn Taylor (Planning); Jorge Gomez (Engineering); Brent Cook (Engineering)
Subject: 2632 Sardis Road | Rezone & Special Use - July 23, 2026 BOC meeting
Attachments: 2632 Sardis Road_Memo_7.23.2026-BOCpdf.pdf

For informational purposes only:

Mr. Chairman and District Commissioners,

Please find attached a memo outlining the updated materials submitted to staff for the application at 2632 Sardis Road. These materials are also enclosed.

If you have any questions, please let us know.

Thank you,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(office) 770-297-2649
(mobile) 678-971-8816
kahmed@hallcounty.org

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PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

Hall County Government
PLANNING AND ZONING

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: July 17, 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 R1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-**B | Commission District 2 **| DCCM, applicant** Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

and

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** Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

Mr. Chairman and District Commissioners,

On Friday, July 17, 2026, staff received a response from the applicant for the above-referenced request. In this document, the applicant outlines rebuttals to those who spoke in opposition at the June 25, 2026, BOC meeting, as well as a response to the Board's request to investigate connection to sewer and to conduct a traffic study.

The topics addressed in the submitted document include:

- Septic system concerns
- Clearing and grading concerns
- Traffic concerns
- Septic contamination and runoff concerns
- Traffic on Carl Drive
- Appropriateness of the proposed use

Additionally, the applicant submitted proffered conditions for this development in addition to the Three (3) conditions recommended by Staff. These are listed below in red:

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.
4. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
5. Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
6. Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.
7. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.
8. Developer shall install security fencing around the perimeter of the storage lot.
9. During grading and site development, Developer shall protect all jurisdictional streams and waterways from sediment runoff and adhere to buffer requirements of both Hall County and the State of Georgia.
10. Developer shall provide inter-parcel access for the 4 commercial lots along East Sardis Road and the Sardis Connector.

11. Developer shall grade within the boundaries of the site allowing at least 25’ of the 50’ exterior buffer to remain undisturbed. All disturbed areas of the 50’ exterior buffer shall be revegetated to Hall County standards.

12. No dry stack storage is allowed within the Boat/RV storage area.

The submitted documents are enclosed with this memo. If you have any questions or concerns, please let us know.

Thank you,

Katie Ahmed

Applicant rebuttal to public opposition comments and the Board's requests for additional information

At the BOC meeting on June 25, the rezoning request for 2632 Sardis Road was tabled to allow the applicant the opportunity to address the concerns of the Board and the public. The responses below have been provided by the applicant, as well as proffered conditions that would further support the County's existing development standards:

Septic System Concerns

- The Board asked the Developer to evaluate connecting to public sewer in the area.
    - Developer evaluated the possibility of installing gravity sewer to the Sardis Elementary pump station. The most likely route would require at least 9 easements, including the Corps of Engineers. Additionally, a portion of the sewer would need to be aerial where it crosses the lake property near the pump station. Even if the easements could be acquired, it is unlikely that the Corps would permit an aerial crossing. (See attached Exhibit 1 showing route)
    - The projected flow from the 500-space Boat/RV storage facility is 1380 GPD which is the equivalent of less than three (3) 4-bedroom houses (600 GPD each).
    - The total projected flow from the 60,000 SF Commercial lots is 6750 GPD. This projected flow does not meet the EPD threshold of 10,000 GPD for an on-site sewage management system. Developer shall provide separate on-site systems for each of the 4 lots with a projected flow of 1688 GPD each. (See attached Exhibit 2 showing flow calculations)
    - Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable.

Clearing & Grading Concerns

- The Board asked the Developer to evaluate the existing topography of the site and demonstrate appropriate grading considerations.
    - Developer has provided a conceptual grading plan for the Boat/RV storage facility that shows that the site can be graded to a 5% +/- slope within the

boundaries of the subject property. (See attached Exhibit 3 showing grading plan)
    - Developer proposes to leave at least 25' of the 50' exterior buffer as undisturbed. Where disturbed, Developer shall re-vegetate these areas to Hall County standards.

Traffic Concerns

- The Board asked the Developer to provide a traffic study for the proposed development to analyze potential impacts on the surrounding area's traffic patterns.
    - A valid traffic study cannot be completed until area schools are back in session and school related traffic patterns have stabilized, typically late August. An additional 4 to 6 weeks are required to complete the analysis and recommendations of the study. We are requesting that the timing of the study be delayed per the below proffered conditions.
    - Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
    - Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.

Septic Contamination and Runoff Concerns

- Mr. Mason Murphy (2756 Sardis Church Road) expressed concerns about the impact of the development's septic systems on his adjacent property.
    - Analysis of the subject property's topography shows that the entire site drains to a stream that bisects the property. None of the potential runoff will ever reach the Murphy property as a ridgeline along the shared boundary separates the two properties. (See attached Exhibit 4 showing topography of site)

Carl Drive Concerns

- Mr. Lamar Skinner (2670 Carl Drive) expressed concerns about the possibility of customers of the Boat/RV storage facility mistakenly turning onto Carl Drive instead of the facility entrance.

- Although there is an existing "Dead End" sign at the entrance to Carl Drive, Developer will work with Hall County Transportation Department to add signage that further designates that no turnaround is located on the road. (See attached Exhibit 5 showing existing conditions at Carl Drive)

Zoning Precedent

- During the public hearing, the speakers in opposition questioned the appropriateness of the use in the proposed location.
  - In the Comprehensive Plan, the corridor established by the Sardis Connector, which includes the subject property, is designated as Regional Activity Nodes and Corridors as well as Business Nodes and Corridors on the Future Land Use Map. Both designations support the H-B zoning district.
  - The Comprehensive Plan specifically identifies the character of the Sardis Connector as follows:
    "Sardis Connector - Concentrating new growth along the future Sardis Connector can ensure new development in this area is supported by the necessary transportation and sewer infrastructure. This will allow the remainder of the Murrayville/Sardis area to retain its rural charm while developing new amenities for the community. Land developed or redeveloped in the Regional Activity Nodes at the intersections with SR 60/Thompson Bridge Road and SR 53/Dawsonville Highway may do so at a lesser intensity in the Murrayville/Sardis Character Area than in other areas of the county."
  - In the Comprehensive Plan, a Key Strategy for the Murrayville/Sardis Character Area includes "prioritizing higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway."

EXHIBIT 1

9

7

8 - ACOE

6

5

4

3

2

1

SITE

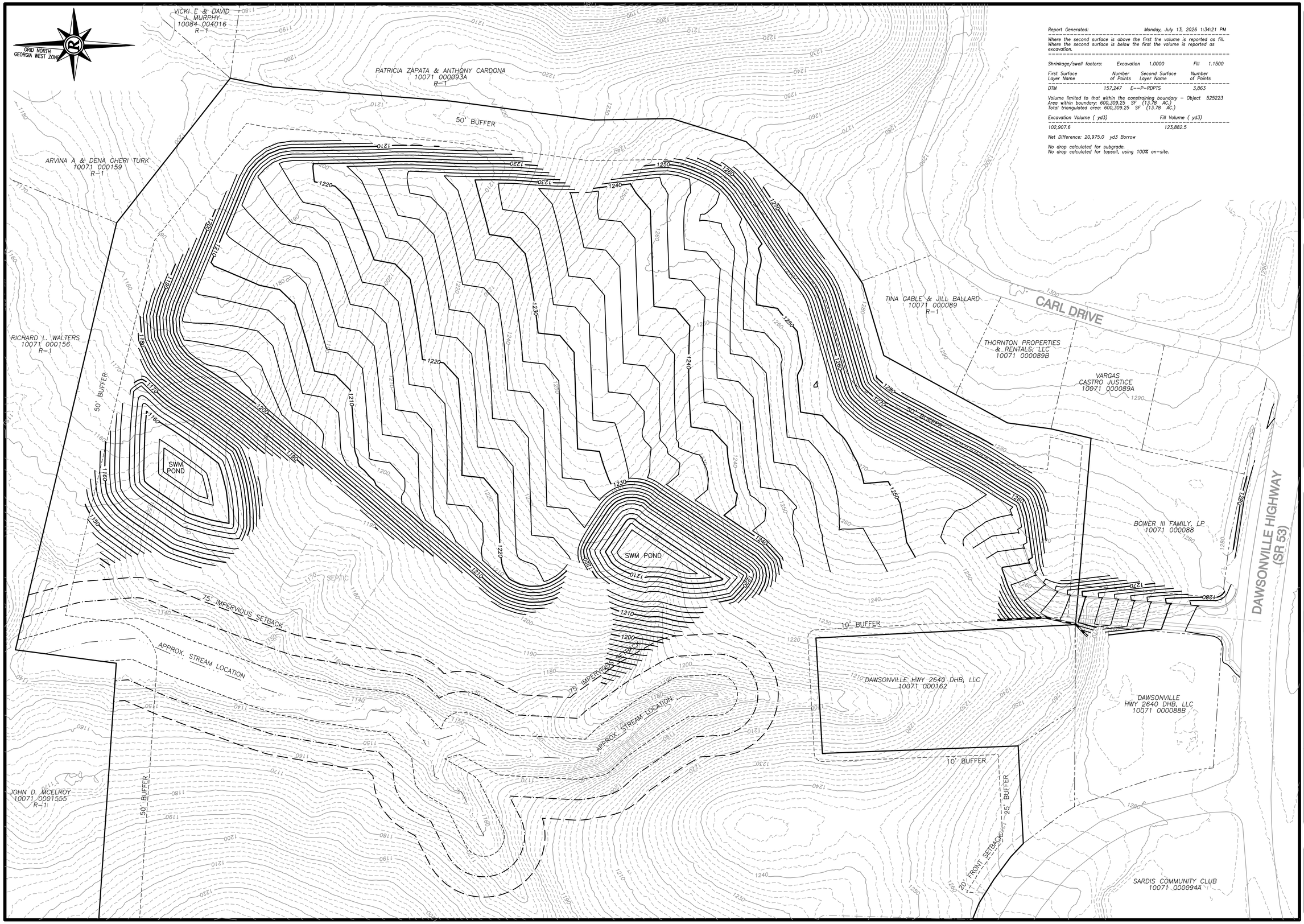
Gravity Sewer Route
9 Easements required
including ACOE
Permit from ACOE for
aerial sewer required

EXHIBIT 2

Wastewater Flow Estimates

Use	Use Size	Gallons Per 1000 SF	Gallons Per Trip	GPD	Per Site
General Office	30,000 SF	175		5250	
Retail	30,000 SF	50		1500	
Boat Storage	23		0	0	
RV Storage	23		60	1380	
Total GPD Commercial				**6750**	**1688**
Total GPD Boat/RV Storage				**1380**	**1380**
For Comparison					
4 Bedroom House				600	
Dollar General				800	

EXHIBIT 3



Report Generated: Monday, July 13, 2026 1:34:21 PM

Where the second surface is above the first the volume is reported as fill. Where the second surface is below the first the volume is reported as excavation.

Shrinkage/swell factors: Excavation 1.0000 Fill 1.1500

First Surface Layer Name	Number of Points	Second Surface Layer Name	Number of Points
DTM	157,247	E--P-RDPTS	3,863

Volume limited to that within the constraining boundary - Object 525223
Area within boundary: 600,309.25 SF (13.78 AC.)
Total triangulated area: 600,309.25 SF (13.78 AC.)

Excavation Volume (yd3)	Fill Volume (yd3)
102,907.6	123,882.5

Net Difference: 20,975.0 yd3 Borrow

No drop calculated for subgrade.
No drop calculated for topsoil, using 100% on-site.

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

PRELIMINARY GRADING PLAN FOR :

EAST SARDIS ROAD TRACT

LOCATED IN HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

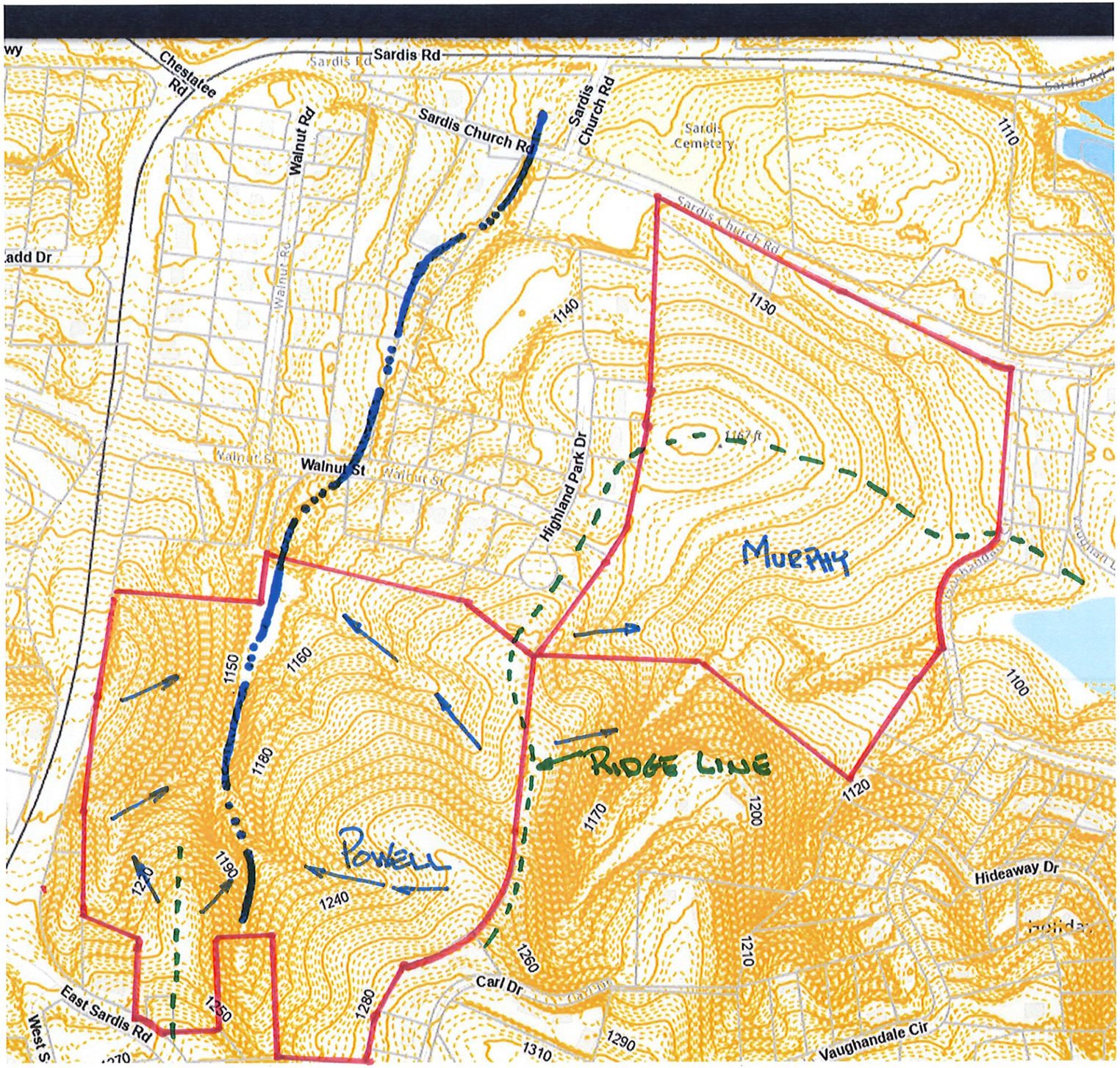
ANY CHANGES OR ALTERATIONS MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF DCCM VOIDS THE ENGINEER'S CERTIFICATION AND LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
25' 0' 50' 100'

SHEET 1 OF 1

DATE : 7/13/2026
SCALE : 1"= 50'
JOB NO. : G225107
FILE NO. *-PRP-GRD.pro
DRAWN BY: SWS

EXHIBIT 4



RUNOFF FROM POWELL SITE WILL NEVER REACH THE MURPHY PARCEL

EXHIBIT 5



Proffered Conditions

1. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
2. Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
3. Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.
4. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.
5. Developer shall install security fencing around the perimeter of the storage lot.
6. During grading and site development, Developer shall protect all jurisdictional streams and waterways from sediment runoff and adhere to buffer requirements of both Hall County and the State of Georgia.
7. Developer shall provide inter-parcel access for the 4 commercial lots along East Sardis Road and the Sardis Connector.
8. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.
9. No dry stack storage is allowed within the Boat/RV storage area.

DRAFT

Jennifer Rivera (Administration) ITEM 11 & 12

From: Katie G. Ahmed (Planning)
Sent: Monday, July 20, 2026 11:34 AM
To: Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)
Cc: John Gentry (Administration); Casey Ramsey (Administration); Anael Dominguez (Administration); Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Lynn Taylor (Planning); Jorge Gomez (Engineering); Brent Cook (Engineering)
Subject: Re: 2632 Sardis Road | Rezone & Special Use - July 23, 2026 BOC meeting
Attachments: 2632 Sardis Road_Memo_UPDATED_7.23.2026BOC.pdf

For informational purposes only:

Mr. Chairman and District Commissioners,

Please find attached a memo outlining the **revised** updated materials submitted to staff on Monday July 20, 206 for the application at 2632 Sardis Road. These materials are also enclosed.

If you have any questions, please let us know.

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(office) 770-297-2649
(mobile) 678-971-8816
kahmed@hallcounty.org

From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Friday, July 17, 2026 5:14 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: John Gentry (Administration) <jgentry@hallcounty.org>; Casey Ramsey (Administration) <cramsey@hallcounty.org>; Anael Dominguez (Administration) <adominguez@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>
Subject: 2632 Sardis Road | Rezone & Special Use - July 23, 2026 BOC meeting

For informational purposes only:

Mr. Chairman and District Commissioners,

Please find attached a memo outlining the updated materials submitted to staff for the application at 2632 Sardis Road. These materials are also enclosed.

If you have any questions, please let us know.

Thank you,

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PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

Hall County Government
PLANNING AND ZONING

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: July 20, 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 R1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-**B | Commission District 2 **| DCCM, applicant** Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

and

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** Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

Mr. Chairman and District Commissioners,

On **Monday, July 20, 2026**, staff received a **revised** response from the applicant for the above-referenced request. In these documents, the applicant outlines rebuttals to those who spoke in opposition at the June 25, 2026, BOC meeting, as well as a response to the Board's request to investigate connection to sewer and to conduct a traffic

study. The revision to this document provided on July 20, 2026 includes a reduction in boat/RV storage slips from 500 to 400. The revised section is highlighted in the attached document.

The topics addressed in the submitted document include:

- Septic system concerns
- Clearing and grading concerns
- Traffic concerns
- Septic contamination and runoff concerns
- Traffic on Carl Drive
- Appropriateness of the proposed use

Additionally, the applicant submitted **revised proffered conditions** for this development, along with the three conditions recommended by Staff. These revisions are shown below in **red**.

Note: Staff has updated the recommended conditions to incorporate the applicant's proffered conditions. Conditions not supported by Staff are shown with **strikethroughs,** supported conditions **remain as written**, and revised conditions are **highlighted.**

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.
4. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
5. ~~Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.~~
6. ~~Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.~~ 5. A Traffic Impact Study must be completed prior to submission of the Land Disturbance Permit (LDP). All recommendations called out in the study must be implemented in the right-of-way and on site. All improvement are the responsibility of the Developer.

6. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.
7. Developer shall install security fencing around the perimeter of the storage lot.
8. ~~During grading and site development, Developer shall protect all jurisdictional streams and waterways from sediment runoff and adhere to buffer requirements of both Hall County and the State of Georgia.~~
8. Developer shall provide inter-parcel access for the 4 commercial lots along East Sardis Road and the Sardis Connector.
9. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.
10. No dry stack storage is allowed within the Boat/RV storage area.
11. Boat/RV storage slips shall be limited to no more than 400

The submitted documents are enclosed with this memo. If you have any questions or concerns, please let us know.

Thank you,

Katie Ahmed

Received July 20, 2026

Applicant rebuttal to public opposition comments and the Board's requests for additional information

At the BOC meeting on June 25, the rezoning request for 2632 Sardis Road was tabled to allow the applicant the opportunity to address the concerns of the Board and the public. The responses below have been provided by the applicant, as well as proffered conditions that would further support the County's existing development standards:

Septic System Concerns

- The Board asked the Developer to evaluate connecting to public sewer in the area.
    - Developer evaluated the possibility of installing gravity sewer to the Sardis Elementary pump station. The most likely route would require at least 9 easements, including the Corps of Engineers. Additionally, a portion of the sewer would need to be aerial where it crosses the lake property near the pump station. Even if the easements could be acquired, it is unlikely that the Corps would permit an aerial crossing. (See attached Exhibit 1 showing route)
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- The Board asked the Developer to evaluate the existing topography of the site and demonstrate appropriate grading considerations.
    - Developer has provided a conceptual grading plan for the Boat/RV storage facility that shows that the site can be graded to a 5% +/- slope within the

boundaries of the subject property. (See attached Exhibit 3 showing grading plan)

- Developer proposes to leave at least 25' of the 50' exterior buffer as undisturbed. Where disturbed, Developer shall re-vegetate these areas to Hall County standards.
- Developer proposes to reduce the number of Boat/RV slips to no more than 400.

Traffic Concerns

- The Board asked the Developer to provide a traffic study for the proposed development to analyze potential impacts on the surrounding area's traffic patterns.
  - A valid traffic study cannot be completed until area schools are back in session and school related traffic patterns have stabilized, typically late August. An additional 4 to 6 weeks are required to complete the analysis and recommendations of the study. We are requesting that the timing of the study be delayed per the below proffered conditions.
  - Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
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- Mr. Mason Murphy (2756 Sardis Church Road) expressed concerns about the impact of the development's septic systems on his adjacent property.
  - Analysis of the subject property's topography shows that the entire site drains to a stream that bisects the property. None of the potential runoff will ever reach the Murphy property as a ridgeline along the shared boundary separates the two properties. (See attached Exhibit 4 showing topography of site)

Carl Drive Concerns

- Mr. Lamar Skinner (2670 Carl Drive) expressed concerns about the possibility of customers of the Boat/RV storage facility mistakenly turning onto Carl Drive instead of the facility entrance.
    - Although there is an existing "Dead End" sign at the entrance to Carl Drive, Developer will work with Hall County Transportation Department to add signage that further designates that no turnaround is located on the road. (See attached Exhibit 5 showing existing conditions at Carl Drive)

<u>Zoning Precedent</u>

- During the public hearing, the speakers in opposition questioned the appropriateness of the use in the proposed location.
    - In the Comprehensive Plan, the corridor established by the Sardis Connector, which includes the subject property, is designated as Regional Activity Nodes and Corridors as well as Business Nodes and Corridors on the Future Land Use Map. Both designations support the H-B zoning district.
    - The Comprehensive Plan specifically identifies the character of the Sardis Connector as follows:
      "Sardis Connector - Concentrating new growth along the future Sardis Connector can ensure new development in this area is supported by the necessary transportation and sewer infrastructure. This will allow the remainder of the Murrayville/Sardis area to retain its rural charm while developing new amenities for the community. Land developed or redeveloped in the Regional Activity Nodes at the intersections with SR 60/Thompson Bridge Road and SR 53/Dawsonville Highway may do so at a lesser intensity in the Murrayville/Sardis Character Area than in other areas of the county."
    - In the Comprehensive Plan, a Key Strategy for the Murrayville/Sardis Character Area includes "prioritizing higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway."

Proffered Conditions

Received July 20, 2026

1. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
2. Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
3. Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.
4. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.
5. Developer shall install security fencing around the perimeter of the storage lot.
6. During grading and site development, Developer shall protect all jurisdictional streams and waterways from sediment runoff and adhere to buffer requirements of both Hall County and the State of Georgia.
7. Developer shall provide inter-parcel access for the 4 commercial lots along East Sardis Road and the Sardis Connector.
8. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.
9. No dry stack storage is allowed within the Boat/RV storage area.
10. Boat/RV storage slips shall be limited to no more than 400.

DRAFT

AGENDA ITEM

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

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 433/2026

SUBJECT: **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone |** from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) **| Proposed Use: Industrial Park |** Commission District 3 **| Danji, LLC, applicant**

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions,** as the proposed zoning is consistent with the "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated May 12, 2026, and as described in the project narrative dated May 13, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Uses shall comply with the Unified Development Code in effect at the time, superseding the uses identified in the submitted Narrative dated May 13, 2026.
3. Transitional buffers adjacent to residential uses and zoning districts shall comply with the Gateway Corridor Overlay District standards.
4. Signage shall comply with the Unified Development Code unless a variance is obtained.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request: **History:**

2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) | **Proposed Use: Industrial Park** | Commission District 3 | **Danji, LLC, applicant**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Survey
Plat
Maps
Deeds
Development of Regional Impact Application
Trip Generation Memo
Water Availability
Sewer Availability
Environmental Health Comment
GDOT Comment
Gainesville Public Works Comment
Public Works Comment
Fire Comment
Notice Sign
Board Memo with Grading and Proffered Conditions from Applicant

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Danji, LLC
Request	**Rezone** | from Agricultural Residential 1 (AR-1) & Light Industrial (I-1) to Heavy Industrial (I-2)
Proposed Use	Industrial Park
Size	109.64± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) & Light Industrial (I-1) **Proposed:** Heavy Industrial (I-2)
Location	**2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road |** Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt) and 15020A000011(pt)
Commission District	Three
Commission Date	July 23, 2026
Staff Recommendation	**Approval, with conditions,** as the proposed zoning is consistent with the "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan.
Record Number	HZON26-0016

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 May 12, 2026, and as described in the project narrative dated May 13, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Uses shall comply with the Unified Development Code in effect at the time, superseding the uses identified in the submitted Narrative dated May 13, 2026.

3. Signage shall comply with the Unified Development Code unless a variance is obtained.

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

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

Summary Analysis

The applicant is requesting to rezone a combined 109.64± acre tract of four parcels from Agricultural Residential 1 (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) for an industrial park. The parcel at 3331 Seymour Road is currently developed with an accessory structure. The property at 3323 Seymour Road was rezoned from Agricultural Residential III (AR-III) to Light Industrial in 2005 to allow an industrial park but was never developed (ZON2005-00067).

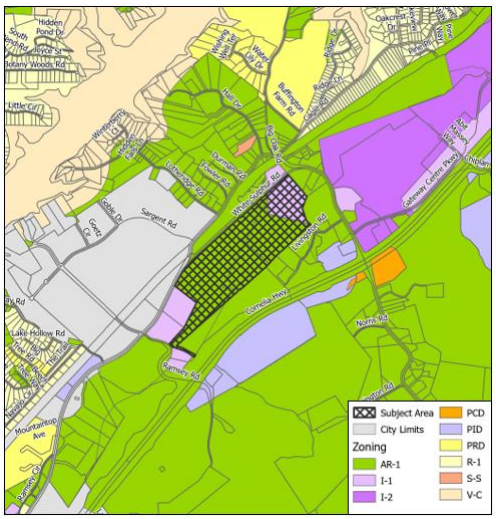
The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1(AR-1): single-family residences; Light Industrial (I-1): Tatsumi Intermodal; Right-of Way: Norfolk Southern Railroad; Gainesville Light Industrial (L-I): Kubota

East: Agricultural Residential 1 (AR-1): Airline Baptist Church, single-family residences

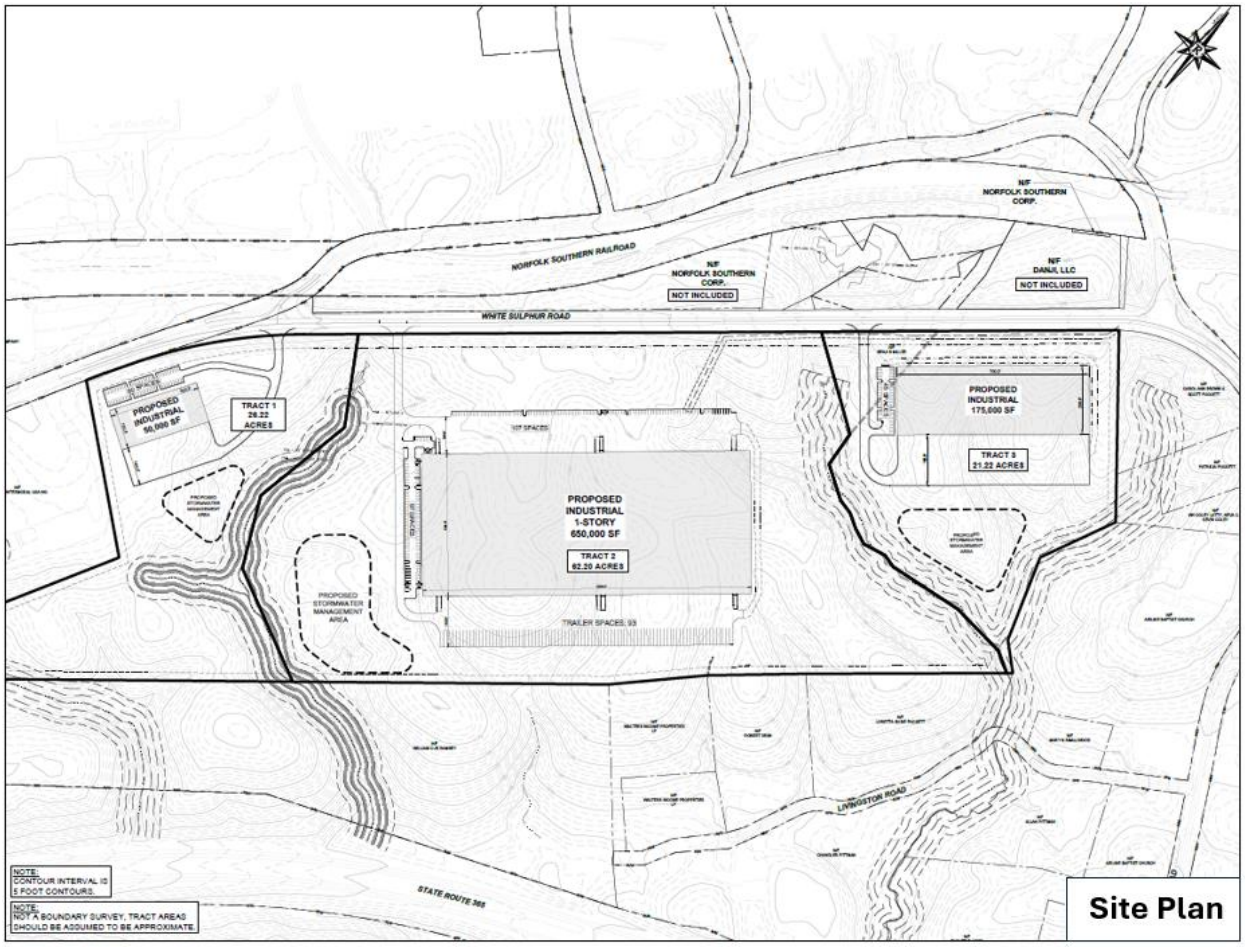
South: Agricultural Residential 1 (AR-1): single-family residences; Light Industrial (I-1): BL Systems Inc/light manufacturing & distribution

West: Light Industrial (I-1): Tatsumi Intermodal, BL Systems Inc/light manufacturing & distribution; City of Gainesville: Kubota, Leon Farmer & Co



Per the submitted narrative and site plan, the applicant proposes to reconfigure the property into three tracts for the purpose of developing an industrial business park. Tract 1 (26.22± acres) will contain one 50,000-square-foot building and 60 parking spaces. Tract 2 (62.20± acres) will contain one 650,000-square-foot building, 204 parking spaces, and 93 truck parking spaces. Tract 3 (21.22± acres) will contain one 175,000-square-foot building and 45 parking spaces. Each tract will provide its own stormwater management pond.

Per the submitted site plan, the proposed buildings meet the Heavy Industrial district setbacks of 50 feet from the front and 30 feet from the side and rear property lines. The narrative states there will be a 30-foot transitional buffer adjacent to residential uses and zoning districts and a 10-foot landscape strip adjacent to right-of-way. Stream buffer requirements throughout the site are met.



The submitted site plan identifies three full-access driveways, one for each parcel, along White Sulfur Road serving the proposed development. A Trip Generation Memo dated May 20, 2026, was prepared using a previously submitted site plan that showed two access points. A revised site plan has since been submitted indicating three access points; however, this modification does not constitute a significant change to the development's trip generation characteristics. Therefore, the conclusions of the May 20, 2026, memo remains applicable, indicating that the development is projected to have minimal impact on the local roadway network.

Water service will be provided by the City of Gainesville as confirmed in a letter dated May 14, 2026. Although the site is within the City of Gainesville's sewer district, the applicant anticipates connecting to Hall County sewer lines and coordination between Gainesville and Hall County will be required. The City of Gainesville has confirmed availability of sewer services in a letter from Bryan Lackey dated June 5, 2026. This letter simultaneously provides Hall County permission to serve this site although located within the Gainesville Sewer Service District.

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 Employment Nodes and Corridors within the Gainesville character area. These new employment nodes and corridors should consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. Site designs should use quality development principals.

Zoning Analysis

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The 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 developments 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 will adversely affect the existing use or usability of adjacent or nearby properties if all buffer requirement from adjacent residential properties are met.**

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; **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 Employment Nodes and Corridors future land use designation in the Comprehensive Plan in that these new employment nodes and corridors should consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer.**

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 an accessory structure built between 2015 and 2018 per GIS imagery though no building permit is on record.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **While there are no adjacent parcels that are zoned Heavy Industrial (I-2), the Inland Port is located approximately 800 feet east of the proposed development, across White Sulphur Road and is zoned Heavy Industrial. Adjacent parcels to the south and west are zoned Light Industrial (I-1). Other parcels in the immediate vicinity are zoned Planned Industrial Development. Collectively, these districts establish a consistent pattern of 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 heavy industrial uses based on the Future Land Use Map; however, the current development requires rezoning approval by the Board of Commissioners.**

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

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

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative

and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

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

   a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the 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 June 18, 2026, the Hall County Environmental Health Department stated, "No comment. Public sewer."

Georgia Department of Transportation
In an email dated June 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off System, no impacts expected to the State Route."

Hall County Public Works and Utilities
In a memorandum dated June 24, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:
A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. Please coordinate with Public Works to discuss full scope and study expectations. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.

Utilities:
This property is located in the Gainesville service district. In order to connect to Hall County sewer, an IGA between Gainesville and Hall County will need to be approved by both parties. Any improvements required for connection to Hall County sewer or to increase sewer capacity will be at the developer's expense.

Hall County Fire Marshal
In a memorandum dated June 3, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Gainesville Engineering & Transportation
In an email dated June 18, 2026, Matthew Tarver, Deputy Director of Engineering & Transportation, stated: "Rhonda and I reviewed and we did not identify any additional intersections to Ramsey and White Sulphur for the developer to evaluate."

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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ZONING APPLICATION

Applicant (Name & Mailing Address)

Danji, LLC
718 Green St.
Gainesville, GA 30501

Phone 770-536-3264

Email Address Jim@TheWaltersFirm.com

Property Owner (Name & Mailing Address)

Assemblage - see attached sheet

Phone

Email Address

Proposed Use Industrial park

Contact Person (Name & Mailing Address)

DCCM
425 Oak St.
Gainesville, GA 30501

Phone 770-718-0600

Email Address bgarmon@dccm.com

Status of Applicant

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

Requested Action

Existing Zoning: AR-1/I-1(C)

Rezone to: I-2

Fee:$

Receipt #:

Check #:

Tax Parcel Number 15020A000010 (pt.), 15020 000011, 15020A000012, & 15020A000012A

Acreage approximately 110 acres

Location Address 3323 & 3331 Seymour Rd, 2862 & 2894 White Sulphur, Gainesville GA 30501

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

Sign [signature] Date: 5/14/26

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:

Danji, LLC – Property List

15020A000010 (partial) – 3323 Seymour Rd.
15020A000012 – 2862 White Sulphur Rd.
15020A000012A – 2894 White Sulphur Rd.
Property Owner: Walters Income Properties, LP
(formerly Danji, LLC)
718 Green Street
Gainesville, GA 30501
Represented by: Jim Walters
770-536-3264
Jim@TheWaltersFirm.com

15020A000011 (partial) – 3331 Seymour Rd.
Property Owner: Benji B Miller
3337 Seymour Road
Gainesville, GA 30501
[redacted]

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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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Benji Miller

Address 3331 Seymour Rd.

Gainesville, GA 30501

Phone Number [redacted]

Name of applicant(s) Danji, LLC

Address 718 Green St.

Gainesville, GA 30501

Phone Number 770-536-3264

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

May 18, 2026

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

Patricia A. Millard
Notary Public

5/18/26
Date

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

WALTERS INCOME PROPERTIES LP

Telephone:
(770) 534-9909

718 Green Street
Gainesville, GA 30501

July 1, 2026

TO WHOM IT MAY CONCERN:

I, Jackie W. Slaughter as President, the Authorized Person for Danji, LLC does hereby authorize James Walters to sign and submit documents on behalf of Danji, LLC.

Best Regards,

Jackie W. Slaughter

JACKIE W. SLAUGHTER

Sworn to and subscribed
before me this 1
day of July, 2026

Misty Clayton

Notary Public
Expiration Date: 2/21/2030

MISTY C. CLAYTON
NOTARY PUBLIC
Hall County, Georgia

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: 1/19/2026 1:56:39 PM

BUSINESS INFORMATION	
CONTROL NUMBER	0370855
BUSINESS NAME	DANJI, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/19/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	P.O. BOX 2935, GAINESVILLE, GA, 30503, USA

REGISTERED AGENT		
NAME	ADDRESS	COUNTY
J.A. WALTERS	718 GREEN STREET, GAINESVILLE, GA, 30501, USA	Hall

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Jackie W Slaughter
AUTHORIZER TITLE	Authorized Person

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: 1/19/2026 2:29:31 PM

BUSINESS INFORMATION	
CONTROL NUMBER	K702495
BUSINESS NAME	WALTERS INCOME PROPERTIES, L.P.
BUSINESS TYPE	Domestic Limited Partnership
EFFECTIVE DATE	01/19/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	718 GREEN STREET, GAINESVILLE, GA, 30501, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
JAMES A WALTERS	718 GREEN STREET, GAINESVILLE, GA, 30501, USA	Hall

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Jackie W Slaughter
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

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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 JW

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:** 4/10/24

Applicant's/Owner's Name (Printed): James Walters o/b/o DANJI, LLC

PLANNING AND DEVELOPMENT DEPARTMENT 2875
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I hereby certify that I have read the above and that:

I have**_____ I have not ✓

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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:** 5-18-26

Applicant's/Owner's Name (Printed): Benji Miller

DANJI

PROPOSED CONDITIONS OF ZONING

May 13, 2026

The request is to rezone approximately 110± acres from Agricultural Residential 1(AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) for a proposed business park. This document is submitted consistent with requirements of the Unified Development Code of Hall County, Georgia, as adopted November 14, 2024. It accompanies other rezoning application submittal material and is an integral part of the rezoning package to be reviewed by staff and to be subject to the public hearing process. As such it may be modified by mutual agreement of Hall County, Georgia ("County") and the Applicant, Danji (hereinafter "Developer") up to the point of approval by the county commissioners. Upon approval it shall become an integral part of the zoning approval for the properties herein described and depicted in the accompanying Conceptual Plan (hereinafter "Concept Plan"). Additional terms are provided for its interpretation or modification after approval.

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RELATIONSHIP TO COUNTY ZONING ACTION

This narrative explains and clarifies the Concept Plan and related development standards specific to the Danji Business Park (hereinafter "Project"). This method is common for large, complex developments that will be built over a period of several years. It gives the County, adjacent property owners, the general public and Developer, including its successors and assigns, certainty with respect to development standards, while also providing flexibility to the Developer to be able to respond to changes in market conditions and preferences consistent with the intent of the County's Zoning Ordinance as it exists at the time of initial application.

This document is intended to detail and clarify the conditions of zoning and slight modifications to the Hall County Unified Development Code for the Project as described herein and as reflected in the accompanying Exhibits. Due to the complexity of the Project, its projected build-out over a period of several years, and uncertainty of future economic considerations, the County acknowledges the significant rights vested to the applicant based on this approval, and the need for the Developer to be able to rely on these conditions of approval over the life of the project, as long as the project proceeds in general conformance with the program discussed herein. After approval, the conditions of zoning shall be recorded in the public records of Hall County, Georgia and reference to recording information shall be included on any and all plats created for the development.

It is intended that the submitted boundary perimeter of the Project (hereinafter "Project Boundary") and corresponding acreage will be as shown in submittal material. However, zoning conditions of the Project may be applied to additional property outside the initial Project Boundary, if the Applicant acquires additional property and with county commissioner approval via the rezoning process. Consideration of different conditions for the addition of property(ies) after approval(s) shall not prompt or require a re-review of conditions of zoning for the Project as it then exists, but shall apply only to additional lands, if any.

The subject property is located in the Gainesville Character Area, and the Future Land Use designation is Employment Nodes & Corridors. Its location is also immediately adjacent to the East Hall Character Area and Inland Port Future Land Use. This Character Area and the Future Land Use both strongly support new industrial development near the Gainesville Inland Port. The I-2 zoning is compatible on a limited basis with Employment Nodes & Corridors.

ADJACENT DEVELOPMENT

The subject property is located in unincorporated Hall County near the intersection of White Sulphur Road and State Route 365 (Cornelia Highway), and is an assemblage of several tracts zoned Agricultural Residential 1 (AR-1) and one parcel zoned Light Industrial (I-1). Summaries of adjacent properties, the zoning, and development statuses are listed below:

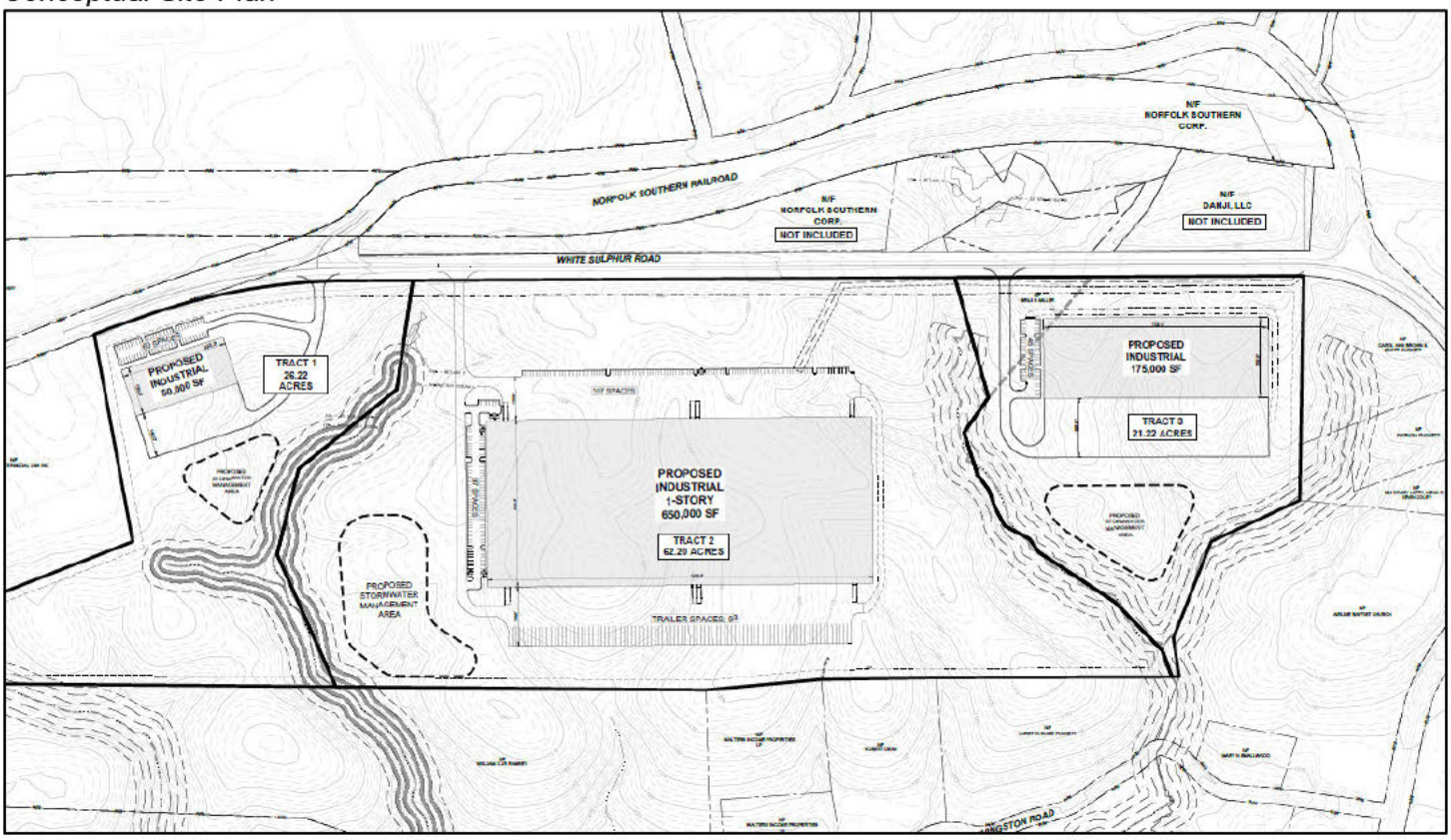
- East – zoned AR-1; developed with single-family residences and a church
  Across White Sulphur Road – zoned I-2; developed with the Blue Ridge Connector, an inland port operated by the Georgia Ports Authority.
- West – zoned I-1; developed with Tatsumi Intermodal (USA) Inc.
- South – zoned AR-1; mix of undeveloped and developed with single-family residences
- North – zoned AR-1; developed with single-family residences
  Zoned Light Industrial (L-1) within the city limits of Gainesville; developed with Kubota USA, Inc.

CONCEPT PLAN

The development of the Project shall be controlled by the Concept Plan, attached hereto as Exhibit "A", the Project Narrative and other exhibits provided as modified in the final approval. The Plan is considered conceptual in nature, and certain modifications to that Plan are anticipated as reflected in the specific language herein. Beyond such specific language, modifications of the location and arrangement of lots, roads, amenities and other improvements that do not materially conflict with specific standards and requirements of these conditions may

be made by the Developer, so long as such modification does not materially alter the location or nature of improvements or change the land use or increase density. The current Plan incorporates light industrial and heavy industrial uses.

Conceptual Site Plan



I-2 ZONING DISTRICT - DANJI BUSINESS PARK

The Project shown in the Concept Plan is strategically located on White Sulphur Road, near its intersection with State Route 365 (Cornelia Highway). The Park will consist of a network of access drives, loading areas and parking lots that will serve three (3) lots varying in size from approximately 19 acres to over 62 acres. The Developer will retain the flexibility to combine or further subdivide the lots in order to accommodate specific needs of future users.

The overall Concept Plan shows a proposed 1-story industrial building measuring approximately 50,000 square feet on Tract 1, a 1-story industrial building measuring 650,000 square feet on Tract 2, and a 175,000 square foot industrial building on Tract 3. Each tract also features access to the development from White Sulphur Road, parking/loading areas, and conceptual stormwater management facilities. The Developer acknowledges that the specific standards of these conditions and applicable County codes not otherwise modified herein shall control.

DEVELOPMENT STANDARDS

Dimensional Requirements

The dimensional requirements for the project shall be as outlined in Table 1 below:

Table 1

Dimensional Requirements - Danji Business Park	
Project Acreage	110 +/-
Minimum lot size	15,000 sf
Minimum lot width at building line	75'
Maximum site coverage - individual lot	80%
Minimum open space - individual lot	20%
Minimum open space - overall	20%
Minimum landscape strip along R/W's	10'
Maximum structure height	65'
Front setback from R/W	50'
Side setback	30'
Rear setback	30’
Industrial Park Perimeter Buffer - adjacent to residential uses/zoning districts	30'
Industrial Park Perimeter Buffer adjacent to nonresidential uses/zoning districts	none
Parking ratio – heavy industrial/manufacturing	1.5 spaces per 5,000 sf
Minimum number of off-street loading spaces	1 space per 20,000 sf of floor area

Development Rules and Regulations

The Developer agrees to comply with all applicable County rules and regulations in effect on the date of approval, except as specifically modified herein. The Developer agrees to comply with future amendments to those rules or regulations, except where specific conflicting standards are approved herein, or such future compliance is specifically waived.

Subsequent actions by the County to change Development Standards for other zoning districts of the County shall not apply to the Danji Business Park, unless such changes are county-wide and required by changes in federal or state laws. By approval of the County, the Developer will have substantial vested rights for the Project.

Permitted Uses

This I-2 zoning shall allow for the following uses:

- Craft manufacturing
- Animal processing, packing, treating and storage, livestock or poultry slaughtering, processing of food and related products
- Laboratory
- Production of food and beverages
- Land-intensive outdoor sales and services
- Repair and/or servicing of industrial, business, or consumer machinery, equipment, or products mainly by providing centralized services for separate retail outlets
- Brewery, micro-brewery, winery, distillery, or micro-distillery
- Clothing, textile, or apparel manufacturing
- Assembly or manufacturing of scientific measuring instruments
- Pharmaceutical or medical supply manufacturing
- Printing, bookbinding, or publishing
- Sheet metal, welding, machine shop, or tool repair
- Woodworking, cabinet makers, or furniture manufacturing
- Contractors equipment storage

- Heavy equipment storage
- Truck yard
- Self-service storage
- Building materials storage
- Bulk storage, including non-flammable liquids, cold storage plants, frozen food lockers, household moving and general freight storage
- Distribution of products or merchandise
- Parcel services
- Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred
- Composting or storage of organic material
- Wholesale
- Fraternal organization or club, non-profit
- Place of worship
- Community center
- Public buildings and uses
- Major utilities, public
- Small wireless facilities and antennas
- Adult day care center
- Commercial amusement, indoor
- Concert hall, auditorium
- Indoor shooting range
- Theater
- Radio, film, recording, and television studios and stations
- Trade, vocational, or business school
- Medical office, dental office, chiropractor, osteopath, physician, or medical practitioner
- Medical clinic, urgent care, or emergency medical office
- Animal care, indoor or outdoor
- Beauty, hair, or nail salon
- Massage therapy
- Personal repair
- Photocopying, printing, or reproduction service
- Tailor, milliner, or upholsterer
- Taxidermist
- Catering service
- Funeral home
- Private morgue, mortuary, or crematorium
- Boat and recreational vehicle sales, rental, or service
- Car wash
- Fuel sales
- Service station
- Truck stop
- Vehicle sales, rental, or auction
- Vehicle repair, major or minor
- Research and development
- Accessory uses and structures
- Drive-thru facilities
- Garden

- Institutional accessory uses
- Outdoor storage, major or minor
- Religious accessory uses
- Mobile food establishment
- Construction trailer, temporary construction offices housed in trailer or modular buildings
- Conservation Area

In addition, this I-2 zoning shall allow for the following specific uses:

- Proving grounds for equipment performance testing. Such facilities shall be specialized, secure areas designed to test the durability, safety, and performance of equipment, vehicles, and technology under controlled or extreme real-world conditions.
- Equipment maintenance facilities owned and operated by government agencies

DEVELOPMENT FEES

All applicable fees for water & sewer connections, land disturbance permits and building permits will be administered based on the then current fee schedule for Hall County.

AESTHETICS

Architecture

The Developer proposes a unified development vernacular of building forms, mass, articulation, exterior treatments, surface materials and finishes, complimentary colors and similar details. This approval will guide development of the buildings, with no further architectural approval required outside of the administrative building permit process.

Review and compliance will be monitored through the covenants to be filed on the property.

Landscape Standards

Landscape standards shall be in accordance with the Declaration of Covenants, Restrictions and Easements for Danji Business Park, to be recorded on the property. Any standards not addressed within the covenants shall meet the standards of the UDC.

SIGNAGE

Signage and graphics design standards are developed to establish a cohesive, distinctive and functional system to visually attract and communicate with everyone who visits and works in Danji Business Park. A well-coordinated sign system is also one of the most effective ways of creating lasting identity and way-finding clarity. Project signage along public roadways in Danji Business Park will be designed with high-quality images. A coordinated program of signage for individual sites shall be approved in conjunction with the site plan approval of the building.

All sign square footage criteria are calculated inclusive of the sign monument.

Signage design criteria requested as follows:

Sign Type	Maximum Area per Face (SF)	Maximum Height (ft)	Frequency
User Sign Types			
Ground Mounted Sign	100 sf	12 ft	One (1) sign per lot per street frontage

Portable Sign	8 sf		One (1) per establishment
Wall Sign	1 sf of wall signage per 1 lf of wall length	Not to exceed wall height	One (1) per each tenant having an exterior public entrance
Window Sign	32 sf	12 inches	One (1) per establishment
Projecting Blade Sign	16 sf		One (1) per establishment
Entry Signage	96 sf	12 ft	One (1) per bldg. entrance
Grand Opening and Temporary Signage	32 sf		
Developer Sign Types			
Major Parkway Identification	96 sf	12 ft	One (1) @ White Sulphur Rd
Way-finding Signage	100 sf	15 ft	As needed
Minor Information and Directional Signs	35 sf	8 ft	As needed
Regulatory Signs			As needed

Entry Feature Monuments

A main entrance feature or signage shall be allowed at the entrances from White Sulphur Road. The main entrance features may include extensive walls, fencing, landscaping and signage that is commensurate with the size of the Project and the scale of the entrances.

ENVIRONMENTAL

Flood Plain Management

Flood plains will remain undisturbed with the exception of roadway crossings and utility placement. A trail system may also be constructed within this zone.

Buffers, Landscaping and Tree Protection

An external buffer of 30' will be imposed where the site adjoins a residential zoning district. The buffer may be disturbed and replanted in these areas to the satisfaction of the Declarant. Landscaping and street trees will be required for individual sites within the park, consistent with the requirements provided in the covenants. Retention of specimen trees will be encouraged where feasible.

STORMWATER MANAGEMENT, GRADING AND EROSION CONTROL

Stormwater Management

A series of stormwater management facilities will be designed to serve the project on a basin-wide basis, rather than individual sites. However, individual sites will be required to provide water quality elements for their own stormwater runoff.

Grading and Erosion Control

The Project contemplates multiple areas being open to construction activity concurrently. Similarly, over time multiple phases of concurrent road and lot development may be on going in multiple parcels within multiple phases. At the developer's discretion these may be submitted as stand-alone projects or integrated within common sets of construction plans. Proper erosion control measures are to be maintained at all times with particular attention to steep fill or cut slopes, large areas of grading and areas immediately adjacent to stream buffers. Developer will adhere to all State and Federal requirements regarding erosion and sediment controls.

Stream Buffers

The subject property includes one stream along the eastern boundary. All required buffers and setbacks associated with the stream shall be recognized and adhered to.

DEVELOPMENT PHASING

Danji Business Park is anticipated to be developed over a time frame of several years. It is the Developer's desire and intent to develop all phases of the Project, but no guarantee is made by way of this document, zoning approval, or accompanying Concept Plan that all phases of the Project will be developed.

INFRASTRUCTURE IMPROVEMENTS

In general, the Developer shall be responsible for providing the timely construction of all on-site project-related infrastructure necessary to serve the Project, and to also accommodate or facilitate specific concurrent or future additional on-site system-related improvements of the County. The Developer shall not be required to oversize roads, facilities or pipe systems at their expense, unless accommodation is made for credits or rebates of fees and charges for the portion of system-related improvements that exceed otherwise required project-related improvements.

The construction and installation of infrastructure improvements shall be conducted in conformance with the applicable codes, ordinances, policies and procedures of the County and the other applicable governmental agencies and service providers, unless specifically modified herein. Modification of the requirements of other agencies or providers may be referenced here, but the authority to make such modifications lays with those other parties by separate agreement.

UTILITIES

Water Service

Water service will be provided by the City of Gainesville Water Resources, through an extension of existing water lines.

Sanitary Sewer Service

Sanitary sewer service will be provided by either Hall County or the City of Gainesville. Further studies are necessary to determine whether gravity sewers will be constructed throughout the property or a pump station will be required.

Other Utilities

All utilities are to be placed underground. Electric, gas, phone, cable and/or fiber are to be placed by respective utility providers as available per County standards in common trench or conduit after curbing and prior to driveway/sidewalk installation. Small cell antenna systems for internet and Wi-Fi as an alternative to cable or fiber may be placed in conjunction with street light poles.

AMENDMENTS TO THESE CONDITIONS

It is understood that the Project is being constructed over an extended period of time in a rapidly growing area; therefore, amendments to these conditions are possible and should be anticipated. In order to protect the interests of the parties involved, along with the interests of neighboring property owners and the general public, these conditions shall be amended under the procedures outlined below:

Changes to the Concept Plan

Certain modifications to the Concept Plan are described above, which are exempt because of distance from the original perimeter of the property or can be administered at a staff level and do not require formal amendment of the Concept Plan. However, if a proposed change does not meet the criteria, a formal amendment must be approved through the same public hearing process as required for the original zoning approval. Examples of these would be major changes at the original perimeter of the property, or changes in use or development standards for the property on the whole.

Changes to the Language of these Conditions

Minor changes or clarifications of the language of these conditions may be made as part of a vote by the county commission at any duly called meeting. These include the adjustment of time frames for specific actions while maintaining the overall intent of Project phasing, the modification of technical specifications for infrastructure improvements, and the addition of new language clarifying issues not previously part of this agreement.

Other changes to the language of these conditions must be approved through the same public hearing process as required for the original zoning approval. This specifically includes the deletion of any required improvements, the addition of any permitted land use(s), any increase, above 10%, in the maximum amount of development permitted, or a change to the criteria for buffers or setbacks for development taking place adjacent to the Project Boundary.

EFFECT OF COUNTY ORDINANCE CHANGES

It is specifically acknowledged that the County may consider changes to its development regulations over the life of this Project's development, construction and occupancy. As such, the parties acknowledge that other development related codes and ordinances change over time, and such changes customarily have different effects on various portions of the Project's development depending upon their stage of completion.

Changes in Conflict with the Concept Plan or these conditions

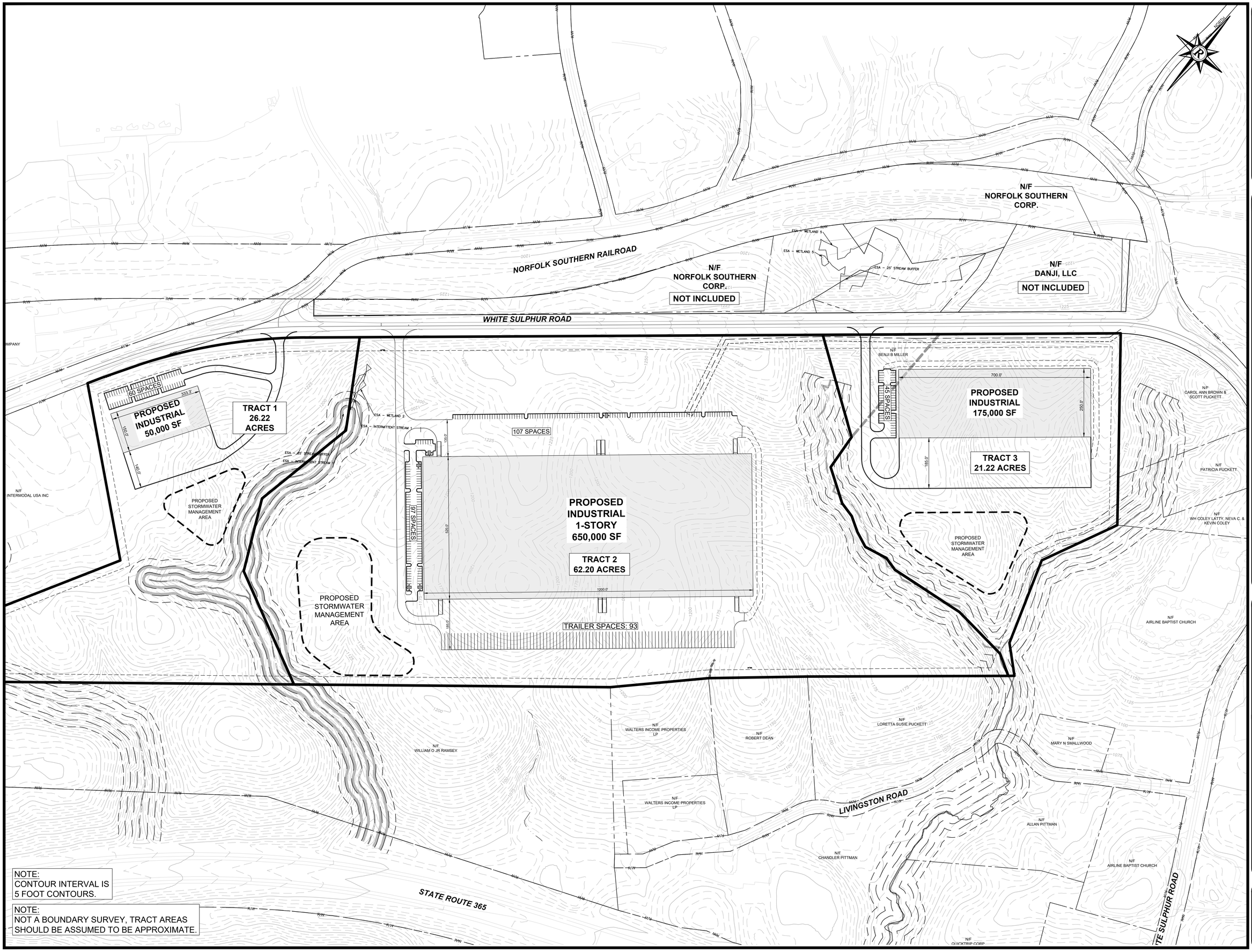
Changes in County development-related codes, ordinances, policies or practices which are in direct conflict with the details or provisions of the approved Concept Plan or these conditions shall not apply to the continued development of the Project, except where such changes are mandated by State or Federal law, such as changes to standard building codes, or except where such relate to County-wide fees or charges not addressed by the zoning documents.

Changes to Dimensional or Development Standards, or Subdivision Regulations

It is the intent of the County to allow the Project to develop with a consistent look and feel, and with a level of predictability in development cost over time. Therefore, changes to dimensional standards (such as height, setback, etc.), development standards (such as parking or landscaping requirements, or sign regulations), shall not apply to the remaining phases of development, unless there is a demonstrated compelling public health, safety, morals or welfare interest to require the new standard. Exceptions to this policy would be standards mandated by State or Federal law.

Other County Codes and Ordinances

Nothing within this agreement shall affect the ongoing enforcement of other County codes, regardless of changes over time, including codes affecting the accessory uses of property or maintenance of property.



NOTE:
CONTOUR INTERVAL IS
5 FOOT CONTOURS.

NOTE:
NOT A BOUNDARY SURVEY, TRACT AREAS
SHOULD BE ASSUMED TO BE APPROXIMATE.

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

REZONING EXHIBIT
FOR:
WHITE SULPHUR ROAD
DANJI TRACTS
LOCATED IN
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF 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
50' 0' 100' 200'

####

SHEET
1
OF
1

DATE: 5/12/2026
SCALE: 1"=100'
JOB NO. G204151.DAN
DWG NO. SEW-CNCP
DRAWN BY: ATM

REZONING PROPERTY MAP
FOR
WHITE SULPHUR ROAD
DANJI TRACTS
LOCATED IN
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF 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
75' 0' 150' 300'

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SHEET 1 OF 1

DATE: 5/1/2026
JOB NO. 025015I.DAN
DWG NO. SEW-CNCP
SCALE: 1"=150'
DRAWN BY: ATM

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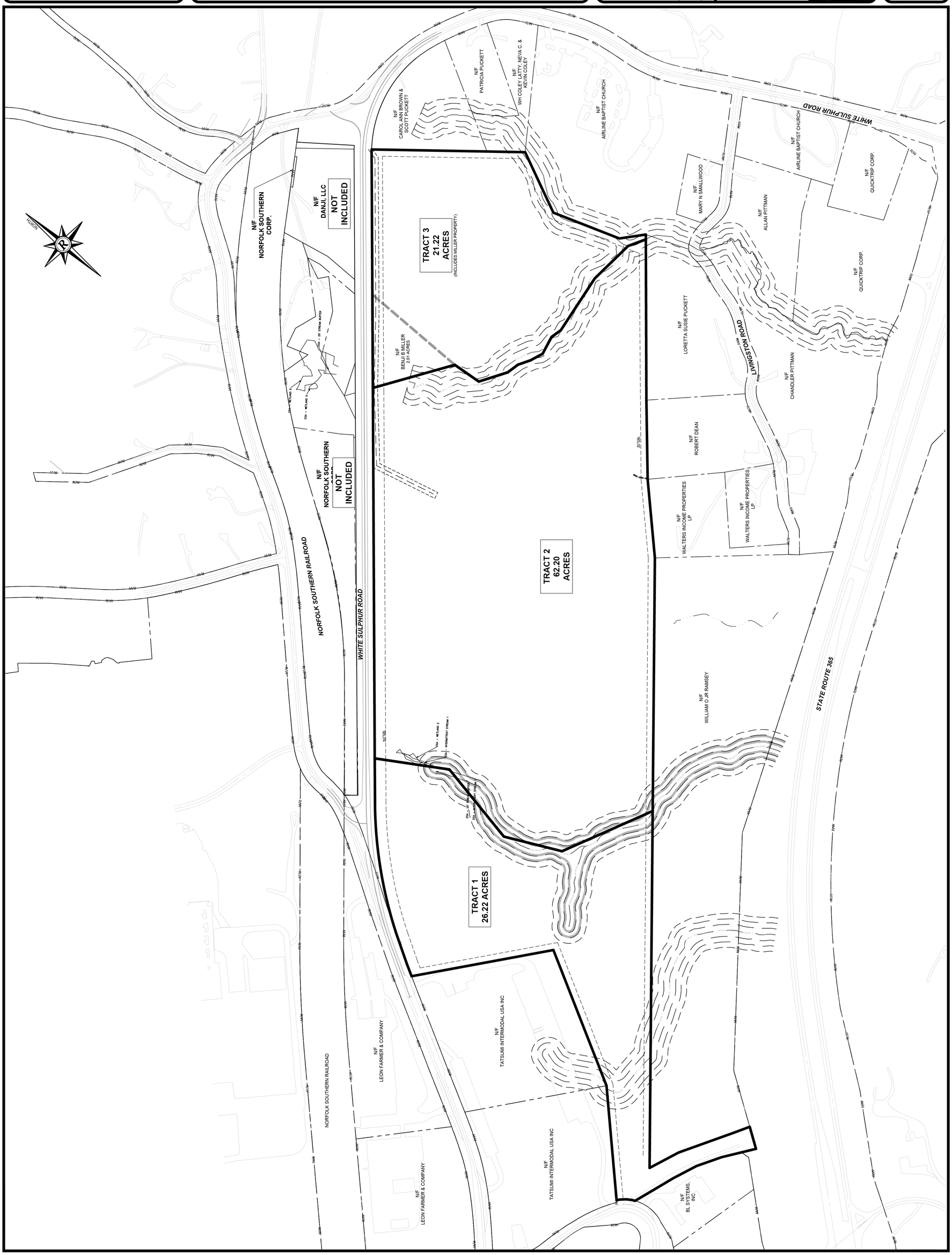
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

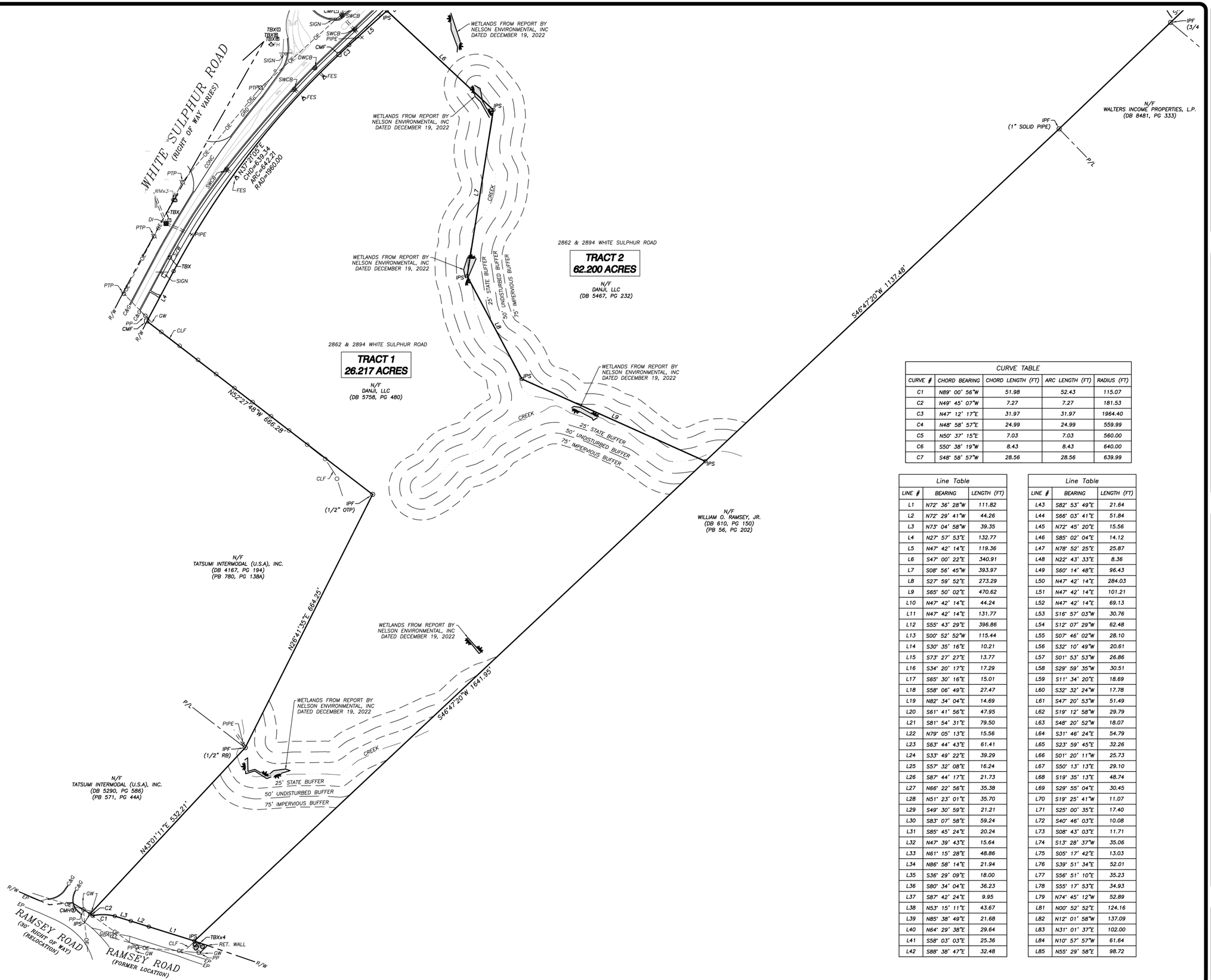


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND

C&G	–	CURB & GUTTER
CTP	–	CRIMP TOP PIPE
CI	–	CURB INLET
CL	–	CENTER LINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CO-SS	–	CLEANOUT
CONC	–	CONCRETE
DB,PG	–	DEED BOOK, PAGE
DI	–	DROP INLET
DIR	–	DIRECTION
DWCB	–	DOUBLE-WING CATCH BASIN
EP	–	EDGE OF PAVEMENT
FES	–	FLARED END SECTION
FH	–	FIRE HYDRANT
GV	–	GAS VALVE
GW	–	GUY WIRE
HW	–	HEADWALL
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
JB	–	JUNCTION BOX
LP	–	LIGHT POLE
MH	–	MANHOLE
N/F	–	NOW OR FORMERLY
-OC-	–	OVERHEAD COMMUNICATION LINE
-OE-	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
PBX	–	POWER BOX
P/L	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PLP	–	POWER & LIGHT POLE
PTP	–	POWER & TELEPHONE POLE
PVMT	–	PAVEMENT
RB	–	REBAR
RCP	–	REINFORCED CONCRETE PIPE
RET.	–	RETAINING
R/W	–	RIGHT OF WAY
-S-	–	SANITARY SEWER LINE
S/W	–	SIDEWALK
SWCB	–	SINGLE-WING CATCH BASIN
TBX	–	TELEPHONE BOX
TFR	–	TRANSFORMER
TP	–	TELEPHONE POLE
WI	–	WEIR INLET
-W-	–	WATER LINE
WM	–	WATER METER
WV	–	WATER VALVE



CURVE TABLE				
CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	RADIUS (FT)
C1	N89° 00' 56"W	51.98	52.43	115.07
C2	N49° 45' 07"W	7.27	7.27	181.53
C3	N47° 12' 17"E	31.97	31.97	1964.40
C4	N48° 58' 57"E	24.99	24.99	559.99
C5	N50° 37' 15"E	7.03	7.03	560.00
C6	S50° 38' 19"W	8.43	8.43	640.00
C7	S48° 58' 57"W	28.56	28.56	639.99

Line Table		
LINE #	BEARING	LENGTH (FT)
L1	N72° 36' 28"W	111.82
L2	N72° 29' 41"W	44.26
L3	N73° 04' 58"W	39.35
L4	N27° 57' 53"E	132.77
L5	N47° 42' 14"E	119.36
L6	S47° 00' 22"E	340.91
L7	S08° 56' 45"W	393.97
L8	S27° 59' 52"E	273.29
L9	S65° 50' 02"E	470.62
L10	N47° 42' 14"E	44.24
L11	N47° 42' 14"E	131.77
L12	S55° 43' 29"E	396.86
L13	S00° 52' 52"W	115.44
L14	S30° 35' 16"E	10.21
L15	S73° 27' 27"E	13.77
L16	S34° 20' 17"E	17.29
L17	S65° 30' 16"E	15.01
L18	S58° 06' 49"E	27.47
L19	N82° 34' 04"E	14.69
L20	S61° 41' 56"E	47.95
L21	S81° 54' 31"E	79.50
L22	N79° 05' 13"E	15.56
L23	S63° 44' 43"E	61.41
L24	S33° 49' 22"E	39.29
L25	S57° 32' 08"E	16.24
L26	S87° 44' 17"E	21.73
L27	N66° 22' 56"E	35.38
L28	N51° 23' 01"E	35.70
L29	S49° 30' 59"E	21.21
L30	S83° 07' 58"E	59.24
L31	S85° 45' 24"E	20.24
L32	N47° 39' 43"E	15.64
L33	N61° 15' 28"E	48.86
L34	N86° 58' 14"E	21.94
L35	S36° 29' 09"E	18.00
L36	S80° 34' 04"E	36.23
L37	S87° 42' 24"E	9.95
L38	N53° 15' 11"E	43.67
L39	N85° 38' 49"E	21.68
L40	N64° 29' 38"E	29.64
L41	S58° 03' 03"E	25.36
L42	S88° 38' 47"E	32.48

Line Table		
LINE #	BEARING	LENGTH (FT)
L43	S82° 53' 49"E	21.64
L44	S66° 03' 41"E	51.84
L45	N72° 45' 20"E	15.56
L46	S85° 02' 04"E	14.12
L47	N78° 52' 25"E	25.87
L48	N22° 43' 33"E	8.36
L49	S60° 14' 48"E	96.43
L50	N47° 42' 14"E	284.03
L51	N47° 42' 14"E	101.21
L52	N47° 42' 14"E	69.13
L53	S16° 57' 03"W	30.76
L54	S12° 07' 29"W	62.48
L55	S07° 46' 02"W	28.10
L56	S32° 10' 49"W	20.61
L57	S01° 53' 53"W	26.86
L58	S29° 59' 35"W	30.51
L59	S11° 34' 20"E	18.69
L60	S32° 32' 24"W	17.78
L61	S47° 20' 53"W	51.49
L62	S19° 12' 58"W	29.79
L63	S48° 20' 52"W	18.07
L64	S31° 46' 24"E	54.79
L65	S23° 59' 45"E	32.26
L66	S01° 20' 11"W	25.73
L67	S50° 13' 13"E	29.10
L68	S19° 35' 13"E	48.74
L69	S29° 55' 04"E	30.45
L70	S19° 25' 41"W	11.07
L71	S25° 00' 35"E	17.40
L72	S40° 46' 03"E	10.08
L73	S08° 43' 03"E	11.71
L74	S13° 28' 37"W	35.06
L75	S05° 17' 42"E	13.03
L76	S39° 51' 34"E	52.01
L77	S56° 51' 10"E	35.23
L78	S55° 17' 53"E	34.93
L79	N74° 45' 12"W	52.89
L81	N00° 52' 52"E	124.16
L82	N12° 01' 58"W	137.09
L83	N31° 01' 37"E	102.00
L84	N10° 57' 57"W	61.64
L85	N55° 29' 58"E	98.72

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

RECONFIGURATION PLAT FOR

DANJI, LLC
WHITE SULPHUR ROAD

LOCATED IN
G.M.D. 411
HALL COUNTY, GEORGIA

REVISIONS		
NO.	DATE	DESCRIPTION

GRAPHIC SCALE
0' 50' 100' 200' 300'

GEORGIA REGISTERED No. 2894 LAND SURVEYOR
DRAFT
Robert S. Cleveland

SHEET 2 OF 2

DATE: 05/05/2026
SCALE: 1" = 100'
JOB NO.: G204151.DAN
DRAWN BY: MNG
DWG NO.: RECON.0

LEGEND

C&G	–	CURB & GUTTER
CTP	–	CRIMP TOP PIPE
CI	–	CURB INLET
CL	–	CENTER LINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CO-SS	–	CLEANOUT
CONC	–	CONCRETE
DB,PG	–	DEED BOOK, PAGE
DI	–	DROP INLET
DIR	–	DIRECTION
DWCB	–	DOUBLE-WING CATCH BASIN
EP	–	EDGE OF PAVEMENT
FES	–	FLARED END SECTION
FH	–	FIRE HYDRANT
GV	–	GAS VALVE
GW	–	GUY WIRE
HW	–	HEADWALL
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
JB	–	JUNCTION BOX
LP	–	LIGHT POLE
MH	–	MANHOLE
N/F	–	NOW OR FORMERLY
-OC-	–	OVERHEAD COMMUNICATION LINE
-OE-	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
PBX	–	POWER BOX
P/L	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
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PTP	–	POWER & TELEPHONE POLE
PVMT	–	PAVEMENT
RB	–	REBAR
RCP	–	REINFORCED CONCRETE PIPE
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R/W	–	RIGHT OF WAY
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S/W	–	SIDEWALK
SWCB	–	SINGLE-WING CATCH BASIN
TBX	–	TELEPHONE BOX
TFR	–	TRANSFORMER
TP	–	TELEPHONE POLE
WI	–	WEIR INLET
-W-	–	WATER LINE
WM	–	WATER METER
WV	–	WATER VALVE

GRID NORTH
GA WEST ZONE

N/F
NORFOLK SOUTHERN CORPORATION
(DB 9825, PG 195)

POB CMF
N:1583894.62
E:2416999.17

WETLANDS FROM REPORT BY
NELSON ENVIRONMENTAL, INC
DATED DECEMBER 19, 2022

CREEK

25' STATE BUFFER
50' UNDISTURBED BUFFER
75' IMPERVIOUS BUFFER

CL OF CREEK
IS P/L
L14 – L48

IPF
(1/2" RB)

N47°42'14"E 1600.19'

2862 & 2894 WHITE SULPHUR ROAD

TRACT 2
62.200 ACRES

N/F
DANJI, LLC
(DB 5467, PG 232)

TRACT 1
26.217 ACRES

N/F
DANJI, LLC
(DB 5758, PG 480)

N52°27'45"W 686.28'

N37°21'05"E
CHD=539.34
ARC=642.21
RAD=1860.00

S46°07'39"W 703.52'

N/F
LORETTA SUSIE PUCKETT
(NO DEED FOUND)

IPF
(1" OTP)

S46°17'53"W 721.95'

N/F
ROBERT DEAN
(DB 8660, PG 622)
(PB 588, PG 217A)

IPF
(3/4" OTP)

N/F
WALTERS INCOME PROPERTIES, L.P.
(DB 8481, PG 333)

IPF
(1" SOLID PIPE)

S46°47'20"W 1137.48'

Line Table		
LINE #	BEARING	LENGTH (FT)
L1	N72° 36' 28"W	111.82
L2	N72° 29' 41"W	44.26
L3	N73° 04' 58"W	39.35
L4	N27° 57' 53"E	132.77
L5	N47° 42' 14"E	119.36
L6	S47° 00' 22"E	340.91
L7	S08° 56' 45"W	393.97
L8	S27° 59' 52"E	273.29
L9	S65° 50' 02"E	470.62
L10	N47° 42' 14"E	44.24
L11	N47° 42' 14"E	131.77
L12	S55° 43' 29"E	396.86
L13	S00° 52' 52"W	115.44
L14	S30° 35' 16"E	10.21
L15	S73° 27' 27"E	13.77
L16	S34° 20' 17"E	17.29
L17	S65° 30' 16"E	15.01
L18	S58° 06' 49"E	27.47
L19	N82° 34' 04"E	14.69
L20	S61° 41' 56"E	47.95
L21	S81° 54' 31"E	79.50
L22	N79° 05' 13"E	15.56
L23	S63° 44' 43"E	61.41
L24	S33° 49' 22"E	39.29
L25	S57° 32' 08"E	16.24
L26	S87° 44' 17"E	21.73
L27	N66° 22' 56"E	35.38
L28	N51° 23' 01"E	35.70
L29	S49° 30' 59"E	21.21
L30	S83° 07' 58"E	59.24
L31	S85° 45' 24"E	20.24
L32	N47° 39' 43"E	15.64
L33	N61° 15' 28"E	48.86
L34	N86° 58' 14"E	21.94
L35	S36° 29' 09"E	18.00
L36	S80° 34' 04"E	36.23
L37	S87° 42' 24"E	9.95
L38	N53° 15' 11"E	43.67
L39	N85° 38' 49"E	21.68
L40	N64° 29' 38"E	29.64
L41	S58° 03' 03"E	25.36
L42	S88° 38' 47"E	32.48

Line Table		
LINE #	BEARING	LENGTH (FT)
L43	S82° 53' 49"E	21.64
L44	S66° 03' 41"E	51.84
L45	N72° 45' 20"E	15.56
L46	S85° 02' 04"E	14.12
L47	N78° 52' 25"E	25.87
L48	N22° 43' 33"E	8.36
L49	S60° 14' 48"E	96.43
L50	N47° 42' 14"E	284.03
L51	N47° 42' 14"E	101.21
L52	N47° 42' 14"E	69.13
L53	S16° 57' 03"W	30.76
L54	S12° 07' 29"W	62.48
L55	S07° 46' 02"W	28.10
L56	S32° 10' 49"W	20.61
L57	S01° 53' 53"W	26.86
L58	S29° 59' 35"W	30.51
L59	S11° 34' 20"E	18.69
L60	S32° 32' 24"W	17.78
L61	S47° 20' 53"W	51.49
L62	S19° 12' 58"W	29.79
L63	S48° 20' 52"W	18.07
L64	S31° 46' 24"E	54.79
L65	S23° 59' 45"E	32.26
L66	S01° 20' 11"W	25.73
L67	S50° 13' 13"E	29.10
L68	S19° 35' 13"E	48.74
L69	S29° 55' 04"E	30.45
L70	S19° 25' 41"W	11.07
L71	S25° 00' 35"E	17.40
L72	S40° 46' 03"E	10.08
L73	S08° 43' 03"E	11.71
L74	S13° 28' 37"W	35.06
L75	S05° 17' 42"E	13.03
L76	S39° 51' 34"E	52.01
L77	S56° 51' 10"E	35.23
L78	S55° 17' 53"E	34.93
L79	N74° 45' 12"W	52.89
L81	N00° 52' 52"E	124.16
L82	N12° 01' 58"W	137.09
L83	N31° 01' 37"E	102.00
L84	N10° 57' 57"W	61.64
L85	N55° 29' 58"E	98.72

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	RADIUS (FT)
C1	N89° 00' 56"W	51.98	52.43	115.07
C2	N49° 45' 07"W	7.27	7.27	181.53
C3	N47° 12' 17"E	31.97	31.97	1964.40
C4	N48° 58' 57"E	24.99	24.99	559.99
C5	N50° 37' 15"E	7.03	7.03	560.00
C6	S50° 38' 19"W	8.43	8.43	640.00
C7	S48° 58' 57"W	28.56	28.56	639.99

DCCM
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TRACT 2 EXHIBIT

DANJI, LLC
WHITE SULPHUR ROAD

LOCATED IN
G.M.D. 411
HALL COUNTY, GEORGIA

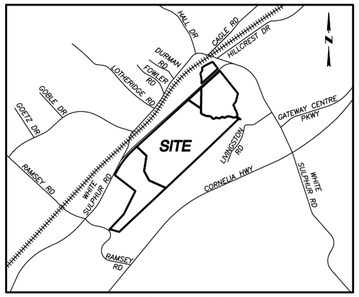
REVISIONS		
NO.	DATE	DESCRIPTION

GRAPHIC SCALE
0' 50' 100' 200' 300'

GEORGIA REGISTERED No. 2894 LAND SURVEYOR Robert S. Cleveland
DRAFT

SHEET 2 OF 2
DATE: 05/05/2026
SCALE: 1" = 100'
JOB NO.: G204151.DAN
DRAWN BY: MNG
DWG NO.: RECON.0

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



VICINITY MAP
SCALE: NTS

SURVEYORS 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.

DRAFT

ROBERT S. CLEVELAND, PLS #2894 DATE
scleveland@dccm.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2026
www.rochester-assoc.com

HALL COUNTY ENGINEERING DEPARTMENT PLAT NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 10.4.7).

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.5.4)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 13139C0185H, EFFECTIVE DATE DECEMBER 1, 2022.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 10.5.7)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

OWNER'S ACKNOWLEDGMENT AND DECLARATION

COUNTY OF HALL, STATE OF GEORGIA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER, ALL WATER MAINS, WATER EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

_____
OWNER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

_____
WITNESS
NOTARY PUBLIC

SURVEY NOTES

1. THE FIELD DATA DATED 04/30/2026, 05/01/2026, & 05/04/2026 UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE PRECISION ACCURACY OF LESS THAN 0.09 FEET. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R12I GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION, AND ADJUSTED USING LEAST SQUARES. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE HORIZONTAL DATA FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE).
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 212,451 FEET.
3. WETLANDS PROVIDED BY NELSON ENVIRONMENTAL, INC. REPORT DATED DECEMBER 19, 2022.
4. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NO. 13139C0185H, EFFECTIVE DATE DECEMBER 1, 2022.
5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
6. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
7. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER)

LEGEND

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GRAPHIC SCALE 0" 50' 100' 200' 300'

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LOCATED IN G.M.D. 411
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

GEORGIA REGISTERED No. 2894 LAND SURVEYOR Robert S. Cleveland DRAFT

SHEET 1 OF 2

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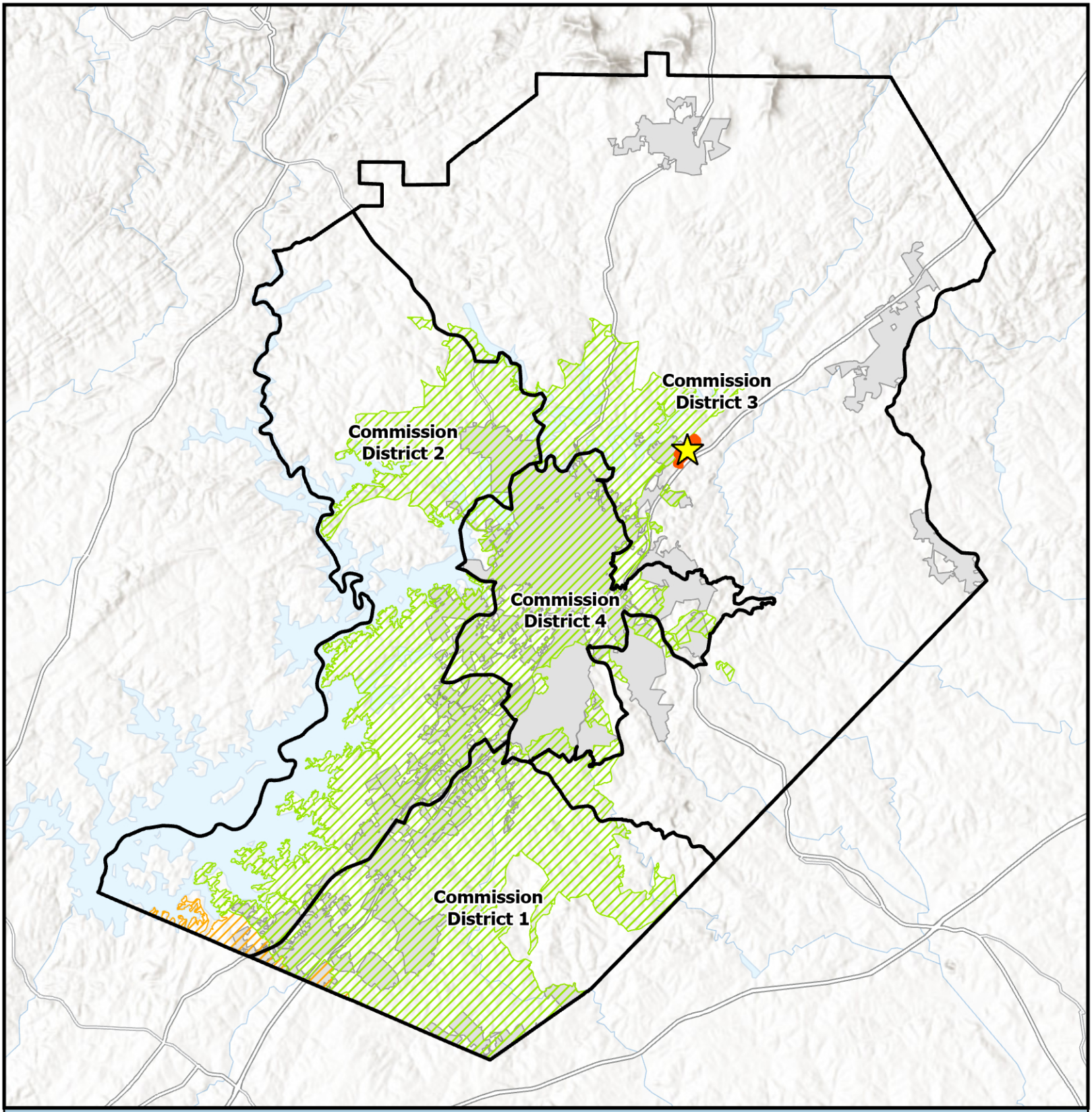


Overview Map

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

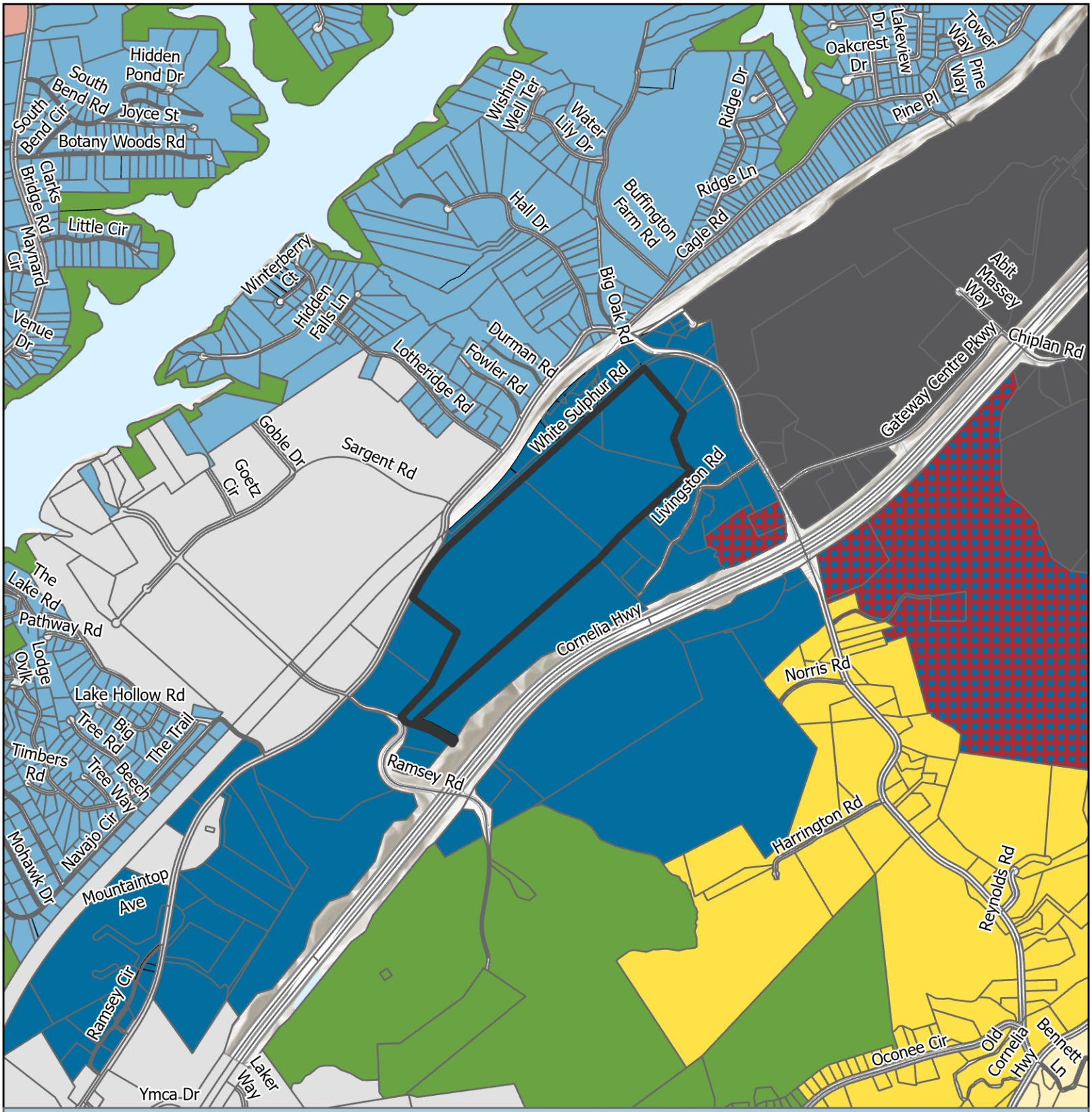
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: DANJI, LLC
Tax Parcel #: 15020 000012, 15020A000012A(pt),
15020A000010(pt), & 15020A000011(pt)
Location: 2862, 2894 White Sulphur Road & 3323, 3331
Seymour Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/18/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Employment
- Employment or Business Corridors
- Greenspace - Conservation
- Inland Port
- Lakeside Residential
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density

Applicant: DANJI, LLC
Tax Parcel #: 15020 000012, 15020A000012A(pt), 15020A000010(pt), & 15020A000011(pt)
Location: 2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road
Commission District: 3

HALL COUNTY
GEORGIA
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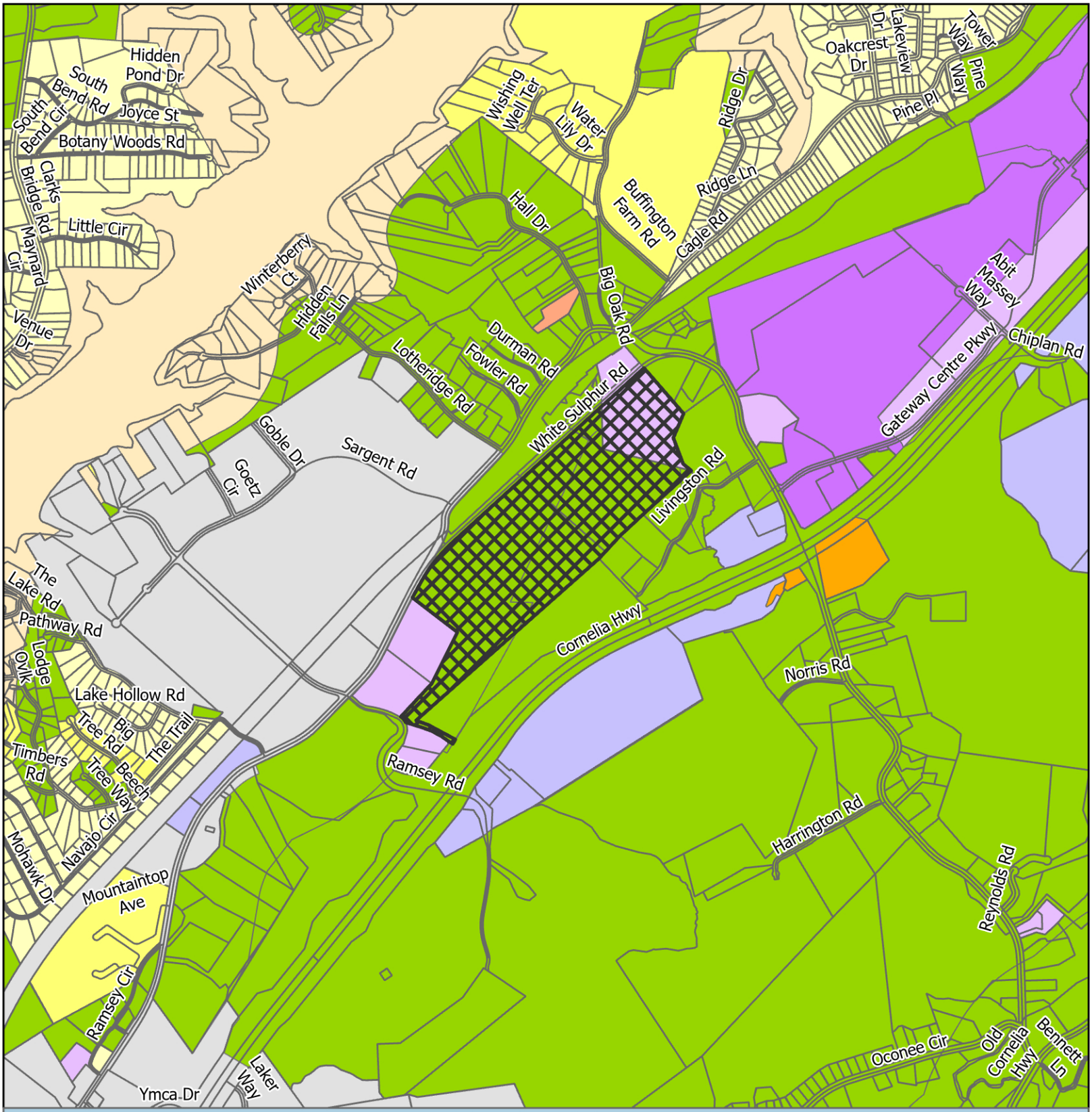
Date Prepared: 6/18/2026



Zoning Map

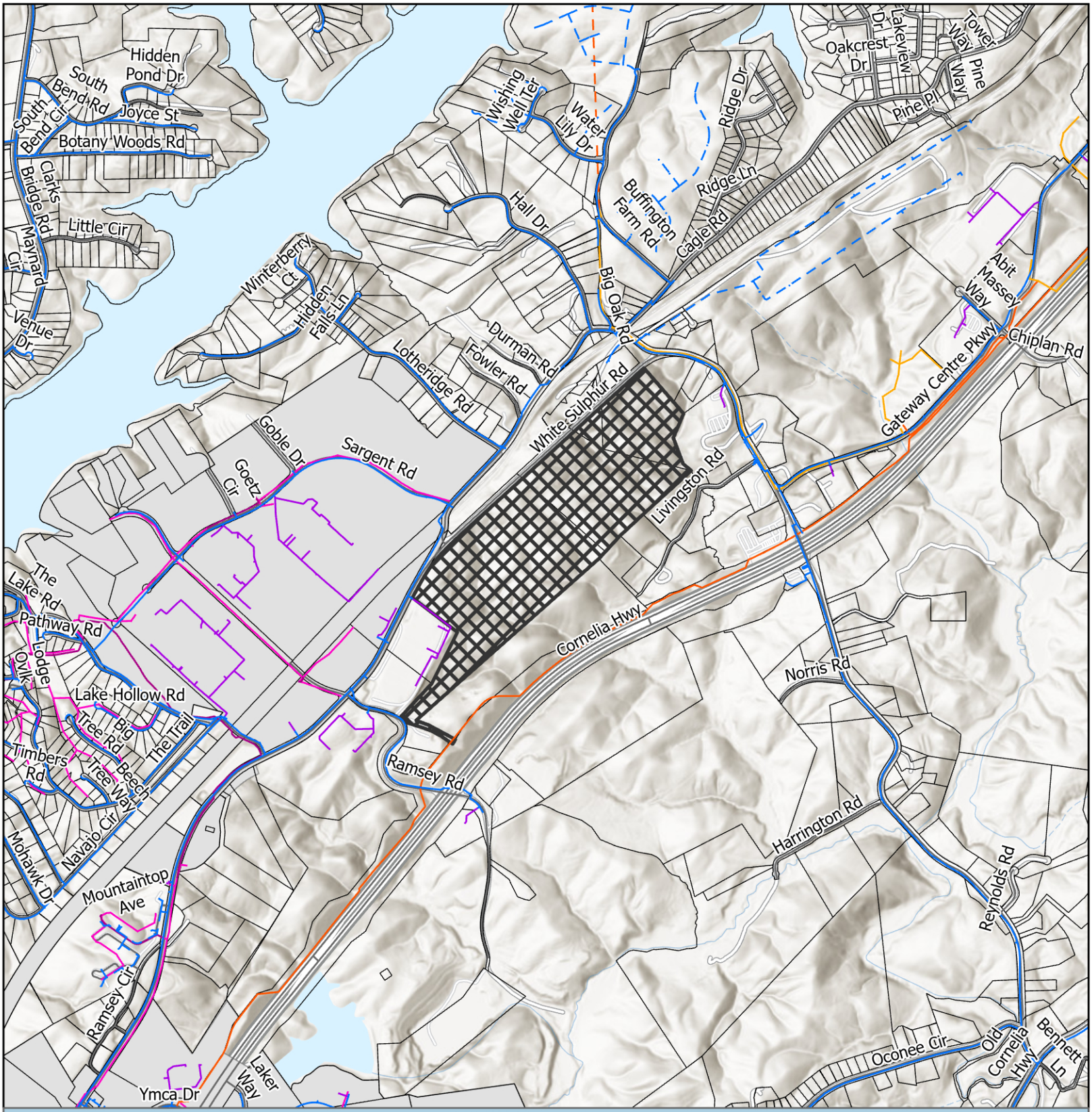
Subject Area
City Limits

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

Applicant: DANJI, LLC
Tax Parcel #: 15020 000012, 15020A000012A(pt), 15020A000010(pt), & 15020A000011(pt)
Location: 2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road
Commission District 3

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared: 6/18/2026



Utilities Map

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

Applicant: DANJI, LLC
Tax Parcel #: 15020 000012, 15020A000012A(pt),
15020A000010(pt), & 15020A000011(pt)
Location: 2862, 2894 White Sulphur Road & 3323, 3331
Seymour Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/19/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: DANJI, LLC
Tax Parcel #: 15020 000012, 15020A000012A(pt), 15020A000010(pt), & 15020A000011(pt)
Location: 2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road
Commission District 3

HALL COUNTY
GEORGIA
We have it *all* in Hall

Date Prepared: 6/19/2026

JAMES M. WALTERS
311 Green Street
Suite 103
Gainesville, GA 30501
(770) 536-3264

eFiled and eRecorded
DATE: 06/05/2026
TIME: 10:59 AM
DEED BOOK: 9870
PAGE: 127 - 134
FILING FEES: $25.00
TRANSFER TAX: $0.00
PT61: 069-2026-004031
RECORDED BY: MM
CLERK: Mark Pettitt
Hall County, GA

QUIT CLAIM DEED

STATE OF GEORGIA
HALL COUNTY

THIS INDENTURE, made this 1st day of June in the year of our Lord Two Thousand and Twenty-six between **DANJI, LLC,** Grantor, and **WALTERS INCOME PROPERTIES, LP,** Grantee:

WITNESSETH that the said Grantor, for and in consideration of the sum of **ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these present does remise, release and forever quitclaim to the Grantee his heirs and assigns, all the right, title, interest, claim or demand the said Grantor has or may have had in and to

SEE EXHIBIT 'A' ATTACHED HERETO.

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

TO HAVE AND TO HOLD the said described premises unto the said Grantee his heirs and assigns, so that neither the said Grantor nor its heirs, nor any other person or persons claiming under it shall at any time, by any means or ways, have, claim or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said **DANJI, LLC** has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

DANJI, LLC
By its Members:
WALTERS INCOME PROPERTIES, LP
BY: LAURA ANN PROPERTIES, INC., It's General Partner

By: _____
JACKIE W. SLAUGHTER
President

Attest: _____
KELLY W. ROBINSON
Secretary

(Corporate Seal Affixed)

_____
Unofficial Witness

_____
Notary Public
Notary Seal Affixed:

CHERYL WALTERS NOTARY PUBLIC HALL COUNTY, GEORGIA My Comm. Expires October 21, 2026

EXHIBIT 'A'

LEGAL DESCRIPTION

(TRACT 2)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1583894.62, EAST 2416999.17; THENCE LEAVING THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD ALONG THE PROPERTY NOW OR FORMERLY BENJI BRONSON MILLER SOUTH 55°43'29" EAST, 396.86 FEET TO AN AXLE FOUND; THENCE SOUTH 00°52'52" WEST, 115.44 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 30°35'16" EAST, 10.21 FEET TO A POINT; THENCE SOUTH 73°27'27" EAST, 13.77 FEET TO A POINT; THENCE SOUTH 34°20'17" EAST, 17.29 FEET TO A POINT; THENCE SOUTH 65°30'16" EAST, 15.01 FEET TO A POINT; THENCE SOUTH 58°06'49" EAST, 27.47 FEET TO A POINT; THENCE NORTH 82°34'04" EAST, 14.69 FEET TO A POINT; THENCE SOUTH 61°41'56" EAST, 47.95 FEET TO A POINT; THENCE SOUTH 81°54'31" EAST, 79.50 FEET TO A POINT; THENCE NORTH 79°05'13" EAST, 15.56 FEET TO A POINT; THENCE SOUTH 63°44'43" EAST, 61.41 FEET TO A POINT; THENCE SOUTH 33°49'22" EAST, 39.29 FEET TO A POINT; THENCE SOUTH 57°32'08" EAST, 16.24 FEET TO A POINT; THENCE SOUTH 87°44'17" EAST, 21.73 FEET TO A POINT; THENCE NORTH 66°22'56" EAST, 35.38 FEET TO A POINT; THENCE NORTH 51°23'01" EAST, 35.70 FEET TO A POINT; THENCE SOUTH 49°30'59" EAST, 21.21 FEET TO A POINT; THENCE SOUTH 83°07'58" EAST, 59.24 FEET TO A POINT; THENCE SOUTH 85°45'24" EAST, 20.24 FEET TO A POINT; THENCE NORTH 47°39'43" EAST, 15.64 FEET TO A POINT; THENCE NORTH 61°15'28" EAST, 48.86 FEET TO A POINT; THENCE NORTH 86°58'14" EAST, 21.94 FEET TO A POINT; THENCE SOUTH 36°29'09" EAST, 18.00 FEET TO A POINT; THENCE SOUTH 80°34'04" EAST, 36.23 FEET TO A POINT; THENCE SOUTH 87°42'24" EAST, 9.95 FEET TO A POINT; THENCE NORTH 53°15'11" EAST, 43.67 FEET TO A POINT; THENCE NORTH 85°38'49" EAST, 21.68 FEET TO A POINT; THENCE NORTH 64°29'38" EAST, 29.64 FEET TO A POINT; THENCE SOUTH 58°03'03" EAST, 25.36 FEET TO A POINT; THENCE SOUTH 88°38'47" EAST, 32.48 FEET TO A POINT; THENCE SOUTH 82°53'49" EAST, 21.64 FEET TO A POINT; THENCE SOUTH 66°03'41" EAST, 51.84 FEET TO A POINT; THENCE NORTH 72°45'20" EAST, 15.56 FEET TO A POINT; THENCE SOUTH 85°02'04" EAST, 14.12 FEET TO A POINT; THENCE NORTH 78°52'25" EAST, 25.87 FEET TO A POINT; THENCE NORTH 22°43'33" EAST, 8.36 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF A CREEK SOUTH 60°14'48" EAST, 96.43 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTY NOW OR FORMERLY LORETTA SUSIE PUCKETT SOUTH 46°07'39" WEST, 703.52 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE ALONG THE PROPERTY NOW OR FORMERLY ROBERT DEAN AND WALTERS INCOME PROPERTIES L.P. SOUTH

46°17'53" WEST, 721.95 FEET TO AN IRON PIN FOUND (1" SOLID PIPE); THENCE ALONG THE PROPERTY NOW OR FORMERLY WILLIAM O. RAMSEY, JR. SOUTH 46°47'20" WEST, 1137.48 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484"); THENCE THROUGH THE PROPERTY NOW OR FORMERLY DANJI, LLC THE FOLLOWING COURSES AND DISTANCES: NORTH 65°50'02" WEST, 470.62 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484");; THENCE NORTH 27°59'52" WEST, 273.29 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484"); THENCE NORTH 08°56'45" EAST, 393.97 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484"); THENCE NORTH 47°00'22" WEST, 340.91 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484") ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES); THENCE ALONG THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 47°42'14" EAST, 44.24 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 47°42'14" EAST, 131.77 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 47°42'14" EAST, 1600.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 62.200 ACRES.

LEGAL DESCRIPTION
(TRACT 3)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1583894.62, EAST 2416999.17; THENCE ALONG THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD NORTH 47°42'14" EAST, 454.37 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE ALONG THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 47°42'14" EAST, 607.10 FEET TO A POINT; THENCE 24.99 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 48°58'57" EAST 24.99 FEET AND A RADIUS OF 559.99 FEET TO A POINT; THENCE 7.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 50°37'15" EAST 7.03 FEET AND A RADIUS OF 560.00 FEET TO A POINT; THENCE LEAVING THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD AND ALONG THE PROPERTY NOW OR FORMERLY CAROL ANN BROWN AND SCOTT GAINES PUCKETT AND W.H. COLEY AND AIRLINE BAPTIST CHURCH SOUTH 38°44'04" EAST, 734.79 FEET TO A POINT ON THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 16°57'03" WEST, 30.76 FEET TO A POINT; THENCE SOUTH 12°07'29" WEST, 62.48 FEET TO A POINT; THENCE SOUTH 07°46'02" WEST, 28.10 FEET TO A POINT; THENCE SOUTH 32°10'49" WEST, 20.61 FEET TO A POINT; THENCE SOUTH 01°53'53" WEST, 26.86 FEET TO A POINT; THENCE SOUTH 29°59'35" WEST, 30.51 FEET TO A POINT; THENCE SOUTH 11°34'20" EAST, 18.69 FEET TO A POINT; THENCE SOUTH 32°32'24" WEST, 17.78 FEET TO A POINT; THENCE SOUTH 47°20'53" WEST, 51.49 FEET TO A POINT; THENCE SOUTH 19°12'58" WEST, 29.79 FEET TO A POINT; THENCE SOUTH 48°20'52" WEST, 18.07 FEET TO A POINT; THENCE SOUTH 31°46'24" EAST, 54.79 FEET TO A POINT; THENCE SOUTH 23°59'45" EAST, 32.26 FEET TO A POINT; THENCE SOUTH 01°20'11" WEST, 25.73 FEET TO A POINT; THENCE SOUTH 50°13'13" EAST, 29.10 FEET TO A POINT; THENCE SOUTH 19°35'13" EAST, 48.74 FEET TO A POINT; THENCE SOUTH 29°55'04" EAST, 30.45 FEET TO A POINT; THENCE SOUTH 19°25'41" WEST, 11.07 FEET TO A POINT; THENCE SOUTH 25°00'35" EAST, 17.40 FEET TO A POINT; THENCE SOUTH 40°46'03" EAST, 10.08 FEET TO A POINT; THENCE SOUTH 08°43'03" EAST, 11.71 FEET TO A POINT; THENCE SOUTH 13°28'37" WEST, 35.06 FEET TO A POINT; THENCE SOUTH 05°17'42" EAST, 13.03 FEET TO A POINT; THENCE SOUTH 39°51'34" EAST, 52.01 FEET TO A POINT; THENCE SOUTH 56°51'10" EAST, 35.23 FEET TO A POINT; THENCE SOUTH 55°17'53" EAST, 34.93 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF A CREEK AND ALONG THE PROPERTY NOW OR FORMERLY LORETTA SUSIE PUCKETT NORTH 74°45'12" WEST, 52.89 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 60°14'48" WEST, 96.43 FEET TO A POINT; THENCE NORTH 79°44'09" WEST, 278.14 FEET TO A POINT; THENCE NORTH 74°45'12" WEST, 626.76 FEET TO AN AXLE FOUND; THENCE NORTH 00°52'52" EAST, 529.34 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID TRACT CONTAINS 17.264 ACRES.

LEGAL DESCRIPTION
(DEED GAP)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE FOUND LYING SOUTH 55°43'29" EAST, 396.86 FEET FROM A CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1583894.62, EAST 2416999.17; THENCE SOUTH 74°45'12" EAST, 626.76 FEET TO A POINT; THENCE NORTH 79°44'09" WEST, 503.69 FEET TO AN IRON PIN FOUND (1/4" OPEN TOP PIPE); THENCE NORTH 55°27'41" WEST, 132.41 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 0.315 ACRES OR 13,709 SQ. FT.

LEGAL DESCRIPTION
(DEED GAP)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE FOUND LYING SOUTH 55°43'29" EAST, 396.86 FEET FROM A CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1583894.62, EAST 2416999.17; THENCE SOUTH 74°45'12" EAST, 626.76 FEET TO A POINT; THENCE NORTH 79°44'09" WEST, 503.69 FEET TO AN IRON PIN FOUND (1/4" OPEN TOP PIPE); THENCE NORTH 55°27'41" WEST, 132.41 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 0.315 ACRES OR 13,709 SQ. FT.

Developments of Regional Impact

DEVELOPMENT OF REGIONAL IMPACT
Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government:	Hall County
Individual completing form:	
Telephone:	
Email:	

Project Information

Name of Proposed Project:	Danji Industrial Park
DRI ID Number:	
Developer/Applicant:	Danji, LLC c/o Brian Hughs
Telephone:	770-988-6383 ext. 249
Email(s):	brian@candler.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	(not selected) Yes No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	(not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	$131,250,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	$1,249,762
Is the regional work force sufficient to fill the demand created by the proposed project?	(not selected) Yes No
Will this development displace any existing uses?	(not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:	City of Gainesville
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	350,000 gallons per day
Is sufficient water supply capacity available to serve the proposed project?	(not selected) ● Yes ○ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?	(not selected) ● Yes ○ No

If yes, how much additional line (in miles) will be required?

350 feet

Wastewater Disposal

Name of wastewater treatment provider for this site:	City of Gainesville or Hall County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	350,000 gallons per day
Is sufficient wastewater treatment capacity available to serve this proposed project?	(not selected) ● Yes ○ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?	(not selected) ○ Yes ● No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	280 trips per day (based on ITE code 130)
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	(not selected) ○ Yes ● No
Are transportation improvements needed to serve this project?	(not selected) ○ Yes ● No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2,625 tons (based on industry average)
Is sufficient landfill capacity available to serve this proposed project?	(not selected) ● Yes ○ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	(not selected) ○ Yes ● No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Approximately 25 acres

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The development's impact on stormwater management will be mitigated by following all local, state, and federal regulations and performing all required hydrologic and environmental studies.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	(not selected) ○ Yes ● No
2. Significant groundwater recharge areas?	(not selected) ○ Yes ● No
3. Wetlands?	(not selected) ○ Yes ● No
4. Protected mountains?	(not selected) ○ Yes ● No
5. Protected river corridors?	(not selected) ○ Yes ● No
6. Floodplains?	(not selected) ○ Yes ● No
7. Historic resources?	(not selected) ○ Yes ● No
8. Other environmentally sensitive resources?	(not selected) ○ Yes ● No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

Submit Application | Save without Submitting | Cancel

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Developments of Regional Impact

DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government:	Hall County
Individual completing form:	
Telephone:	
E-mail:	

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Danji Industrial Park
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	3323 & 3331 Seymour Rd., 2862 & 2894 White Sulphur Rd. Gainesville GA 30501
Brief Description of Project:	Industrial park with multiple buildings to total no more than 875,000 square feet of industrial space.

Development Type:

(not selected)	Hotels	Wastewater Treatment Facilities
Office	Mixed Use	Petroleum Storage Facilities
Commercial	Airports	Water Supply Intakes/Reservoirs
Wholesale & Distribution	Attractions & Recreational Facilities	Intermodal Terminals
Hospitals and Health Care Facilities	Post-Secondary Schools	Truck Stops
Housing	Waste Handling Facilities	Any other development types
Industrial	Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.):	No more than 875,000 sf of industrial space on approximately 107 acres
Developer:	Danji, LLC c/o Brian Hughs
Mailing Address:	135 Maple Street
Address 2:	
	City: Gainesville State: GA Zip: 30501
Telephone:	770-988-6383 ext. 249
Email:	brian@candler.com
Is property owner different from developer/applicant?	(not selected) ● Yes ○ No
If yes, property owner:	Danji, LLC
Is the proposed project entirely located within your local government's jurisdiction?	(not selected) ● Yes ○ No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) ○ Yes ● No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	☑ Rezoning ☐ Variance ☐ Connect Sewer ☐ Connect Water ☐ Permit ☐ Other
Is this project a phase or part of a larger overall project?	(not selected) ○ Yes ● No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project:

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Keck+Wood
COLLABORATION BY DESIGN

MEMORANDUM

To:	Brent Cook, PE, PTOE, RSP1 – Hall County Public Works Department
Cc:	Beth Garmon – DCCM
Date:	May 20, 2026
Project No:	260238.00
Re:	Trip Generation Memo for Danji Site – White Sulphur Road (Gainesville, GA)

An industrial development is planned for a site in Gainesville, Georgia along the south side of White Sulphur Road between Ramsey Road and US 23/SR 365/Cornelia Highway. A Trip Generation analysis was performed to determine the number of new trips that would be generated by the proposed development and added to the adjacent roadway network.

ROADWAYS

US 23/SR 365/Cornelia Highway is a four-lane, divided roadway that traverses north-south through the study area. It is classified as a principal arterial roadway with a posted 65-mph speed limit. Land uses consist primarily of commercial developments and vacant parcels along the roadway. Near the study area, there are no dedicated pedestrian or bicycle facilities.

Ramsey Road is a two-lane, undivided roadway that traverses east-west through the study area. It is classified as a local roadway with no posted speed limit in the vicinity of the project site. Land uses along the route consist primarily of industrial developments. Near the study area, there are no dedicated pedestrian or bicycle facilities.

White Sulphur Road is a two-lane, undivided roadway that traverses north-south (east-west for the purpose of this study) through the study area. It is classified as a major collector roadway with a posted 35-mph speed limit in the vicinity of the project site. Land uses along the route consist primarily of commercial developments. Near the study area, there are no dedicated pedestrian or bicycle facilities.

PLANNED TRANSPORTATION IMPROVEMENTS

A search for planned Georgia Department of Transportation (GDOT) projects in or near the study area was performed using the GDOT GeoPI web application (http://www.dot.ga.gov/DS/Maps/geopi#). Based on that search, the following projects were identified within the proposed study area.

- PI: S015986 – Alignment and Widening of White Sulphur Road and Cagle Road
  - This project includes the alignment and widening of White Sulphur Road at US 23/ SR 365/Cornelia Highway to Cagle Road. A second northwest-bound lane will be added on White Sulphur Road before transitioning into a right-turn lane for the Blue Ridge Connector entrance. This project will also create an additional left-turn lane from northbound US 23/SR 365/Cornelia Highway onto White Sulphur Road. Project completion is expected in Summer 2027.
- PI: 0020731 – Widening of US 23/SR 365/Cornelia Highway from I-985 to Belton Bridge Road
  - This project includes the widening of US 23/SR 365/Cornelia Highway from four (4) to six (6) lanes from I-985 to Belton Bridge Road. Additionally, the project will convert existing

at-grade intersections to limited access interchanges at White Sulphur Road, Ramsey Road, and SR 52 in Lula. Project will also construct overpasses at Kubota Way and Cagle Road. The planned construction for this project is in 2037.

PROPOSED DEVELOPMENT

The proposed development encompasses an industrial development spanning approximately 110 acres, featuring a 624,000 square-foot building and a secondary 100,000 square-foot building. It is proposed to construct one (1) full access driveway along White Sulphur Road for the 624,000 square-foot building and a one (1) full access driveway along White Sulphur Road for the 100,000 square-foot (Refer to Attachment 1 for more details). The site is currently occupied by trees and shrubbery, which will be demolished to provide room for construction of the two industrial buildings.

The development is expected to be built out in 2031. The current site plan is included with this memo as **Attachment 1**.

TRIP GENERATION

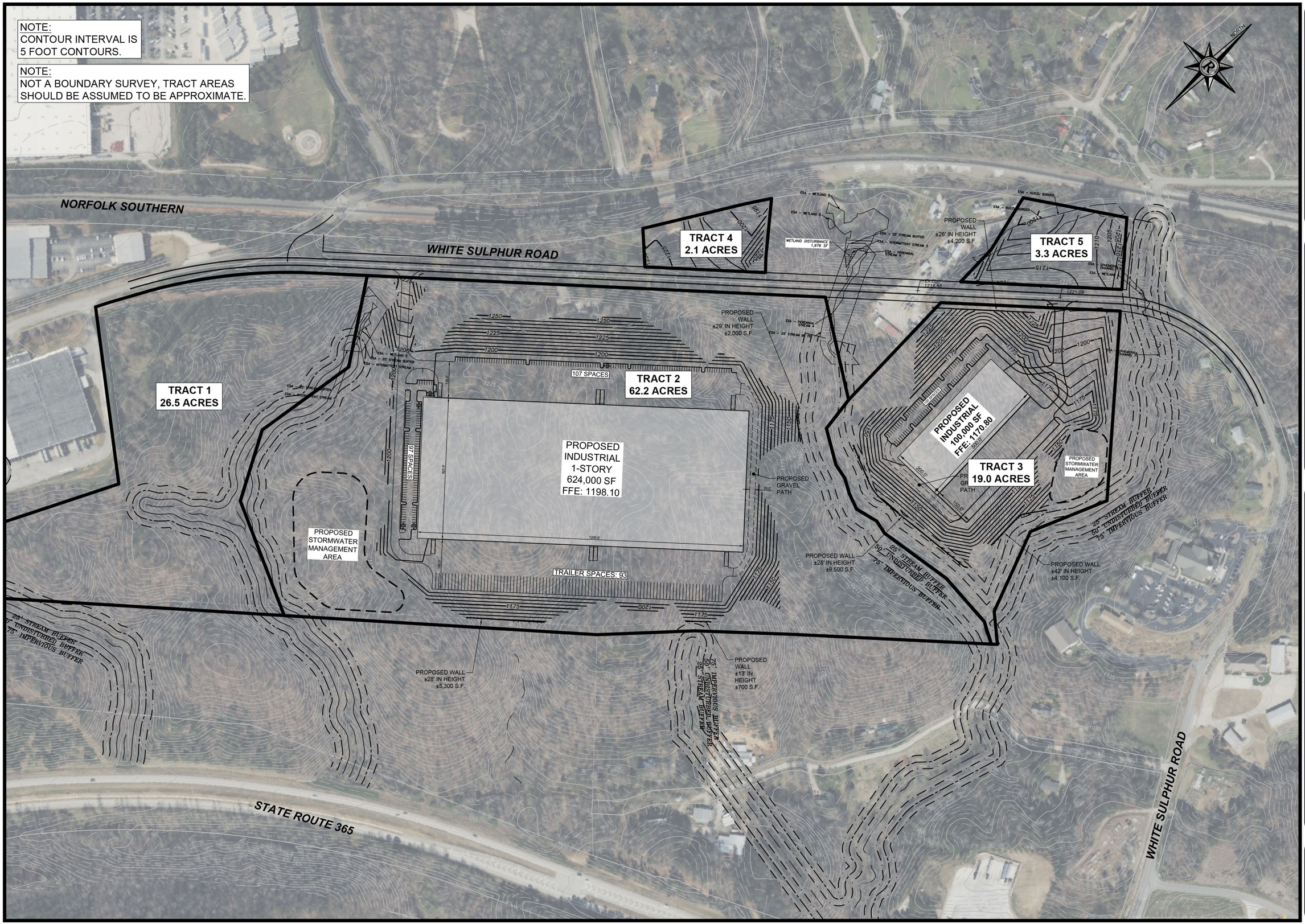
The traffic expected to be generated by the proposed development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. The trips generated for both passenger vehicles and trucks were determined using ITE Land Use Code 150 (ITE LUC 150) – for each of the proposed buildings. The total number of project-generated trips was estimated for a typical weekday and for both the AM and PM peak hours. All of the associated trips with this land usage would be new trips – there are no anticipated pass-by or diverted trips. The trip generation results are shown in Table 1.

Table 1 – Trip Generation Results

ITE	ITE	Size	Unit	Daily			AM Peak Hour			PM Peak Hour		
Category	Code			Total	In	Out	Total	In	Out	Total	In	Out
Warehouse - Total Car Trips	150	624	KSF	875	438	437	76	58	18	88	25	63
Pass-by Trips	0% AM / 0% PM			0	0	0	0	0	0	0	0	0
New Trips				875	438	437	76	58	18	88	25	63
Warehouse - Total Truck Trips	150	624	KSF	268	134	134	12	6	6	12	7	5
Pass-by Trips	0% AM / 0% PM			0	0	0	0	0	0	0	0	0
New Trips				268	134	134	12	6	6	12	7	5
Warehouse - Total Car Trips	150	100	KSF	58	29	29	23	18	5	31	9	22
Pass-by Trips	0% AM / 0% PM			0	0	0	0	0	0	0	0	0
New Trips				58	29	29	23	18	5	31	9	22
Warehouse - Total Truck Trips	150	100	KSF	43	22	21	2	1	1	2	1	1
Pass-by Trips	0% AM / 0% PM			0	0	0	0	0	0	0	0	0
New Trips				43	22	21	2	1	1	2	1	1
Overall Total Trips	(Car Trips + Truck Trips)			1,244	623	621	113	83	30	133	42	91
Overall Pass-By Trips				0	0	0	0	0	0	0	0	0
Overall New Trips				1,244	623	621	113	83	30	133	42	91

The proposed development is centrally situated along White Sulphur Road, providing two (2) main access points for vehicles and trucks traveling to and from US 23/SR 365/Cornelia Highway. Both the White Sulphur Road and Ramsey Road intersections are currently signalized and equipped with necessary turn lanes to promote efficient traffic flow. Furthermore, the White Sulphur Phase 2 Roadway Improvements are slated for completion before the proposed development reaches its build-out year. Given the existing and forthcoming infrastructure, combined with the modest volume of traffic expected from the site, the development is projected to have minimal impact on the local roadway network.

Attachment 1 – Current Site Layout (as of 4/10/2026)



Rochester | DCCM

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | rochester.dccm.com

CONCEPTUAL GRADING PLAN
FOR:
WHITE SULPHUR ROAD

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 VO DS THE SEAL SHOWN HEREON AND ANY LIAB LITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
75' 0' 150' 300'

SHEET 1 OF 1

DATE: 7/14/25
SCALE: 1"=150'
JOB NO. G222053.MGT
DWG NO. *DANJI.dwg
DRAWN BY: ATM

CITY OF
GAINESVILLE

WATER RESOURCES

May 14, 2026

DCCM
Beth Garmon
bgarmon@dccm.com

Re: Water Availability
Proposed Industrial Development
2862 and 2894 White Sulphur Road, 3323 Seymour Road
PINs: 15020 000012, 15020A 000012A, 15020A 000010

Dear Beth,

The purpose of this letter is to confirm the availability of water service to the above-referenced properties.

The City of Gainesville owns and operates an existing 16-inch DIP water main in the right-of-way of White Sulphur Road along the frontage of 2862.

Currently, the City has adequate domestic water capacity to serve your proposed Industrial development. Which we understand will require an anticipated average daily demand of approximately 350,000 gallons per day.

While sanitary sewer capacity isn't being requested or committed to at this time, the City owns and operates an existing 8-inch clay gravity sanitary sewer at the intersection of Sargent Road and Cagle Road. Connection to sanitary sewer at this location will require further discussion of potentially necessary improvements to the City's sanitary sewer system, including but not limited to, gravity sewers, sewer lift stations, force mains and wastewater reclamation facilities.

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

CITY OF
GAINESVILLE

WATER RESOURCES

June 5th, 2026

John Gentry
Hall County Government

Re: Sewer Availability, Proposed Industrial Development
2862 and 2894 White Sulphur Road, 3323 Seymour Road
PINs: 15020 000012, 15020A 000012A, 15020A 000010

Dear John,

The purpose of this letter is to confirm the availability of sewer service to the above-referenced properties. Additionally, it is to provide Hall County the permission and ability to serve this site even though it is located within the City of Gainesville's sewer service district. With the existence of Hall County's gravity sewer lines on White Sulphur Road at or near the boundary of our sewer service districts, the City of Gainesville acknowledges that the gravity service from this referenced site is the most ideal method of sewer service. The City of Gainesville has no objection to Hall County serving sewer to this location.

While the project can be serviced through Hall County's sewer system, the waste water flow eventually flows to the City's Flat Creek Water Treatment Plant. Currently, the City has adequate treatment capacity to serve this proposed Industrial development, which has already been given a water availability notice of 350,000 gallons per day.

At the right time, the City will need to have a detailed discussion with the end user regarding industrial water demands (average annual and peak day), the phasing of the demand, the cycles and seasonality of lower demand and peak demand, fire flow demand, the percentage returned to the sewer, and pollutant parameters in the wastewater flow. This discussion is necessary to determine any required infrastructure improvements including, but not limited to the City's gravity sewer lines, force mains, pump stations and improvements at the Flat Creek Plant.

Confirmation of sewer 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,

Bryan Lackey,
City Manager

cc: Linda MacGregor, Myron Bennett, Nick Swafford

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: June 18, 2026

Subject: July 23, 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 based upon information provided by the applicant and 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.

* 3369 North Waterworks Rd, Abercrombie: Environmental Health provided the applicant a completed Existing System Evaluation for a 20' x 36' storage shed with no plumbing on March 26, 2026.

* 4383 Benefield Road, Kilby: Environmental Health issued septic permit OSC-10942 on April 7, 2026. The approved site plan includes the proposed accessory structure.

* 6164 Lake Lanier Heights Road, Karegeannes: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application. Please note that BOC variance approval does not imply approval from other county departments.

* 2862, 2894 White Sulphur Rd & 3323, 3331 Seymour Rd, DANJI: No comment. Public Sewer

* Hall County Forward 2045 Comprehensive Plan, Staff: No comment.

Outlook

RE: July 23, 2026 Board of Commissioners Planning Items Tentative Packets

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 6/17/2026 4:11 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@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.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, June 12, 2026 2:28 PM
Subject: July 23, 2026 Board of Commissioners Planning Items Tentative Packets

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.

The Tentative Planning Items for the July 23, 2026, Hall County Board of Commissioners Voting Meeting are now available. For consistency, please submit your comments in memorandum format. We would greatly appreciate it. Please note that late comments may not be included in the staff report. The packets were sent via Teams or a separate email.

Reminder: These items will be discussed at next week's Development Review meeting.

When submitting comments, be sure to include:

• Applicant's name
• Property address
• Your corresponding comment

Comments are due Wednesday, June 24, 2026.
Please email all comments to:
• Lynn – ltaylor@hallcounty.org
• Kaitlyn – kelliott@hallcounty.org

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

   Off System, no impacts expected to the State Route.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

   Off System, no impacts expected to the State Route.

3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

   Off System, no impacts expected to the State Route.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

   Off System, no impacts expected to the State Route.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan **| Hall County Planning Staff, applicant**

Thank you,

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

Outlook

White Sulphur Development

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Thu 6/18/2026 2:47 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Matthew Tarver <MTarver@gainesvillega.gov>
Sent: Wednesday, June 17, 2026 9:12 AM
To: Brent Cook (Engineering) <becook@hallcounty.org>
Subject: RE: White Sulphur Development

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.

Hey Brent,

Rhonda and I reviewed and we did not identify any additional intersections to Ramsey and White Sulphur for the developer to evaluate. Appreciate you reaching out and giving us the opportunity to review.

Thanks,

Matt Tarver, P.E.

Deputy Director of Engineering & Transportation

GAINESVILLE

+1.770.538.4977

www.gainesville.org

300 Henry Ward Way, Suite 202

Gainesville, Georgia 30501

P.O. Box 2496 Gainesville, Georgia 30503

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: June 24, 2026

Subject: July 23, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the July 23, 2026, meeting. Upon review, we provide the following comments.

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is in Hall County sewer area, but sewer infrastructure is not nearby.

(3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier

Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. Please coordinate with Public Works to discuss full scope and study expectations. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.
- **Utilities:** This property is located in the Gainesville service district. In order to connect to Hall County sewer, an IGA between Gainesville and Hall County will need to be approved by both parties. Any improvements required for connection to Hall County sewer or to increase sewer capacity will be at the developer's expense.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan **| Hall County Planning Staff, applicant**

- **Engineering**: No comment
- **Traffic:** No comment
- **Utilities:** No comment

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: 6/3/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 7-23-2026 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 7/23/26 meeting. Upon review, we provide the following comments.

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast

side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan | **Hall County Planning Staff, applicant**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
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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 JUNE 25, 2026 AND NO LATER THAN JULY 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 1, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Elizabeth Garmon (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** 6/26/2026 (Date) for Danji, LLC (Name application filed as).

Signature Elizabeth Garmon

(The original document is required)


Jun 26, 2026 at 3:04:22 PM
3331 Seymour Rd
Gainesville GA 30501
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DANJI, LLC
REQUEST: REZONE FROM AR-1 & I-1 TO I-2 FOR INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JULY 23, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


Jun 26, 2026 at 2:56:36 PM
White Sulphur Rd
Gainesville GA 30501
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DANJI, LLC
REQUEST: REZONE FROM AR-1 & I-1 TO I-2 FOR INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JULY 23, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Jun 26, 2026 at 2:46:04 PM
2894 White Sulphur Rd
Gainesville GA 30501
United States




Jun 26, 2026 at 3:10:26 PM
White Sulphur Rd
Gainesville GA 30501
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DANJI, LLC
REQUEST: REZONE FROM AR-1 & I-1 TO I-2 FOR INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JULY 23, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

ITEM 13

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, July 20, 2026 12:49 PM
To: Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)
Cc: John Gentry (Administration); Casey Ramsey (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration); Jennifer Rivera (Administration); Lynn Taylor (Planning)
Subject: 2862, 2894 White Sulfur & 3323, 3331 Seymour Rd - July 23, 2026 BOC meeting
Attachments: Memo _2862, 2894 White Sulfur & 3323, 3331 Seymour Rd 7.23.2026 BOC.pdf

For informational purposes only:

Mr. Chairman and District Commissioners,

Please find attached a memo outlining the updated materials submitted to staff for the application at **2862, 2894 White Sulfur & 3323, 3331 Seymour Rd**. These materials are also enclosed.

If you have any questions, please let us know.

Thank you,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(office) 770-297-2649
(mobile) 678-971-8816
kahmed@hallcounty.org

Hall County Government
PLANNING AND ZONING

HALL COUNTY
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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

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: July 20, 2026

Subject: **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) | **Proposed Use: Industrial Park** | Commission District 3 | **Danji, LLC, applicant**

Mr. Chairman and District Commissioners,

Staff has received an updated site plan for proposed Industrial Park at the above referenced address. The change between the overall site plan, dated 5/12/2026, and the updated site plan dated 7/17/2026 includes 3 access points onto White Sulphur Road for Tract 2 as opposed to a single access point.

The narrative was also updated and includes the following changes:

1. Updated Site plan,
2. Mention of a Pump Station on Tract 2 for connection to County sewer,
3. A list of restricted uses,
4. Removal of several permitted uses in Heavy Industrial,
5. Inclusion of "MDM" as a permitted use.
    a. The narrative states: "**In the food industry, MDM stands for Mechanically Deboned Meat (also known as mechanically separated meat or reclaimed meat). It is a paste-like product created by forcing residual meat and bones through a sieve or high-pressure equipment to extract every last bit of edible tissue.**" All changes to the narrative are highlighted in the included document.

Additionally, the applicant submitted **proffered/modified conditions** for this development. These revisions are shown below in **red**.

Note: Staff has updated the recommended conditions to incorporate the applicant's proffered conditions. Conditions not supported by Staff are shown with **strikethroughs**, supported conditions **remain as written**, and changes are **highlighted in yellow**.

1. The property shall be developed in accordance with the site plan dated July 17, 2026, and as described in the project narrative dated July 20, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Uses shall comply with the Unified Development Code in effect at the time, superseding the uses identified in the submitted Narrative dated July 20, 2026, and restricted by condition #6.
3. Signage shall comply with the Unified Development Code unless a variance is obtained.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
6. The following uses shall be prohibited within the business park:
   a) Livestock or poultry slaughtering
   b) Animal rendering by recycling slaughterhouse by-products into usable materials like fats and protein meals
   c) Brewery, micro-brewery, winery, distillery, or micro-distillery
   d) Composting or storage of organic material
   e) Commercial amusement, indoor
   f) Concert hall, auditorium
   g) Theater
   h) Animal care, indoor or outdoor
   i) Private morgue, mortuary, or crematorium
   j) Boat and recreational vehicle sales, rental, or service
   k) Vehicle sales, rental, or auction
   l) Vehicle repair, major or minor
7. ~~The Developer will place covenants upon the industrial park similar to other industrial parks in the County, such as the Gateway Industrial Centre.~~

Additionally, On July 20, 2026, Brent Cook, Assistant Director of Public Works & Utilities, submitted revised comments for this development. These changes are highlighted below:

> **Traffic:** A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. The intersection to be analyzed in the study will include all proposed development driveways on White Sulphur Road for left and right turn lanes, White Sulphur Road at SR 365, White Sulphur Road at

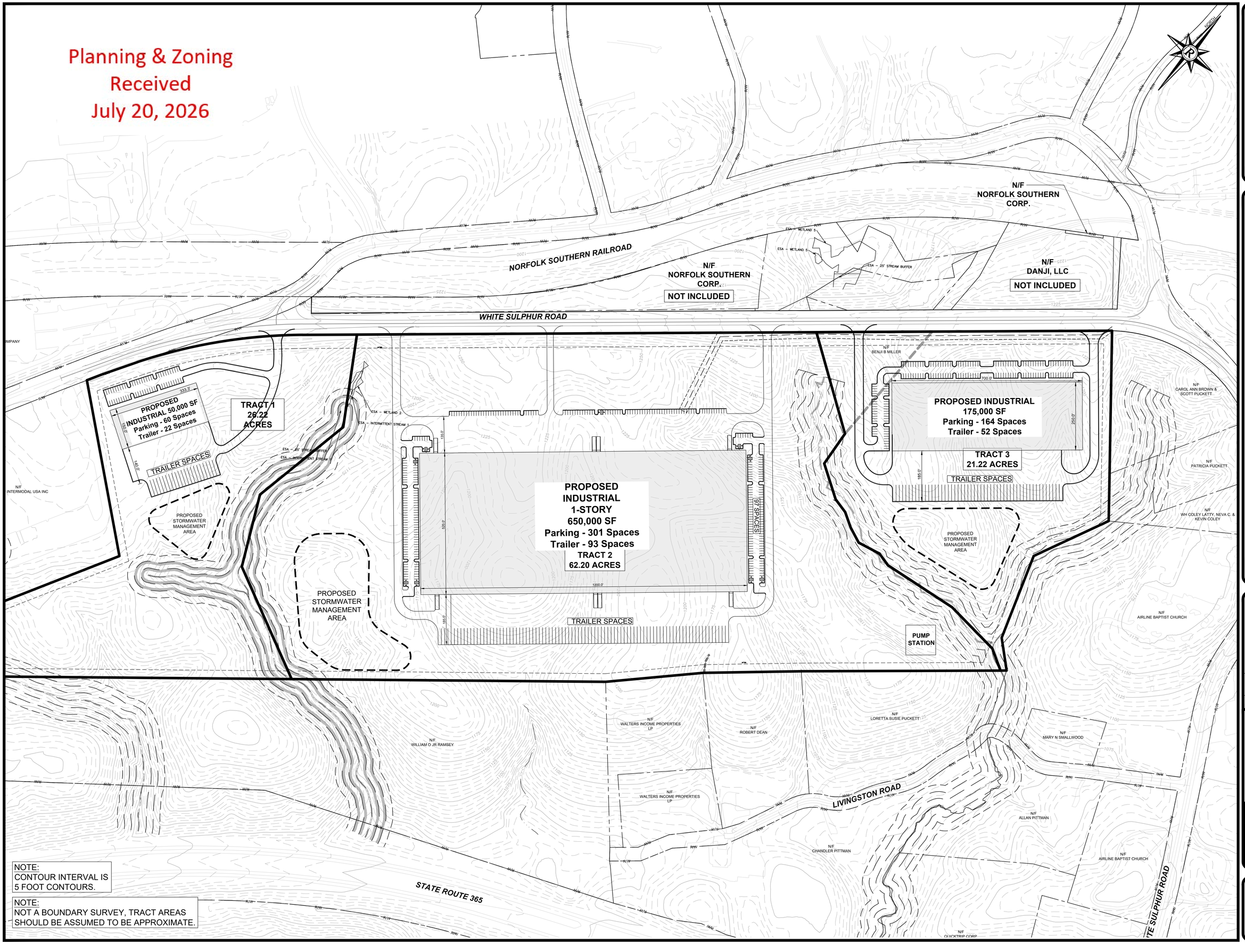
Ramsey Road and Ramsey Road at SR 365. Please include a queueing analysis to verify required storage lengths for existing and proposed turn lanes. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.

The submitted documents are enclosed with this memo. If you have any questions or concerns, please let us know.

Thank you,

Katie Ahmed

Planning & Zoning
Received
July 20, 2026



NOTE:
CONTOUR INTERVAL IS
5 FOOT CONTOURS.

NOTE:
NOT A BOUNDARY SURVEY, TRACT AREAS
SHOULD BE ASSUMED TO BE APPROXIMATE.

DCCM

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

REZONING EXHIBIT
FOR:
WHITE SULPHUR ROAD
DANJI TRACTS
LOCATED IN
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF 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
50' 0' 100' 200'

SHEET
1
OF
1

DATE: 7/17/2026
SCALE: 1"=100'
JOB NO. G204151.DAN
DWG NO. SEW-CNCP
DRAWN BY: ATM

Planning & Zoning
Received
July 20, 2026

DANJI
PROPOSED CONDITIONS OF ZONING
July 20, 2026

The request is to rezone approximately 110± acres from Agricultural Residential 1(AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) for a proposed business park. This document is submitted consistent with requirements of the Unified Development Code of Hall County, Georgia, as adopted November 14, 2024. It accompanies other rezoning application submittal material and is an integral part of the rezoning package to be reviewed by staff and to be subject to the public hearing process. As such it may be modified by mutual agreement of Hall County, Georgia ("County") and the Applicant, Danji (hereinafter "Developer") up to the point of approval by the county commissioners. Upon approval it shall become an integral part of the zoning approval for the properties herein described and depicted in the accompanying Conceptual Plan (hereinafter "Concept Plan"). Additional terms are provided for its interpretation or modification after approval.

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RELATIONSHIP TO COUNTY ZONING ACTION

This narrative explains and clarifies the Concept Plan and related development standards specific to the Danji Business Park (hereinafter "Project"). This method is common for large, complex developments that will be built over a period of several years. It gives the County, adjacent property owners, the general public and Developer, including its successors and assigns, certainty with respect to development standards, while also providing flexibility to the Developer to be able to respond to changes in market conditions and preferences consistent with the intent of the County's Zoning Ordinance as it exists at the time of initial application.

This document is intended to detail and clarify the conditions of zoning and slight modifications to the Hall County Unified Development Code for the Project as described herein and as reflected in the accompanying Exhibits. Due to the complexity of the Project, its projected build-out over a period of several years, and uncertainty of future economic considerations, the County acknowledges the significant rights vested to the applicant based on this approval, and the need for the Developer to be able to rely on these conditions of approval over the life of the project, as long as the project proceeds in general conformance with the program discussed herein. After approval, the conditions of zoning shall be recorded in the public records of Hall County, Georgia and reference to recording information shall be included on any and all plats created for the development.

It is intended that the submitted boundary perimeter of the Project (hereinafter "Project Boundary") and corresponding acreage will be as shown in submittal material. However, zoning conditions of the Project may be applied to additional property outside the initial Project Boundary, if the Applicant acquires additional property and with county commissioner approval via the rezoning process. Consideration of different conditions for the addition of property(ies) after approval(s) shall not prompt or require a re-review of conditions of zoning for the Project as it then exists, but shall apply only to additional lands, if any.

The subject property is located in the Gainesville Character Area, and the Future Land Use designation is Employment Nodes & Corridors. Its location is also immediately adjacent to the East Hall Character Area and Inland Port Future Land Use. This Character Area and the Future Land Use both strongly support new industrial development near the Gainesville Inland Port. The I-2 zoning is compatible on a limited basis with Employment Nodes & Corridors.

ADJACENT DEVELOPMENT

The subject property is located in unincorporated Hall County near the intersection of White Sulphur Road and State Route 365 (Cornelia Highway), and is an assemblage of several tracts zoned Agricultural Residential 1 (AR-1) and one parcel zoned Light Industrial (I-1). Summaries of adjacent properties, the zoning, and development statuses are listed below:

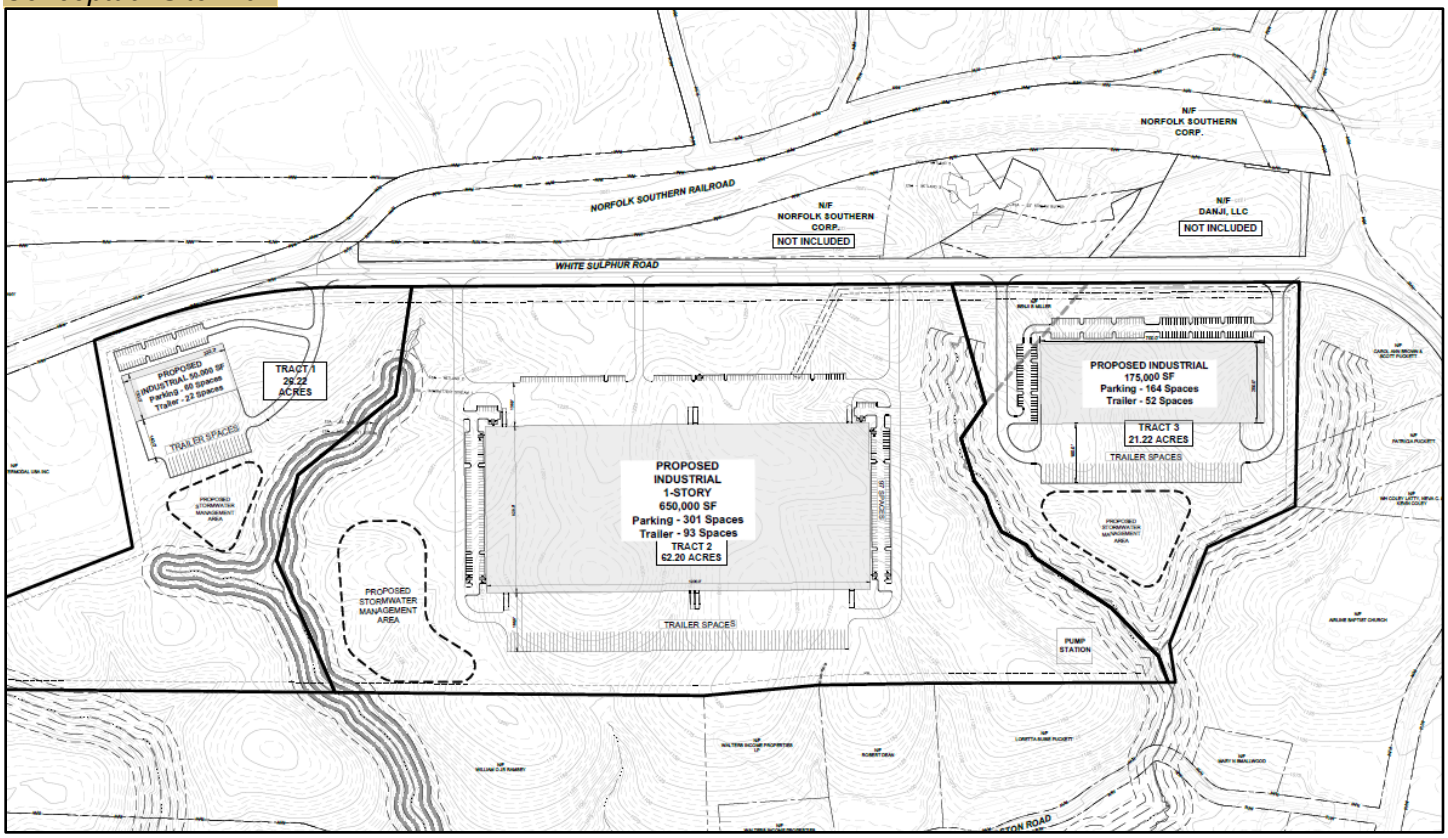
- East – zoned AR-1; developed with single-family residences and a church
  Across White Sulphur Road – zoned I-2; developed with the Blue Ridge Connector, an inland port operated by the Georgia Ports Authority.
- West – zoned I-1; developed with Tatsumi Intermodal (USA) Inc.
- South – zoned AR-1; mix of undeveloped and developed with single-family residences
- North – zoned AR-1; developed with single-family residences
  Zoned Light Industrial (L-1) within the city limits of Gainesville; developed with Kubota USA, Inc.

CONCEPT PLAN

The development of the Project shall be controlled by the Concept Plan, attached hereto as Exhibit "A", the Project Narrative and other exhibits provided as modified in the final approval. The Plan is considered conceptual in nature, and certain modifications to that Plan are anticipated as reflected in the specific language herein. Beyond such specific language, modifications of the location and arrangement of lots, roads, amenities and other improvements that do not materially conflict with specific standards and requirements of these conditions may

be made by the Developer, so long as such modification does not materially alter the location or nature of improvements or change the land use or increase density. The current Plan incorporates light industrial and heavy industrial uses.

Conceptual Site Plan



I-2 ZONING DISTRICT - DANJI BUSINESS PARK

The Project shown in the Concept Plan is strategically located on White Sulphur Road, near its intersection with State Route 365 (Cornelia Highway). The Park will consist of a network of access drives, loading areas and parking lots that will serve three (3) lots varying in size from approximately 19 acres to over 62 acres. The Developer will retain the flexibility to combine or further subdivide the lots in order to accommodate specific needs of future users.

The overall Concept Plan shows a proposed 1-story industrial building measuring approximately 50,000 square feet on Tract 1, a 1-story industrial building measuring 650,000 square feet on Tract 2, and a 175,000 square foot industrial building on Tract 3. Each tract also features access to the development from White Sulphur Road, parking/loading areas, and conceptual stormwater management facilities. A pump station is shown in the southeastern corner of Tract 2 that would connect to county sewer.The Developer acknowledges that the specific standards of these conditions and applicable County codes not otherwise modified herein shall control.

DEVELOPMENT STANDARDS

Dimensional Requirements

The dimensional requirements for the project shall be as outlined in Table 1 below:

Table 1

Dimensional Requirements - Danji Business Park	
Project Acreage	110 +/-
Minimum lot size	15,000 sf
Minimum lot width at building line	75'
Maximum site coverage - individual lot	80%
Minimum open space - individual lot	20%
Minimum open space - overall	20%
Minimum landscape strip along R/W's	10'
Maximum structure height	65'
Front setback from R/W	50'
Side setback	30'
Rear setback	30’
Industrial Park Perimeter Buffer - adjacent to residential uses/zoning districts	30'
Industrial Park Perimeter Buffer adjacent to nonresidential uses/zoning districts	none
Parking ratio – heavy industrial/manufacturing	1.5 spaces per 5,000 sf
Minimum number of off-street loading spaces	1 space per 20,000 sf of floor area

Development Rules and Regulations

The Developer agrees to comply with all applicable County rules and regulations in effect on the date of approval, except as specifically modified herein. The Developer agrees to comply with future amendments to those rules or regulations, except where specific conflicting standards are approved herein, or such future compliance is specifically waived.

Subsequent actions by the County to change Development Standards for other zoning districts of the County shall not apply to the Danji Business Park, unless such changes are county-wide and required by changes in federal or state laws. By approval of the County, the Developer will have substantial vested rights for the Project.

Permitted Uses

This I-2 zoning shall allow for the following uses:

- Craft manufacturing
- MDM - In the food industry, MDM stands for Mechanically Deboned Meat (also known as mechanically separated meat or reclaimed meat). It is a paste-like product created by forcing residual meat and bones through a sieve or high-pressure equipment to extract every last bit of edible tissue.
- Animal processing, packing, treating and storage, ~~livestock or poultry slaughtering~~, ~~animal rendering by recycling slaughterhouse by-products into usable materials like fats and protein meals~~ processing of food and related products
- Laboratory
- Production of food and beverages
- Land-intensive outdoor sales and services
- Repair and/or servicing of industrial, business, or consumer machinery, equipment, or products mainly by providing centralized services for separate retail outlets
- ~~Brewery, micro-brewery, winery, distillery, or micro-distillery~~
- Clothing, textile, or apparel manufacturing
- Assembly or manufacturing of scientific measuring instruments

- Pharmaceutical or medical supply manufacturing
- Printing, bookbinding, or publishing
- Sheet metal, welding, machine shop, or tool repair
- Woodworking, cabinet makers, or furniture manufacturing
- Contractors equipment storage
- Heavy equipment storage
- Truck yard
- Self-service storage
- Building materials storage
- Bulk storage, including non-flammable liquids, cold storage plants, frozen food lockers, household moving and general freight storage
- Distribution of products or merchandise
- Parcel services
- Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred
- ~~Composting or storage of organic material~~
- Wholesale
- Fraternal organization or club, non-profit
- Place of worship
- Community center
- Public buildings and uses
- Major utilities, public
- Small wireless facilities and antennas
- Adult day care center
- ~~Commercial amusement, indoor~~
- ~~Concert hall, auditorium~~
- Indoor shooting range
- ~~Theater~~
- Radio, film, recording, and television studios and stations
- Trade, vocational, or business school
- Medical office, dental office, chiropractor, osteopath, physician, or medical practitioner
- Medical clinic, urgent care, or emergency medical office
- ~~Animal care, indoor or outdoor~~
- Beauty, hair, or nail salon
- Massage therapy
- Personal repair
- Photocopying, printing, or reproduction service
- Tailor, milliner, or upholsterer
- Taxidermist
- Catering service
- ~~Funeral home~~
- ~~Private morgue, mortuary, or crematorium~~
- ~~Boat and recreational vehicle sales, rental, or service~~
- Car wash
- Fuel sales
- Service station
- Truck stop

- ~~Vehicle sales, rental, or auction~~
- ~~Vehicle repair, major or minor~~
- Research and development
- Accessory uses and structures
- Drive-thru facilities
- Garden
- Institutional accessory uses
- Outdoor storage, major or minor
- Religious accessory uses
- Mobile food establishment
- Construction trailer, temporary construction offices housed in trailer or modular buildings
- Conservation Area

In addition, this I-2 zoning shall allow for the following specific uses:

- Proving grounds for equipment performance testing. Such facilities shall be specialized, secure areas designed to test the durability, safety, and performance of equipment, vehicles, and technology under controlled or extreme real-world conditions.
- Equipment maintenance facilities owned and operated by government agencies

Restricted Uses

The following uses shall be prohibited within the business park:

- Livestock or poultry slaughtering
- Animal rendering by recycling slaughterhouse by-products into usable materials like fats and protein meals
- Brewery, micro-brewery, winery, distillery, or micro-distillery
- Composting or storage of organic material
- Commercial amusement, indoor
- Concert hall, auditorium
- Theater
- Animal care, indoor or outdoor
- Private morgue, mortuary, or crematorium
- Boat and recreational vehicle sales, rental, or service
- Vehicle sales, rental, or auction
- Vehicle repair, major or minor

DEVELOPMENT FEES

All applicable fees for water & sewer connections, land disturbance permits and building permits will be administered based on the then current fee schedule for Hall County.

AESTHETICS

Architecture

The Developer proposes a unified development vernacular of building forms, mass, articulation, exterior treatments, surface materials and finishes, complimentary colors and similar details. This approval will guide development of the buildings, with no further architectural approval required outside of the administrative building permit process.

Review and compliance will be monitored through the covenants to be filed on the property.

Landscape Standards

Landscape standards shall be in accordance with the Declaration of Covenants, Restrictions and Easements for Danji Business Park, to be recorded on the property. Any standards not addressed within the covenants shall meet the standards of the UDC.

SIGNAGE

Signage and graphics design standards are developed to establish a cohesive, distinctive and functional system to visually attract and communicate with everyone who visits and works in Danji Business Park. A well-coordinated sign system is also one of the most effective ways of creating lasting identity and way-finding clarity. Project signage along public roadways in Danji Business Park will be designed with high-quality images. A coordinated program of signage for individual sites shall be approved in conjunction with the site plan approval of the building.

All sign square footage criteria are calculated inclusive of the sign monument.

Signage design criteria requested as follows:

Sign Type	Maximum Area per Face (SF)	Maximum Height (ft)	Frequency
User Sign Types			
Ground Mounted Sign	100 sf	12 ft	One (1) sign per lot per street frontage
Portable Sign	8 sf		One (1) per establishment
Wall Sign	1 sf of wall signage per 1 lf of wall length	Not to exceed wall height	One (1) per each tenant having an exterior public entrance
Window Sign	32 sf	12 inches	One (1) per establishment
Projecting Blade Sign	16 sf		One (1) per establishment
Entry Signage	96 sf	12 ft	One (1) per bldg. entrance
Grand Opening and Temporary Signage	32 sf		
Developer Sign Types			
Major Parkway Identification	96 sf	12 ft	One (1) @ White Sulphur Rd
Way-finding Signage	100 sf	15 ft	As needed
Minor Information and Directional Signs	35 sf	8 ft	As needed
Regulatory Signs			As needed

Entry Feature Monuments

A main entrance feature or signage shall be allowed at the entrances from White Sulphur Road. The main entrance features may include extensive walls, fencing, landscaping and signage that is commensurate with the size of the Project and the scale of the entrances.

ENVIRONMENTAL

Flood Plain Management

Flood plains will remain undisturbed with the exception of roadway crossings and utility placement. A trail system may also be constructed within this zone.

Buffers, Landscaping and Tree Protection

An external buffer of 30' will be imposed where the site adjoins a residential zoning district. The buffer may be disturbed and replanted in these areas to the satisfaction of the Declarant. Landscaping and street trees will be required for individual sites within the park, consistent with the requirements provided in the covenants. Retention of specimen trees will be encouraged where feasible.

STORMWATER MANAGEMENT, GRADING AND EROSION CONTROL

Stormwater Management

A series of stormwater management facilities will be designed to serve the project on a basin-wide basis, rather than individual sites. However, individual sites will be required to provide water quality elements for their own stormwater runoff.

Grading and Erosion Control

The Project contemplates multiple areas being open to construction activity concurrently. Similarly, over time multiple phases of concurrent road and lot development may be on going in multiple parcels within multiple phases. At the developer's discretion these may be submitted as stand-alone projects or integrated within common sets of construction plans. Proper erosion control measures are to be maintained at all times with particular attention to steep fill or cut slopes, large areas of grading and areas immediately adjacent to stream buffers. Developer will adhere to all State and Federal requirements regarding erosion and sediment controls.

Stream Buffers

The subject property includes one stream along the eastern boundary. All required buffers and setbacks associated with the stream shall be recognized and adhered to.

DEVELOPMENT PHASING

Danji Business Park is anticipated to be developed over a time frame of several years. It is the Developer's desire and intent to develop all phases of the Project, but no guarantee is made by way of this document, zoning approval, or accompanying Concept Plan that all phases of the Project will be developed.

INFRASTRUCTURE IMPROVEMENTS

In general, the Developer shall be responsible for providing the timely construction of all on-site project-related infrastructure necessary to serve the Project, and to also accommodate or facilitate specific concurrent or future additional on-site system-related improvements of the County. The Developer shall not be required to oversize roads, facilities or pipe systems at their expense, unless accommodation is made for credits or rebates of fees and charges for the portion of system-related improvements that exceed otherwise required project-related improvements.

The construction and installation of infrastructure improvements shall be conducted in conformance with the applicable codes, ordinances, policies and procedures of the County and the other applicable governmental agencies and service providers, unless specifically modified herein. Modification of the requirements of other agencies or providers may be referenced here, but the authority to make such modifications lays with those other parties by separate agreement.

UTILITIES

Water Service

Water service will be provided by the City of Gainesville Water Resources, through an extension

of existing water lines.

Sanitary Sewer Service

Sanitary sewer service will be provided by either Hall County or the City of Gainesville. Further studies are necessary to determine whether gravity sewers will be constructed throughout the property or a pump station will be required.

Other Utilities

All utilities are to be placed underground. Electric, gas, phone, cable and/or fiber are to be placed by respective utility providers as available per County standards in common trench or conduit after curbing and prior to driveway/sidewalk installation. Small cell antenna systems for internet and Wi-Fi as an alternative to cable or fiber may be placed in conjunction with street light poles.

AMENDMENTS TO THESE CONDITIONS

It is understood that the Project is being constructed over an extended period of time in a rapidly growing area; therefore, amendments to these conditions are possible and should be anticipated. In order to protect the interests of the parties involved, along with the interests of neighboring property owners and the general public, these conditions shall be amended under the procedures outlined below:

Changes to the Concept Plan

Certain modifications to the Concept Plan are described above, which are exempt because of distance from the original perimeter of the property or can be administered at a staff level and do not require formal amendment of the Concept Plan. However, if a proposed change does not meet the criteria, a formal amendment must be approved through the same public hearing process as required for the original zoning approval. Examples of these would be major changes at the original perimeter of the property, or changes in use or development standards for the property on the whole.

Changes to the Language of these Conditions

Minor changes or clarifications of the language of these conditions may be made as part of a vote by the county commission at any duly called meeting. These include the adjustment of time frames for specific actions while maintaining the overall intent of Project phasing, the modification of technical specifications for infrastructure improvements, and the addition of new language clarifying issues not previously part of this agreement.

Other changes to the language of these conditions must be approved through the same public hearing process as required for the original zoning approval. This specifically includes the deletion of any required improvements, the addition of any permitted land use(s), any increase, above 10%, in the maximum amount of development permitted, or a change to the criteria for buffers or setbacks for development taking place adjacent to the Project Boundary.

EFFECT OF COUNTY ORDINANCE CHANGES

It is specifically acknowledged that the County may consider changes to its development regulations over the life of this Project's development, construction and occupancy. As such, the parties acknowledge that other development related codes and ordinances change over time, and such changes customarily have different effects on various portions of the Project's development depending upon their stage of completion.

Changes in Conflict with the Concept Plan or these conditions

Changes in County development-related codes, ordinances, policies or practices which are in direct conflict with the details or provisions of the approved Concept Plan or these conditions

shall not apply to the continued development of the Project, except where such changes are mandated by State or Federal law, such as changes to standard building codes, or except where such relate to County-wide fees or charges not addressed by the zoning documents.

Changes to Dimensional or Development Standards, or Subdivision Regulations

It is the intent of the County to allow the Project to develop with a consistent look and feel, and with a level of predictability in development cost over time. Therefore, changes to dimensional standards (such as height, setback, etc.), development standards (such as parking or landscaping requirements, or sign regulations), shall not apply to the remaining phases of development, unless there is a demonstrated compelling public health, safety, morals or welfare interest to require the new standard. Exceptions to this policy would be standards mandated by State or Federal law.

Other County Codes and Ordinances

Nothing within this agreement shall affect the ongoing enforcement of other County codes, regardless of changes over time, including codes affecting the accessory uses of property or maintenance of property.

Planning & Zoning
Received
July 20, 2026

Danji Business Park – Proffered Conditions – 7/17/2026

Staff Recommended Condition	Applicant Proffered Condition
1. The property shall be developed in accordance with the site plan dated May 12, 2026, and as described in the project narrative dated May 13, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.	1. The property shall be developed in accordance with the site plan dated July 17, 2026, and as described in the project narrative dated May 13, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Uses shall comply with the Unified Development Code in effect at the time, superseding the uses identified in the submitted Narrative dated May 13, 2026.	2. Uses shall comply with the Unified Development Code in effect at the time, superseding the uses identified in the submitted Narrative dated May 13, 2026 and restricted by condition #6.
3. Signage shall comply with the Unified Development Code unless a variance is obtained.	NO CHANGE
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.	NO CHANGE
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.	NO CHANGE
	6. The following uses shall be prohibited within the business park: a) Livestock or poultry slaughtering b) Animal rendering by recycling slaughterhouse by-products into usable materials like fats and protein meals c) Brewery, micro-brewery, winery, distillery, or micro-distillery d) Composting or storage of organic material e) Commercial amusement, indoor f) Concert hall, auditorium g) Theater h) Animal care, indoor or outdoor i) Private morgue, mortuary, or crematorium j) Boat and recreational vehicle sales,

	rental, or service k) Vehicle sales, rental, or auction l) Vehicle repair, major or minor
	7. The Developer will agree to place covenants upon the business park similar to other industrial parks in the County, such as Gateway Industrial Centre.

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

SUPPLEMENTAL MEMORANDUM

To: Katie Ahmed, Planning and Zoning Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: July 20, 2026

Subject: Board of Commissioners Agenda, July 23, 2026

Please be advised that our office has reviewed the updated site plan for Tract 2 of the subject rezoning application. Upon review, we provide the following comments.

2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. The intersection to be analyzed in the study will include all proposed development driveways on White Sulphur Road for left and right turn lanes, White Sulphur Road at SR 365, White Sulphur Road at Ramsey Road and Ramsey Road at SR 365. Please include a queueing analysis to verify required storage lengths for existing and proposed turn lanes. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.
- **Utilities:** This property is located in the Gainesville service district. In order to connect to Hall County sewer, an IGA between Gainesville and Hall County will need to be approved by both parties. Any improvements required for connection to Hall County sewer or to increase sewer capacity will be at the developer's expense.

AGENDA ITEM

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

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 432/2026

SUBJECT: **6249 & 0 Ben Parks Road | Rezone |** from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the northwest side of Ben Parks Road approximately 0.36 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 **| Proposed Use: Uses permitted in AR-1 |** Commission District 3 **| James & Suzi Lewis, applicants**

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends APPROVAL, as the proposed zoning is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.

Purpose of Request:

6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the northwest side of Ben Parks Road approximately 0.36 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 | **Proposed Use: Uses permitted in AR-1** | Commission District 3 | **James & Suzi Lewis, applicants**

History:

Facts and Issues:

Options:

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

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Plat
Maps
Deeds
Environmental Health Comments
GDOT Comments
Public Works Comment
Fire Comments
Notice Sign
7-22-2026 Map of Public Comments Rec'd
Public Comment - from Mikkel Stragaard
Public Comment - from Jeff & Tina Hubbard
Public Comment - from Susan Gowan
Public Comment - from Christopher Dyer
Public Comment - from Jerry Hill
Public Comment - from Jan Boswell
Public Comment - from Jessica Baran
Public Comment - from Steve Millwood
Public Comment - from Courtney Buchanan
Public Comment - from Christy Loyd
Public Comment - from Kellie Stragaard
Public Comment - from Denise Conner
Public Comment - from Melanie Richards
Public Comment - from Beth Sinquefield
Public Comment - from Kelly Doane
Public Comment - from Sandra Kirk
Public Comment - from Sherry Hill
Public Comment - from Bob & Andrea Branch
Public Comment - from Billy Buchanan
Public Comment - from John Richards IV

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... James and Suzi Lewis

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

Proposed Use ..... Uses permitted in AR-1

Size ..... 52.95± acres

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

Location ..... **6249 & 0 Ben Parks Road |** Tax Parcels 11065 000012, 000023

Commission District ..... Three

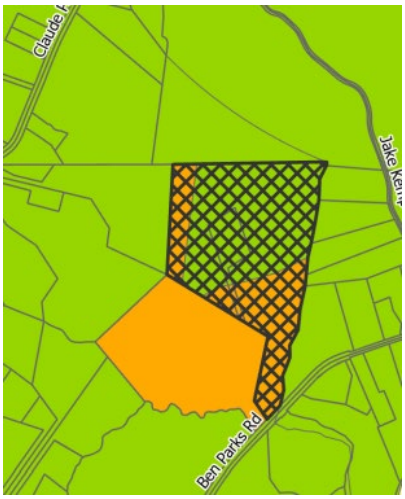
Commission Date ..... July 23, 2026

Staff Recommendation ..... **Approval,** as the proposed zoning is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.

Record Number..... HZON26-0018

Staff recommends <u>APPROVAL</u> of the applicant's request.

<u>Summary Analysis</u>



The applicant is requesting to rezone a combined 52.95<u>+</u> tract from Planned Commercial Development (PCD) and Agricultural Residential 1 (AR-1) to Agricultural Residential 1 (AR-1) for uses permitted in AR-1.

Per Hall County Tax Assessor records, the site is currently developed with a single-family residence and pool built in 2001, detached garage built in 2005, a pavilion built in 2010, and a barn in 2015. Wahoo Creek runs along the eastern property line and the site is impacted by County-studied and FEMA-designated flood zones and stream buffer requirements.

The surrounding properties are zoned Agricultural Residential 1 (AR-1) and developed with single-family residences and agricultural uses with the exception of 6245 Ben Parks Road which is zoned Planned Commercial Development for the purpose of developing a non-profit retreat center.

Per the submitted narrative, a portion of the subject property was rezoned from AR-1 to PCD on April 9, 2026, as part of a coordinated development plan involving the adjoining property at 6245 Ben Parks Road associated with the Thumbs Up Mission non-profit retreat center (HZON26-0003). Since that approval, the prospective purchaser/developer terminated the purchase agreements with the previous property owners and the proposed development plan is no longer moving forward on the subject property as presented at the time of rezoning. The new owners as of June 15, 2026, seek to restore the property to its prior AR-1 classification in order to preserve the rural and agricultural character of the land and ensure continued compatibility with surrounding uses.

The site is served by well and on site septic.

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

Zoning Analysis

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The rezoning to AR-1 is consistent with the use, development and zoning of adjacent and nearby property and is consistent with the future land use designation of Rural Neighborhood.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed rezoning brings the property into compliance with the Comprehensive Plan and will not adversely affect the existing use or usability of adjacent of nearby property.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The portion of the property zoned PCD does not have reasonable economic use as currently zoned as the previously approved non-profit retreat center no longer proposes use of this property and requires the remaining acreage not part of this parcel.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed zoning would**

not cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed rezoning is in conformity with the future land use designation of Rural Neighborhood, which supports low-density agricultural or residential development and preservation of natural features.**

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

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

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **The previously planned project is no longer moving forward for this portion of property, creating a hardship for the property owner. The AR-1 zoned portion of the site cannot function as intended because it is constrained by the remaining PCD-zoned area.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The site is currently developed with a single-family residence and residential accessory structures.**

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 previously approved project for PCD zoned portion of the property is no longer moving forward.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district. It aligns with and is compatible with the surrounding AR-1 district, which comprises the majority of nearby properties, ensuring continuity with existing land-use patterns.**

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 county as the use is consistent with the intent of the future land use designation Rural Neighborhood, which supports low-density agricultural or residential development and preservation of natural features.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **This rezoning restores the property to its previous zoning and allowable uses.**

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 June 9, 2026, the Hall County Environmental Health Department stated, "No comment."

Georgia Department of Transportation
In an email dated June 9, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off System no impacts expected to the State Route system."

Hall County Public Works and Utilities
In a memorandum dated June 10, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
No concerns with traffic volumes.

Utilities:
No comment. Property is in Hall County sewer district, but no sewer facilities are located in the area.

Hall County Fire Marshal
In a memorandum dated June 3, 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 | F: 770-531-3502

HALL COUNTY
GEORGIA
"We have it all in Hall"

Rezoning Application # HZON24-0018

ZONING APPLICATION

Applicant (Name & Mailing Address)

James and Suzi Lewis
6249 Ben Parks Road
Murrayville, GA 30564

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)

James and Suzi Lewis
6249 Ben Parks Road
Murrayville, GA 30564

Phone [redacted]

Email Address [redacted]

Contact Person (Name & Mailing Address)

See above

Phone

Email Address

Status of Applicant

(Owner)
Option to Purchase
Area Resident Other

Requested Action

Existing Zoning: PCFD
Rezone to: AR-1

Proposed Use(s) Residential

Tax Parcel Number 11065-000012 Acreage 54 acres
Location Address 6249 Ben Parks Road Murrayville, GA 30564

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

Print: Suzi Lewis JAMES L LEWIS, JR Date: June 25, 2024
Sign: Suzi Lewis Date: June 25, 2024

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign: Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

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

HALL COUNTY
GEORGIA
We have it all in Hall

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'sSignature: Suzi O Lewis **Date:** June 25, 2024

Applicant's/Owner's Name(Printed): Suzi O. Lewis

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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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: 6-30-20

Applicant's/Owner's Name(Printed): JAMES R LEWIS, III

NARRATIVE

Rezoning of 6249 & 0 Ben Parks Road, Murrayville, GA

June 25, 2026

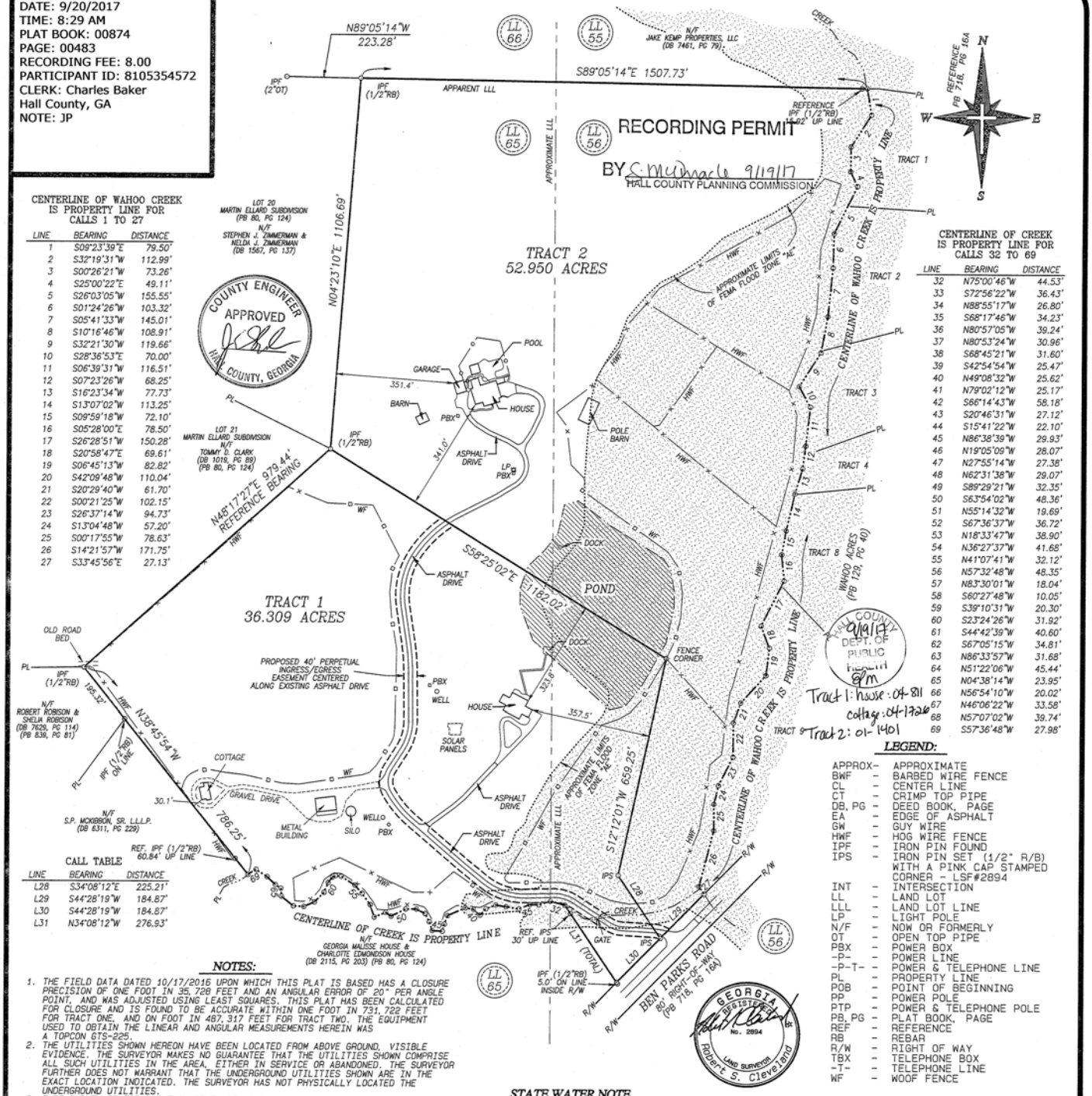
James and Suzi Lewis, new owners of the properties located at 6249 and 0 Ben Parks Road, respectfully submit this application to rezone the subject parcels from Planned Commercial Development (PCD) back to Agricultural Residential 1 (AR-1).

The properties were originally rezoned from AR-1 to PCD on April 9, 2026, as part of a coordinated development plan involving the adjoining property (6245 Ben Parks Road) associated with Thumbs Up Mission (HZON26-0003). Since that approval, the prospective purchaser/developer terminated the acquisition contract with the previous property owners, David Jernigan and Keeley Dodd, and the proposed development plan is no longer moving forward as presented at the time of rezoning.

The Lewises do not intend to pursue development under the PCD designation. Instead, they seek to restore the properties to their prior AR-1 classification in order to preserve the rural and agricultural character of the land and ensure continued compatibility with surrounding uses.

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

RECORDING PERMIT
BY S. McDonald 9/19/17
HALL COUNTY PLANNING COMMISSION



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

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

CENTERLINE OF CREEK IS PROPERTY LINE FOR CALLS 32 TO 69

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

CALL TABLE

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

LEGEND:

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

NOTES:

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

STATE WATER NOTE

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

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

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the O.C.G.A. Section 15-6-67.

Robert S. Cleveland
Registration No. 2894

8/31/2017
Date:

1.	8/31/2017	REVISED CERTIFICATE
	DATE	DESCRIPTION

REVISIONS

RECOMBINATION SURVEY FOR:

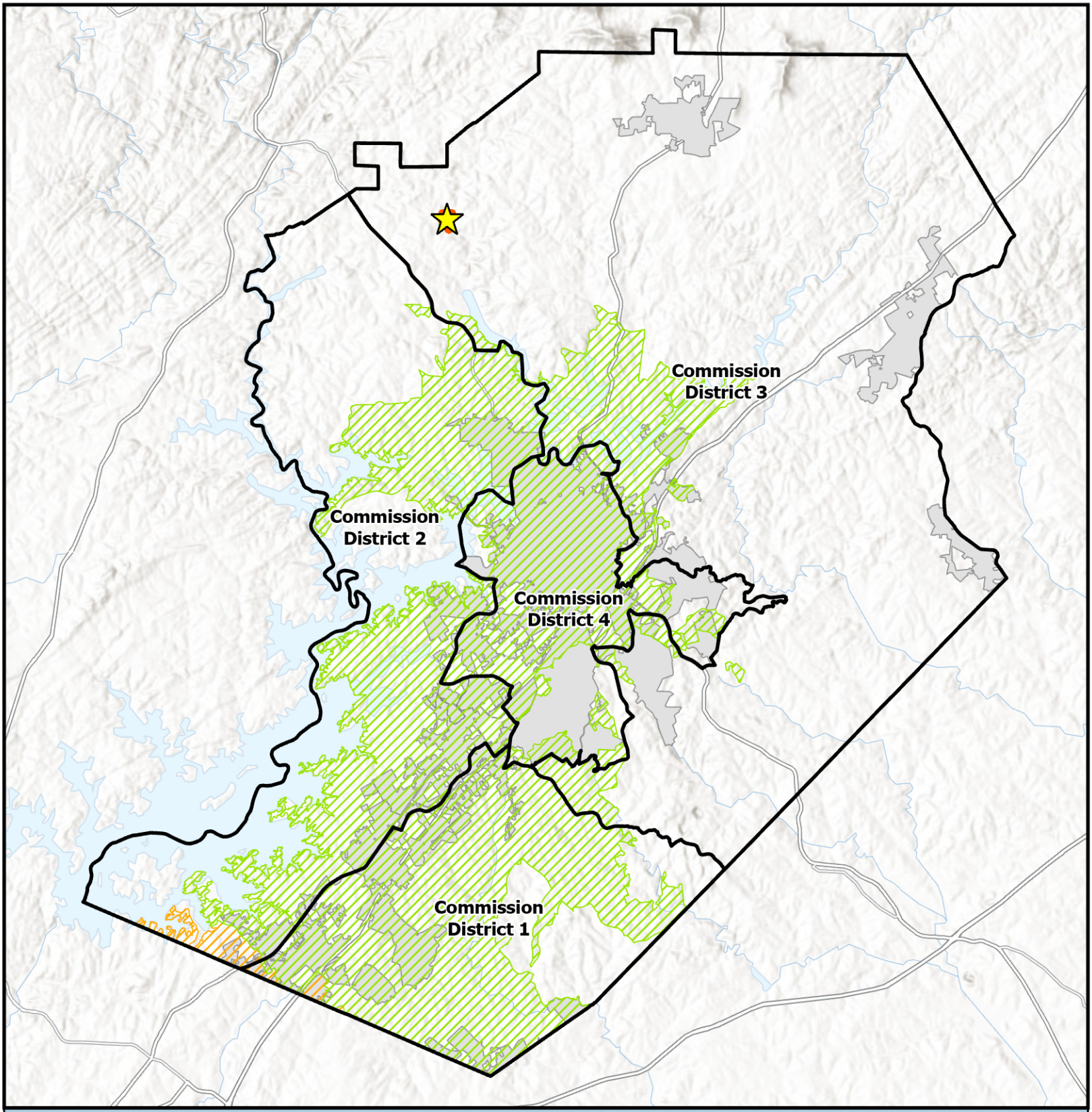
STEVE P. McKIBBON

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

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

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

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



Overview Map

Subject Area
Commision Districts
City Limits

Urbanized Zone Areas

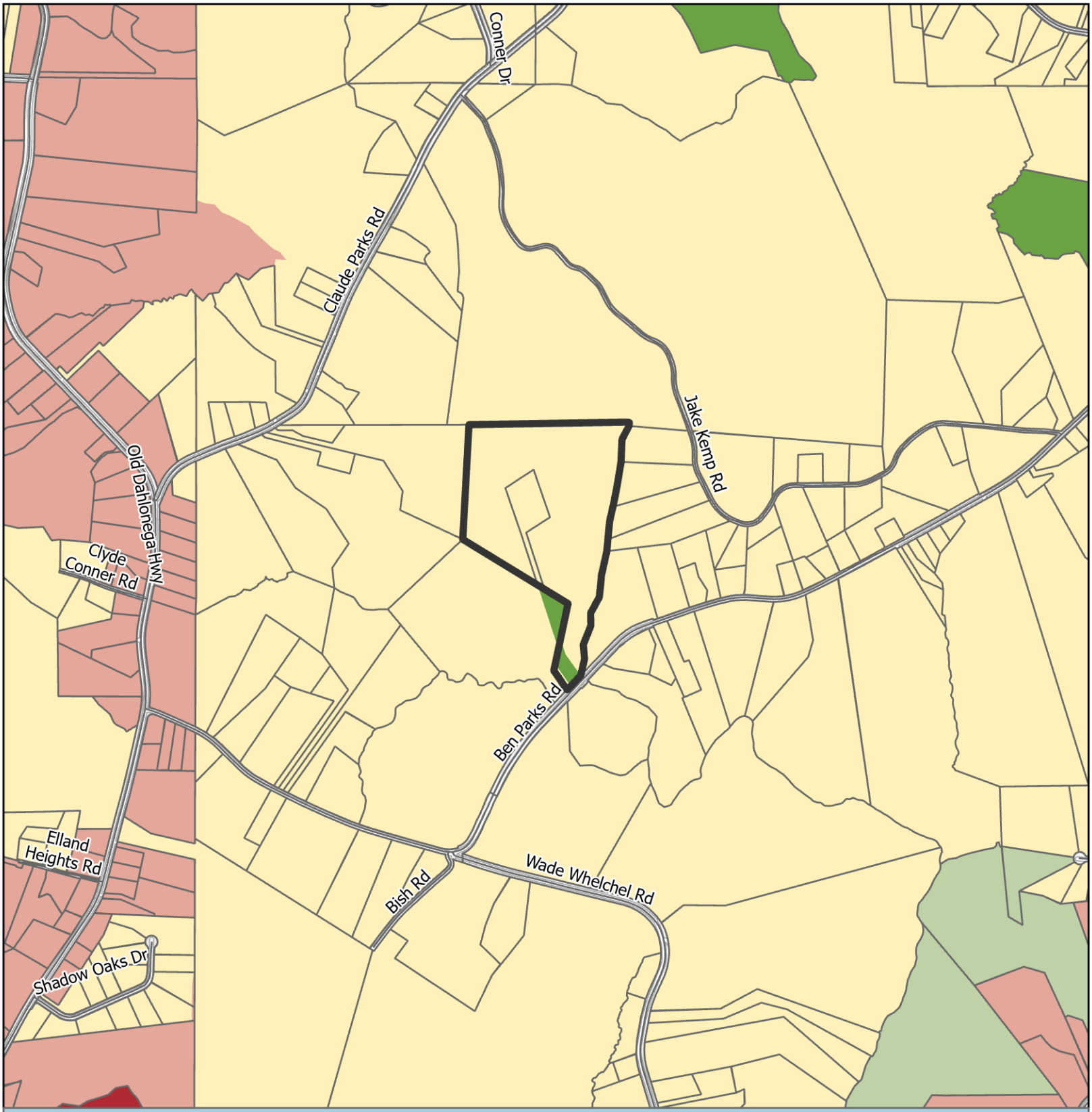
Atlanta, GA
Gainesville, GA

Subject Area Location

Applicant: James & Suzi Lewis
Tax Parcel #: 11065 000012 & 11065 000023
Location: 6249 & 0 Ben Parks Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/29/2026



Future Land Use Map

Subject Area
City Limits

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

Applicant: James & Suzi Lewis
Tax Parcel #: 11065 000012 & 11065 000023
Location: 6249 & 0 Ben Parks Road
Commission District: 3

HALL COUNTY
GEORGIA
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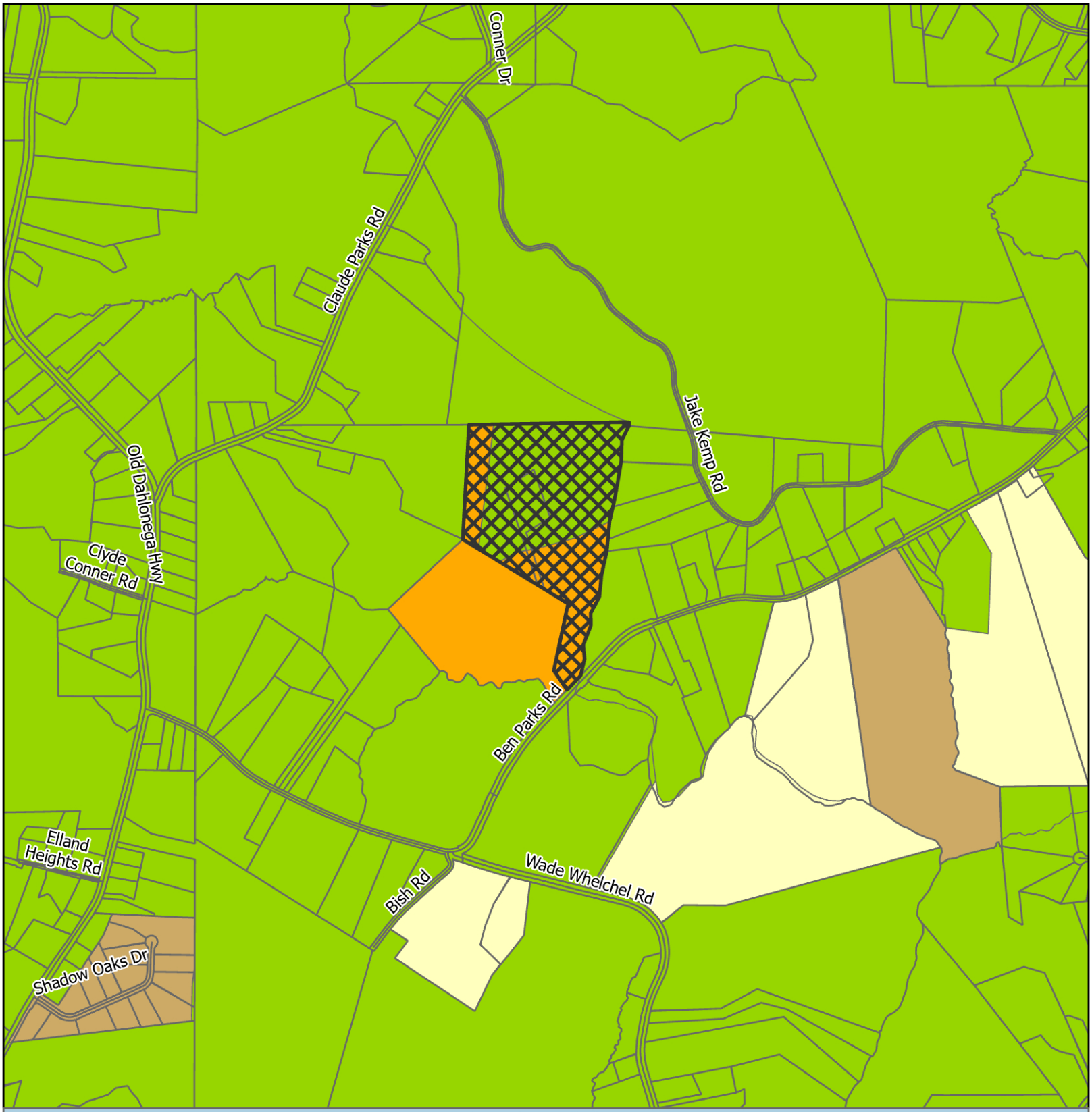
Date Prepared: 6/29/2026



Zoning Map

Subject Area
City Limits

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

Applicant: James & Suzi Lewis
Tax Parcel #: 11065 000012 & 11065 000023
Location: 6249 & 0 Ben Parks Road
Commission District 3

HALL COUNTY
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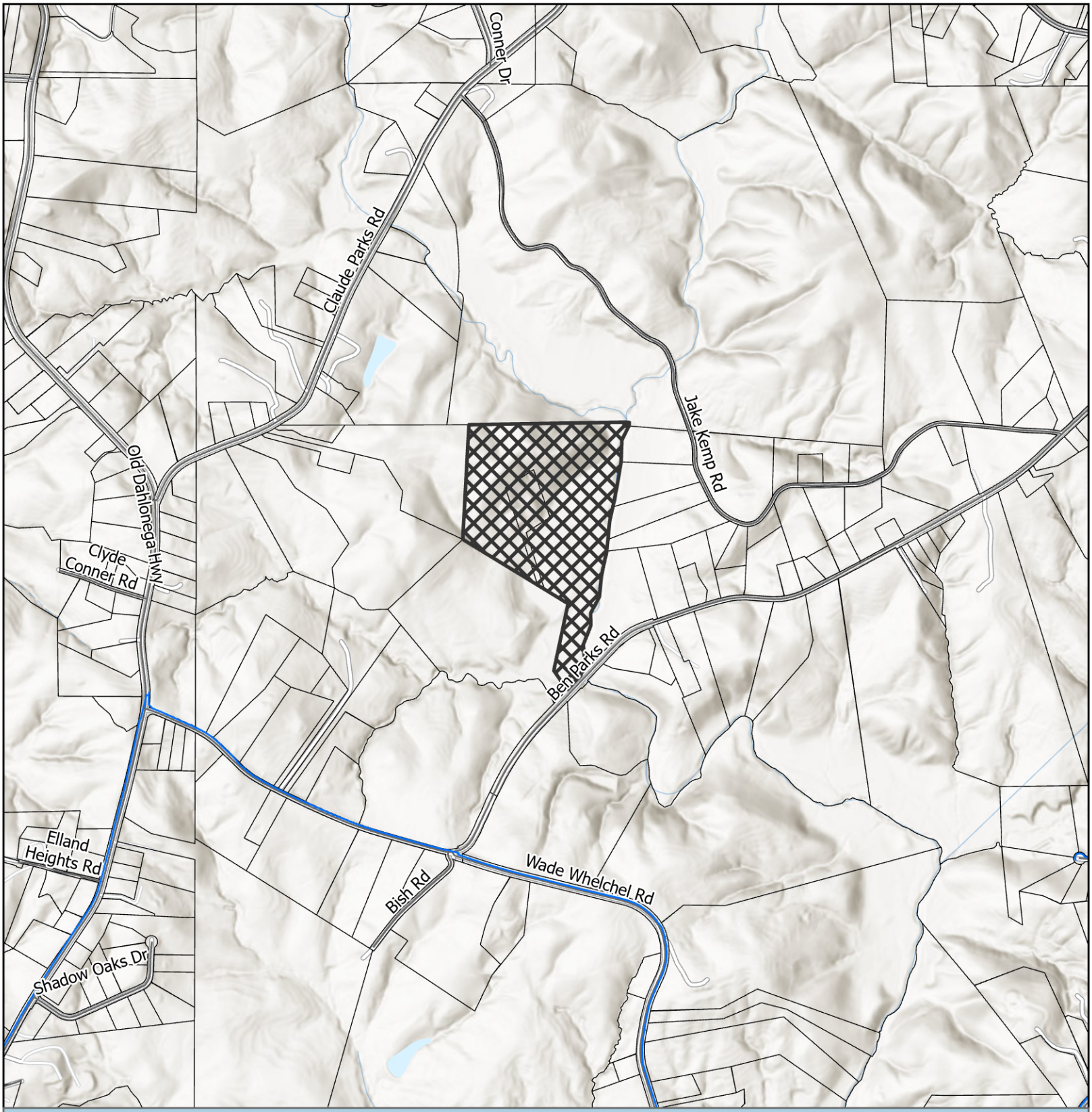
Date Prepared: 6/29/2026



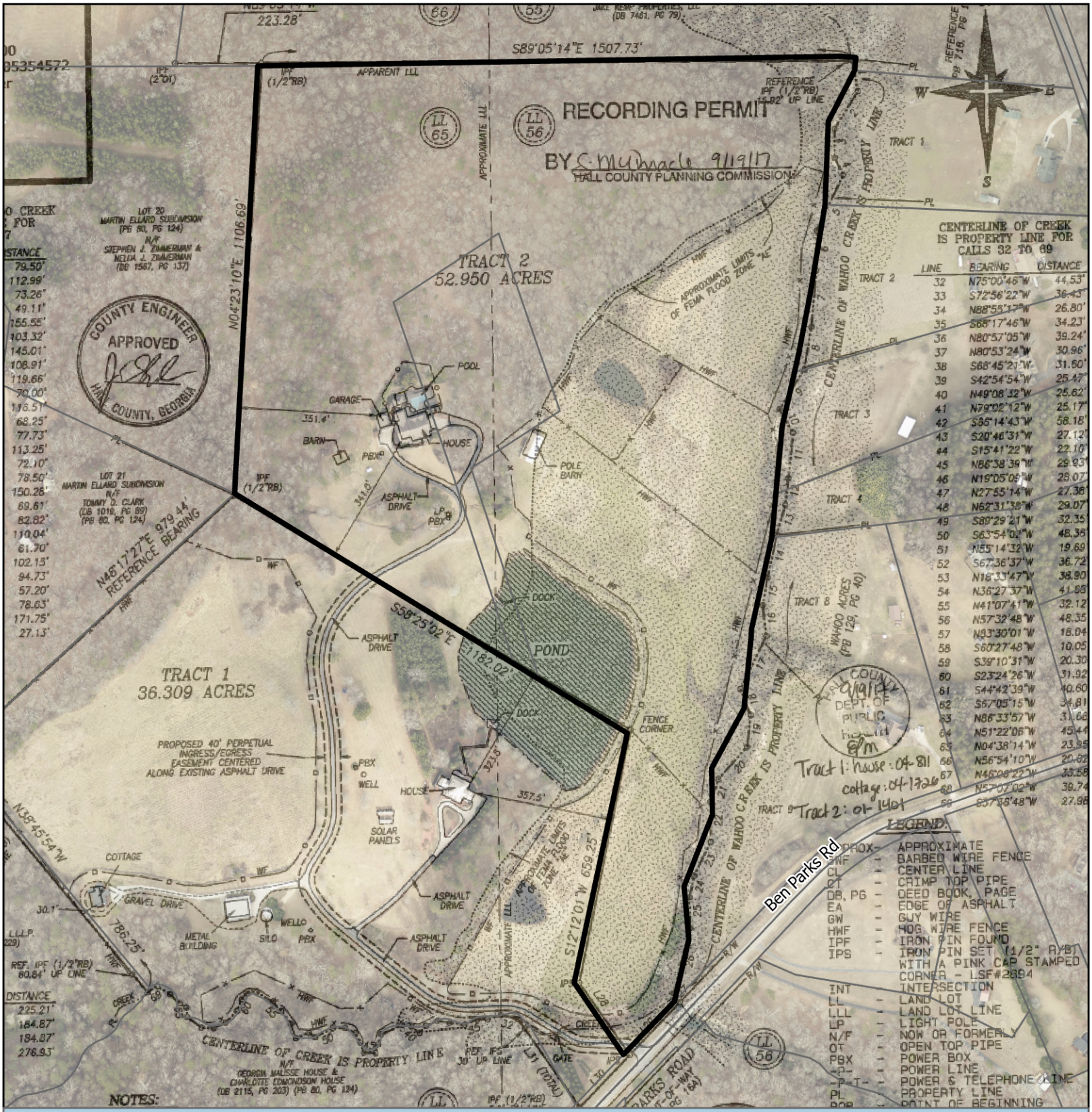
Utilities Map

- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: James & Suzi Lewis
Tax Parcel #: 11065 000012 & 11065 000023
Location: 6249 & 0 Ben Parks Road
Commission District 3

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

Date Prepared: 6/30/2026



Site Plan & Aerial Map

Subject Area
centerline
parcel

Applicant: James & Suzi Lewis
Tax Parcel #: 11065 000012 & 11065 000023
Location: 6249 & 0 Ben Parks Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/30/2026

Campbell & Brannon
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: CA260981T
(Phone No.: (770)521-1180)

eFiled and eRecorded
DATE: 06/16/2026
TIME: 4:06 PM
DEED BOOK: 9876
PAGE: 728 - 731
FILING FEES: $25.00
TRANSFER TAX: $2,500.00
PT61: 069-2026-004293
RECORDED BY: CH
CLERK: Mark Pettitt
Hall County, GA

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 11065 000012 and 11065 000023

LIMITED WARRANTY DEED

THIS INDENTURE, made on **15th day of June, 2026**, between

Keeley K. Dodd and David Jernigan

(hereinafter referred to as "Grantor") and

James Robert Lewis, III and Suzi Owens Lewis
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: 10/10/2028
[Attach Notary Seal]

Notary Public State of Florida
Joannah Bowle
My Commission HH 602625
Expires 10/10/2028

Keeley K. Dodd (Seal)
Keeley K. Dodd

(Seal)
David Jernigan

EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 56 and 65 of the 11th District, Hall County, Georgia, consisting of 52.95 acres, more or less, and being designated as Tract 2 on a certain plat of survey entitled Recombination survey for Steve P. McKibbon, by Robert S. Cleveland, Ga RLS No. 2894, dated 10/18/2016, recorded in Plat Book 874, Page 483, Hall County, Georgia Records, said plat being incorporated herein and made a part hereof.

Florida Notarial Jurat

STATE OF FLORIDA

COUNTY OF Manatee

Sworn to (or affirmed) and subscribed before me by personally appearing before me by means of physical presence ~~or online notarization~~, this 10th day of June, 2026, by, Keeley K. Dodd .(name of person making statement)
David A. Jernigan

Joannah Bowie

(Signature of notary public – State of Florida)

Joannah Bowie

(Print, Type, or Stamp Commissioned Name of Notary Public)

My commission expires: 10/10/2028

Official Seal

Personally known OR

Produced identification

Type of identification produced: FIDI# KD D300.511.72.717-1
GDI# 071306028

Notary Public State of Florida
Joannah Bowie
My Commission HH 602625
Expires 10/10/2028

GEORGIA DEPARTMENT OF PUBLIC HEALTH
District 2 Public Health

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: June 9, 2026

Subject: July 9, 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 based upon information provided by the applicant and 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.

* 1161 Candler Road, Carrol Daniel Construction: No comment. Public Sewer.

* 6249/0 Ben Parks Road, Jernigan/Dodd: No comment.

* 6250/6255 Old Dawsonville Hwy (A/B/C), The Ark at Lake Lanier, LLC: 6250 Old Dawsonville Hwy is served by two septic systems consisting of a 6 bedroom Eljen system and a 1 bedroom Eljen system. The total number of approved bedrooms for 6250 Old Dawsonville Hwy is 7 (seven) regardless of the design/capabilities of the septic systems installed. Property should be rented as a whole to one tenant/related party. Approval for Short Term Rental use/licensing to be determined by Hall County Community Development & Infrastructure. 6255 Old Dawsonville Hwy is served by a 2 bedroom septic system. Any proposed parking on this parcel must meet required setbacks to the existing septic system and not impact future repair area.

Outlook

RE: July 9, 2026 Board of Commissioners Planning Items Tentative Packets

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 6/9/2026 1:58 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Peevy, Jonathan <jpeevy@dot.ga.gov>; Dorminey, Madison N <mdorminey@dot.ga.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

Please see the below responses in red.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, June 9, 2026 8:56 AM
To: Dykes, Jason <jdykes@dot.ga.gov>; Brent Cook (Engineering) <becook@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Hash, Christopher M <CHash@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (Public Works - Sewer) <kmartinez@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Development Services) <kturner@hallcounty.org>; Lauren Brandao (Engineering) <lbrandao@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Mandy Bolton (Building Inspection) <mbolton@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Cone (Building Inspection) <scone@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>
Subject: Fw: July 9, 2026 Board of Commissioners Planning Items Tentative Packets

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

As a reminder these comments are due tomorrow. Please let me know if you have any concerns with this deadline.

Thank you,

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

HALL COUNTY
GEORGIA
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Please note: Hall County will be implementing our new NextRequest Open Records Request portal on July 1, 2026. Current ORR specific email addresses (such as orr_bocc@hallcounty.org, etc.) will be deactivated, and all requests will need to be submitted through the new portal (https://hallcountyga.nextrequest.com/).

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

Hall County Planning and Zoning does NOT accept wire transfers.

All payments must be made through the Accela Portal or in person.
If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, May 29, 2026 5:00 PM
Subject: July 9, 2026 Board of Commissioners Planning Items Tentative Packets

The Tentative Planning Items for the June 25, 2026 Hall County Board of Commissioners Voting Meeting are now available. For consistency, please submit your comments in memorandum format. We would greatly appreciate it. Please note that late comments may not be included in the staff report. The packets were sent via Teams or a separate email.

Reminder: These items will be discussed at next week's Development Review meeting.

When submitting comments, be sure to include:
• Applicant's name
• Property address
• Your corresponding comment

Comments are due Wednesday, June 10, 2026.
Please email all comments to:
• Lynn – ltaylor@hallcounty.org
• Kaitlyn – kelliott@hallcounty.org

1161 Candler Road | Variance to Article 8 | to site development standards | on a 4.58± acre tract located on the east side of Candler Road at its intersection with I985 Exit 20 Northbound | Zoned I-2; Tax Parcels 15035 000056 **| Proposed Use: Commercial addition |** Commission District 3 **| Carroll Daniel Construction, applicant**

Minor impacts expected to the State Route system, coordination required.

6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 **| Proposed Use: Uses permitted in AR-1 |** Commission District 3 **| David Jernigan and Keeley Dodd, applicants**

Off-System no impacts expected to the State Route system.

(A) 6250 & 6255 Old Dawsonville Road | Special Use | for event facility | on two tracts totaling 3.51± acres located on the north and south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B **| Proposed use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

Off-System no impacts expected to the State Route system.

(B) 6255 Old Dawsonville Road | Variance to Section 8.4.1 | to parking standards | on a 1.56± acre tract located on the south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000008B **| Proposed Use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

Off-System no impacts expected to the State Route system.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Planning and Zoning

(770) 531-6810

kelliott@hallcounty.org

www.hallcounty.org

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

HALL COUNTY
GEORGIA
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Hall County Planning and Zoning does NOT accept wire transfers.

All payments must be made through the Accela Portal or in person.
If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: June 10, 2026

Subject: July 9, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the July 9, 2026, meeting. Upon review, we provide the following comments.

1161 Candler Road | Variance to Article 8 | to site development standards | on a 4.58± acre tract located on the east side of Candler Road at its intersection with I985 Exit 20 Northbound | Zoned I-2; Tax Parcels 15035 000056 **| Proposed Use: Commercial addition |** Commission District 3 **| Carroll Daniel Construction, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic:** All access is from SR 60. A GDOT permit or traffic signal permit revision may be required.
- **Utilities:** No comment. Property is located in Gainesville sewer district.

6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 **| Proposed Use: Uses permitted in AR-1 |** Commission District 3 **| David Jernigan and Keeley Dodd, applicants**

- **Engineering**: No comment
- **Traffic:** No concerns with traffic volumes.
- **Utilities:** No comment. Property is in Hall County sewer district, but no sewer facilities are located in the area.

(A) 6250 & 6255 Old Dawsonville Road | Special Use | for event facility | on two tracts totaling 3.51± acres located on the north and south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B **| Proposed use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

(B) 6255 Old Dawsonville Road | Variance to Section 8.4.1 | to parking standards | on a 1.56± acre tract located on the south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000008B **| Proposed Use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

(C) 6250 Old Dawsonville Road | Variance to Section 4.1 | to reduce the minimum yards | on a 1.95± acre tract located on the north side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000006A **| Proposed use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic:** The existing driveway for the parking across the street shall be used. No new access will be allowed. The existing site has 5 driveways. One of the driveways serving the sports court area shall be closed. A pedestrian crossing plan shall be submitted to Hall County Engineering for approval.
- **Utilities:** No comment. Property is in Hall County sewer district, but no sewer facilities are located in the area.

HALL COUNTY
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POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

Hall County Government
FIRE RESCUE

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 6/3/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 7-9-2026 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 6/25/26 meeting. Upon review, we provide the following comments.

1161 Candler Road | Variance to Article 8 | to site development standards | on a 4.58± acre tract located on the east side of Candler Road at its intersection with I985 Exit 20 Northbound | Zoned I-2; Tax Parcels 15035 000056 **| Proposed Use: Commercial addition |** Commission District 3 **| Carroll Daniel Construction, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 **| Proposed Use: Uses permitted in AR-1 |** Commission District 3 **| David Jernigan and Keeley Dodd, applicants**

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Hall County Fire Marshal's Office comments for proposed event facility with lodging.

Life Safety Code 2024 Edition 43.7.2 Change of Occupancy Classification.
Where the occupancy classification of an existing building or portion of an existing building is changed, the building shall meet the requirements of Life Safety Code Section **43.7.2.1** or **43.7.2.3**.

The applicant is changing the occupancy and use from short term rental to event venue with lodging. The change of use will require the current structure to meet life safety code requirements for the occupancy created by the change. Applicant is requesting sleeping accommodations for 27 overnight guests including an assembly area for gatherings.

Life Safety Code 2024 Edition, 3.3.180 Lodging or Rooming House.
A building or portion thereof that does not qualify as a one- or two-family dwelling, that provides sleeping accommodations for a total of 16 or fewer people on a transient or permanent basis.

Life Safety Code 2024 Edition, 3.3.157* Hotel.
A building or groups of buildings under the same management in which there are sleeping accommodations for more than 16 persons.

Both lodging and hotel occupancies are required by life safety code to have a supervised fire protection system including fire alarm system. If the occupancy exceeds 12,000 square feet an emergency responders radio communications system test will be required to determine emergency radio signal strength compliance.

(B) 6255 Old Dawsonville Road | Variance to Section 8.4.1 | to parking standards | on a 1.56± acre tract located on the south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000008B **| Proposed Use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

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(C) 6250 Old Dawsonville Road | Variance to Section 4.1 | to reduce the minimum yards | on a 1.95± acre tract located on the north side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000006A **| Proposed use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

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The applicant is changing the occupancy and use from short term rental to event venue with lodging. The change of use will require the current structure to meet all applicable life safety code requirements for the occupancy created by the change. Applicant is requesting sleeping accommodations for 27 overnight guests including an assembly area for gatherings.

Life Safety Code 2024 Edition, 3.3.180 Lodging or Rooming House.
A building or portion thereof that does not qualify as a one- or two-family dwelling, that provides sleeping accommodations for a total of 16 or fewer people on a transient or permanent basis. See Chapter 26 for lodging life safety code requirements.

Life Safety Code 2024 Edition, 3.3.157* Hotel.
A building or groups of buildings under the same management in which there are sleeping accommodations for more than 16 persons. See Chapter 28 for hotel life safety code requirements.

Both lodging and hotel occupancies are required by life safety code to have a supervised fire protection system including fire alarm system. If the occupancy exceeds 12,000 square feet an emergency responders radio communications system test will be required to determine emergency radio signal strength compliance.

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
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HALL COUNTY
HIGHLANDS
ISLANDS
FIRE
RESCUE

Outlook

6249 & 0 Ben Parks Road Notice Sign

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Mon 7/6/2026 11:15 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

3 attachments (23 MB)
368.jpg; 366.jpg; 367.jpg;

From: David Jones (Marshals) <dwjones@hallcounty.org>
Sent: Monday, July 6, 2026 11:02 AM
To: Richard Ellis (Marshals) <rellis@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Colton Brown (Marshals) <cabrown@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Subject: Re: 6249 & 0 Ben Parks Road Notice Sign

Posted at 10:30am 7/6/26.

Officer D.Jones
Marshal's Office
Hall County Community Development and Infrastructure
(770) 531-6762 | www.hallcounty.org

HALL COUNTY
GEORGIA
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ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: JAMES & SUZI LEWIS

REQUEST: REZONE FROM AR-1 & PCD TO AR-1

FOR USES PERMITTED IN AR-1

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: JULY 23, 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: JAMES & SUZI LEWIS
REQUEST: REZONE FROM AR1 & PCD TO AR-1
FOR USES PERMITTED IN AR-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JULY 23, 2026
Time: 6:00 PM.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

6249

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: JAMES & SUZI LEWIS

REQUEST: REZONE FROM AR1 & PCD TO AR-1 FOR USES PERMITTED IN AR-1

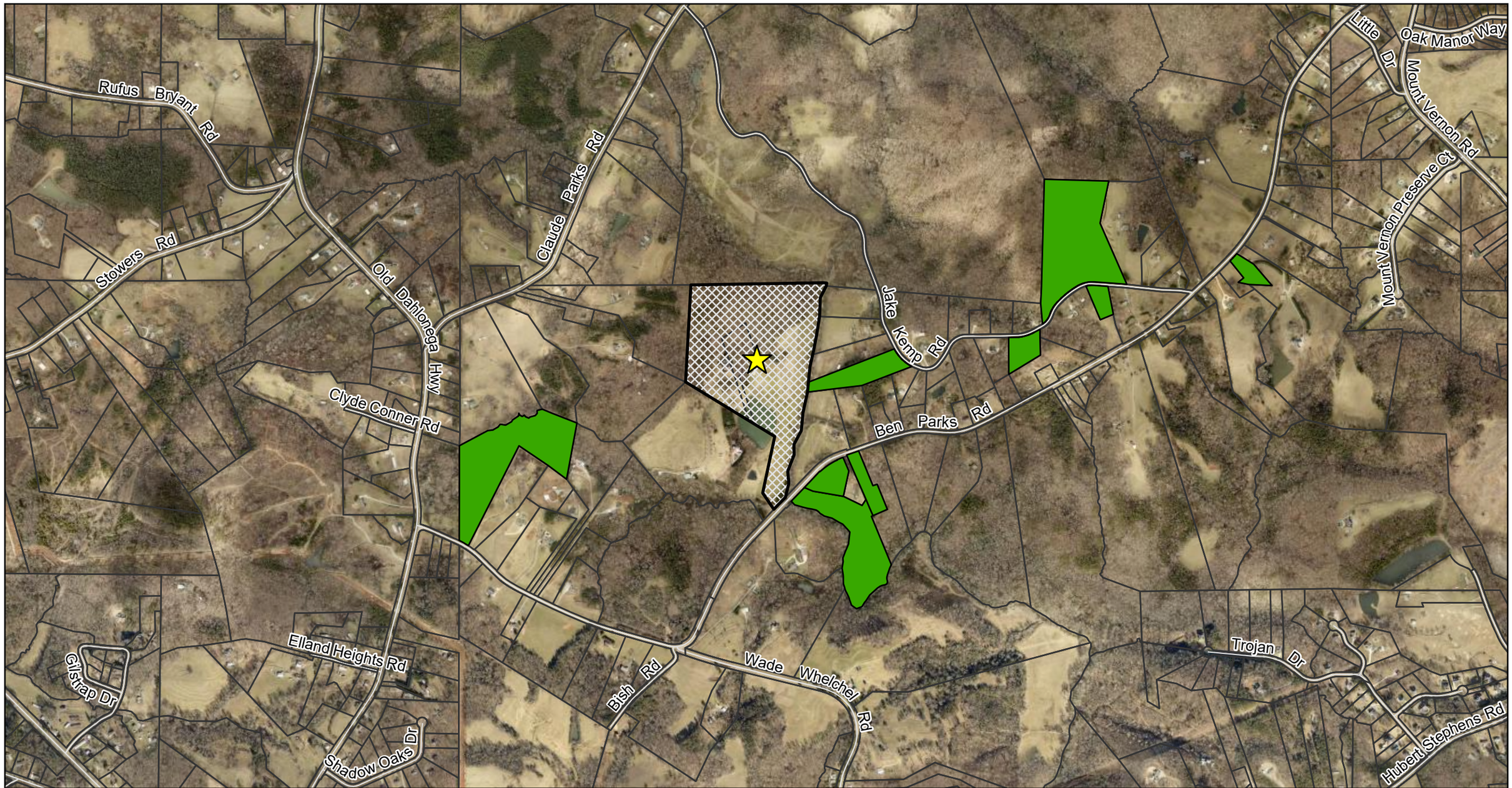
PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: JULY 23 2026
Time: 6:00 PM.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



N

Subject Property
Against
Support

0 1,300 2,600 Feet

Public Comments Map

Subject Property Address:
6249 & 0 Ben Parks Road

Applicant:
James & Suzi Lewis

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 0
Support: 13

Date Prepared: 7/22/2026

HALL COUNTY GEORGIA
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Print

Board of Commissioners Voting Meeting Comments - July 23, 2026 - Submission #146940

Date Submitted: 7/22/2026

Comments completed in the form below will be submitted into the record for the July 23, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

John

Last Name*

Richards IV

Address1*

6320 Ben Parks Road

Address2

City*

Murrayville

State*

GA

Zip*

30564

Item for Comment*

6249 & 0 Ben Parks Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

We reside across the street from said property (immediately down river). I spoke at the rezoning meeting in OPPOSITION of the rezoning when this started. I still strongly oppose the decision that was made by the board. We are kindly requesting the board to make this right and return the property back to AR1. As land owners and trustees of our natural resources of Hall County the decision should be very simple...

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - July 23, 2026 - Submission #146940

Date Submitted: 7/22/2026

Comments completed in the form below will be submitted into the record for the July 23, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

John

Last Name*

Richards IV

Address1*

6320 Ben Parks Road

Address2

City*

Murrayville

State*

GA

Zip*

30564

Item for Comment*

6249 & 0 Ben Parks Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

We reside across the street from said property (immediately down river). I spoke at the rezoning meeting in OPPOSITION of the rezoning when this started. I still strongly oppose the decision that was made by the board. We are kindly requesting the board to make this right and return the property back to AR1. As land owners and trustees of our natural resources of Hall County the decision should be very simple...

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Work Session Comments - July 20, 2026 - Submission #146792

Date Submitted: 7/19/2026

Comments completed in the form below will be submitted into the record for the July 20, 2026 Work Session of the Hall County Board of Commissioners.

First Name*

Susan

Last Name*

Gowan

Address1*

6627 Jake Kemp Rd

Address2

City*

Murrayville

State*

GA

Zip*

30564-1302

Your Comments*

Re: Support for Rezoning Application – 6249 & 0 Ben Parks Road (Tax Parcels 11065-000012, 000023) — James & Suzi Lewis, Applicants

Dear Chairman and Commissioners,

I am writing in support of the rezoning application submitted by James and Suzi Lewis for the 52.95± acre combined tract located on the northwest side of Ben Parks Road. This application seeks to return the property to Agricultural Residential (AR-1) zoning in its entirety. I believe the Board should approve this request for the following reasons:

It restores the property to its original zoning. Rather than introducing a new or unprecedented land use, this application simply returns the PCD portion of the tract to the AR-1 designation it previously held, undoing a commercial zoning that was never built out or utilized.

It corrects an inconsistency rather than creating one. A unified AR-1 designation eliminates the awkward split zoning currently on the books and brings the parcel back into alignment with its historical and surrounding agricultural residential character.

It reduces development intensity rather than increasing it. Reverting the PCD designation removes the potential for commercial buildout and ensures the property is used consistent with the rural, agricultural character of Ben Parks Road.

It reflects the applicants' clear intent. The Lewises are asking only to reestablish the zoning that governed this land before the PCD designation was applied — not to seek new rights, added density, or expanded commercial use.

It benefits neighboring property owners. Restoring AR-1 across the full tract gives surrounding residents certainty that the property will remain agricultural residential in character, rather than leaving open the possibility of commercial development under the existing PCD designation.

For these reasons, I respectfully urge the Board of Commissioners to approve this rezoning request and restore the property to its original AR-1 zoning.

Thank you for your consideration.
Sincerely,
Susan Gowan
Commission District 3

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

fire3096@bellsouth.net

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Outlook

Rezoning application 6249 & 0 Ben Parks Rd, James and Suzi Lewis

From [redacted]
Date Thu 7/16/2026 9:44 PM
To Planning <planning@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include these comments in the packet for rezoning.

Dear members of the Hall County Board of Commissioners and Planning and Zoning Staff,

I'm writing as a property owner on Ben Parks Rd and want to express my support for James and Suzi Lewis and their request to rezone their property from PCD to AR-1.

The subject property had previously been rezoned on April 9, 2026 for Thumbs Up Mission from AR-1 to PCD. Since this date, Thumbs Up Mission has terminated their contract to buy the properties. The Lewis family has since purchased the properties and have no intentions of developing it in the same manner as the previous party. It is their desire to keep the property agricultural so the current zoning is no longer necessary for their intended use. I feel a change in zoning back to AR-1 is the best classification for the properties because it realigns it with adjacent properties and restores its intended use to line up with the Hall County Comprehensive Plan and the future land use of "Rural Neighborhood."

I ask that you vote to approve the rezoning.

Respectfully

Christopher Dyer

Print

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AGENDA ITEM

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

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 430/2026

SUBJECT: **4383 Benefield Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 2.01± acre tract located on the northeast side of Benefield Road approximately 0.24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A **| Proposed Use: Accessory structure |** Commission District 1 **| D. Keith Kilby, applicant**

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

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:

4383 Benefield Road | Variance to Section 3.2 | to reduce the minimum yards | on a 2.01± acre tract located on the northeast side of Benefield Road approximately 0.24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | **D. Keith Kilby, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Plat
Maps
HRNEW26-0668
Environmental Health Comment
GDOT Comments
Public Works Comment
Fire Comments
Notice Sign
Public Comment - from Javier Ancieta
Public Comment - from Margaret Hoskins

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... D. Keith Kilby

Request ..... **Variance to Section 3.2** | to reduce the minimum yards

Proposed Use ..... Accessory structure

Size ..... 2.01± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **4383 Benefield Road** | Tax Parcel 15028 000139A

Commission District ..... One

Commission Date ..... July 23, 2026

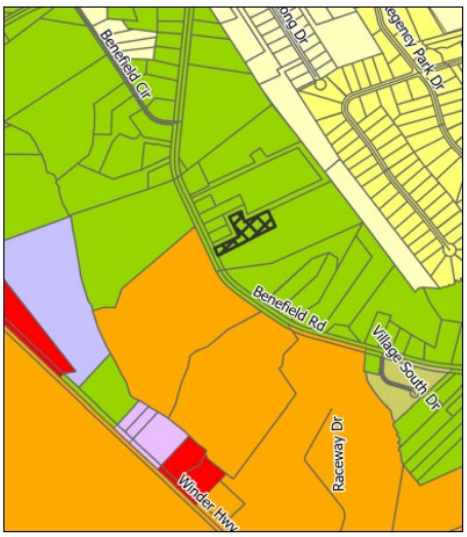
Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0021

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

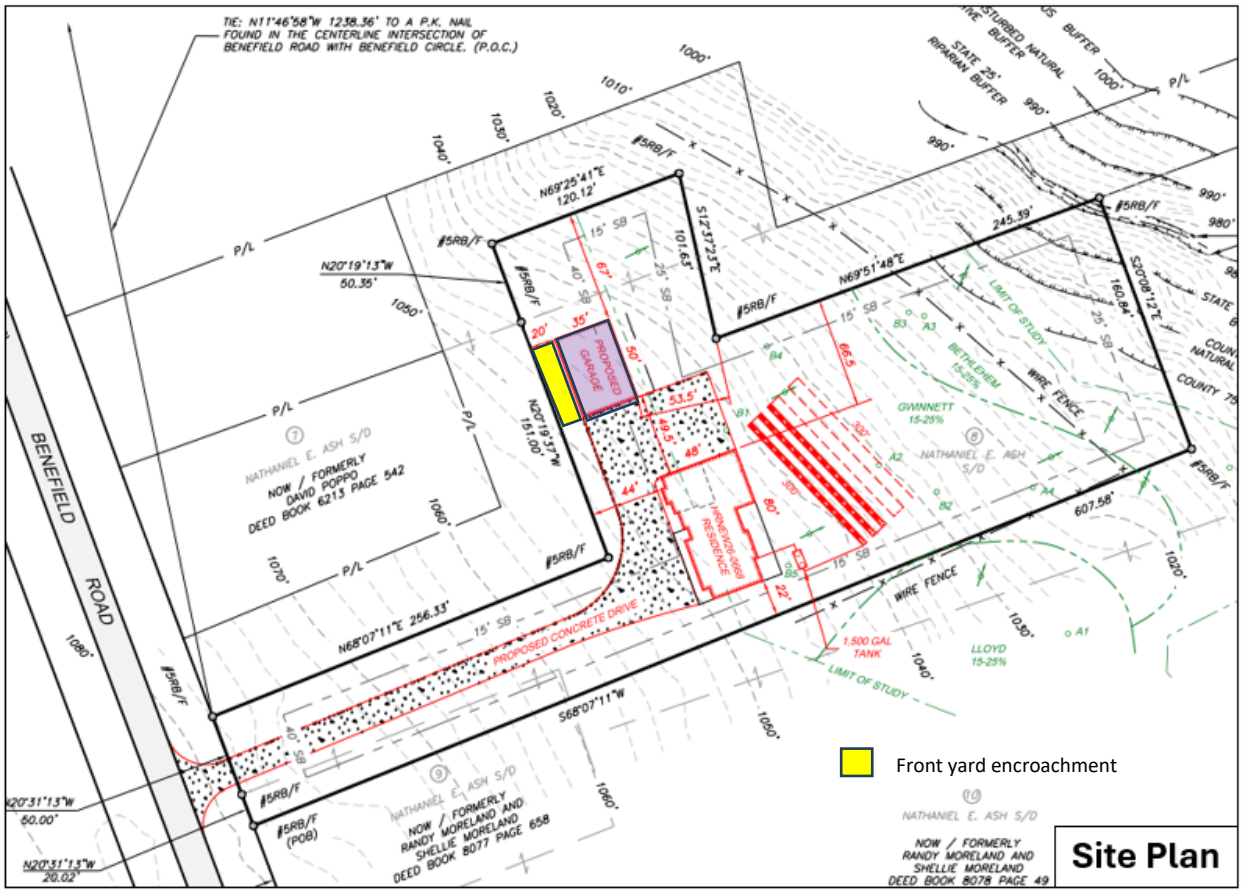
The applicant is requesting a variance to Section 3.2 to reduce the front yard setback from 40 feet to 20 feet for an accessory structure on a tract measuring 2.01± acres zoned Agricultural Residential 1 (AR-1).



The property is currently under development with a 2,864-square-foot single-family residence (HRNEW26-0668). Surrounding properties on three sides are zoned Agricultural Residential 1 (AR-1) and are developed with single-family residences. A Planned Commercial Development (PCD) approved for a mixed use/car condo development associated with Lanier Raceway (ZON2021-00046)) lies south west of the subject parcel, across Benefield Road. That property is currently developed with a single-family residence and poultry houses.

According to the Statement of Hardship and narrative, the shape of the lot, topography, and the orientation of the residence prevent the proposed 1,750-square

foot garage, shown in purple, from meeting the required setback while also providing access for a recreational vehicle.



One (1) **variance,** related to the front yard setback requirement will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 40 feet from the property line as found in Section 3.2 for the Agricultural Residential 1 (AR-1) zoning district.
    - A front yard setback from 40 feet to 20 feet from the property line is proposed for the proposed accessory structure.

<u>Zoning Analysis</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The subject property is currently being developed with a single-family residence. The proposed carport is an optional, non-essential accessory structure, and the need for it does not arise from any physical characteristics of the lot.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is being developed with a single-family residence. The proposed detached garage is an optional, non-essential accessory structure.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **While other lots within the vicinity vary in size and shape, the property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The shape and topography of the lot are not the result of any actions of the property owner; however, the proposed detached garage is a direct action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The setback standards exist to maintain consistent development patterns with reasonable setbacks.**

Development Support and Constraints

Hall County Environmental Health
In an email dated June 18, 2026, the Hall County Environmental Health Department stated, "Environmental Health issued septic permit OSC-10942 on April 7,2026. The approved site plan includes the proposed accessory structure."

Georgia Department of Transportation
In an email dated June 17, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "Off system, no impacts to the State Route."

Hall County Public Works and Utilities
In a memorandum dated June 24, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

Traffic:
There are no concerns with traffic impact for this request.

Utilities:
No comment. Property is in Hall County sewer area, but sewer infrastructure is not nearby.

Hall County Fire Marshal
In an email dated June 3, 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 | f: 770-531-3902

HALL COUNTY
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

D. Keith Kilby

4630 Woodlane Drive Oakwood Ga. 30566

Phone 770-965-9700

Email Address Keith@TheKilbyGroup.com

Property Owner (Name and Mailing Address)

John Michael Moreland and Patricia Ann Moreland

6462 Waterscape Ridge Gainesville, Ga. 30506

Phon[redacted]

Email Address[redacted]

Location of Property Tax Parcel 15028 000139A

Present Zoning AR-1 Existing Structures Residence currently under process

---

Type of Appeal:

x Setback Variance	x	Front Yard	From 40 ft. to 20 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.
___ Other: ___	___	Sign Area	From ___ ft. to ___ ft.
	___	Sign Height	From ___ ft. to ___ ft.
	___	Doctor's Letter	___ Terms Agreement

Supporting Documents: x Plat of Property; x Deed of Property; x Hardship Statement; x Site Plan; ___ Floor Plans; x Other

Fee (Must be paid for application to be complete): $ ___

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

___
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print John M Moreland Patricia A Moreland Date 5/6/26

Sign [signature] [signature] Date 5/6/26

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
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) John Michael Moreland and Patricia Ann Moreland

Address 6462 Waterscape Ridge Gainesville, Ga. 30506

Phone Number [redacted]

Name of applicant(s) D. Keith Kilby

Address 4630 Woodlane Drive Oakwood Ga. 30566

Phone Number 770.965.9700

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) John M Moreland Patricia A Moreland

Personally appeared before me

John M Moreland Patricia A Moreland

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

Notary Public

5-6-2026
Date

LISA S. SMITH NOTARY Comm. Exp. GEORGIA Oct. 25, 2029 PUBLIC HALL COUNTY, GA

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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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:** 05/22/2026

Applicant's/Owner's Name (Printed): D. Keith Kilby

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA. 30504
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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: John M Moreland Patty A Moreland **Date:** 5/18/26

Applicant's/Owner's Name (Printed): John M Moreland, Patty A Moreland

THE KILBY GROUP

4630 Woodlane Drive
Oakwood, Georgia 30566

LAND SURVEYING ● LAND PLANNING ● CONSULTING

Professional Land Surveyors:
Georgia
Tennessee
North Carolina

Storm Water and
Hydrology Design Professionals

GSWCC Certification:
Level IB Cert Inspectors
Level II Design Professionals

770-965-9700 www.TheKilbyGroup.com Keith@TheKilbyGroup.com

05/15/2026

RE: Mr. and Mrs. Moreland, Tax Parcel 15028_000139A, 4383 Benefield Road, Variance of front Set Back

Background

Mr. and Mrs. Moreland are the current owners (1) of a 2.01-acre tract identified as Tax Parcel 15028_000139A in the Hall County GIS addressing system. They are currently constructing (2) a 2,864-square-foot heated single-family residence on the property and have proposed a 35' x 50' garage on the northern side of the residence. The purpose of the proposed garage is to provide storage and house their RV camper.

Proposal

Due to the terrain, shape of the parcel, and access constraints associated with the proposed garage, Mr. and Mrs. Moreland are requesting a variance to the front setback requirement for the proposed garage only, reducing the setback from 40 feet to 20 feet. Moving the proposed garage forward by 20 feet will provide improved access for their RV camper.

Please see the enclosed files:

- Narrative 4383 Benefield Rd 05-16-2026.pdf: Project narrative;
- CONCEPTUAL_26030301.pdf: Conceptual drawing showing the location of the proposed garage;
- Deed Book 9841 Pages 600-602.pdf: Vesting deed in favor of Mr. and Mrs. Moreland;
- 15028_000139A.pdf: GIS property card;
- Signed Forms 05-13-2026.pdf: Signed County forms; and
- HRNEW26-0668.pdf: Building permit for the residence.

---

(1) Deed Book 9841, Pages 600-602: Vesting deed in favor of John Michael Moreland and Patricia Ann Moreland.
(2) Record #HRNEW26-0668: Building permit for the single-family residence.

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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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).

Yes, due to the topograhy along with the lot configuration, it makes it impossible to place the garage in an accessible location

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Yes, by allowing Mr. and Mrs. Moreland to vary the front setback allows them to place the proposed garage in an more accessible location

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.

Yes, due to this lot and the adjoining lot configuration it cause what would noramlly by a side setback (15') to be a front setback (40')

4. Such conditions are not the result of any actions of the property owner.

No, This was an existing tract purchased by the 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.

No, this is a standard variance request.

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

Applicant Jeff & Patricia Moreland **Date** 5/6/26

NAD 83 GA WEST ZONE

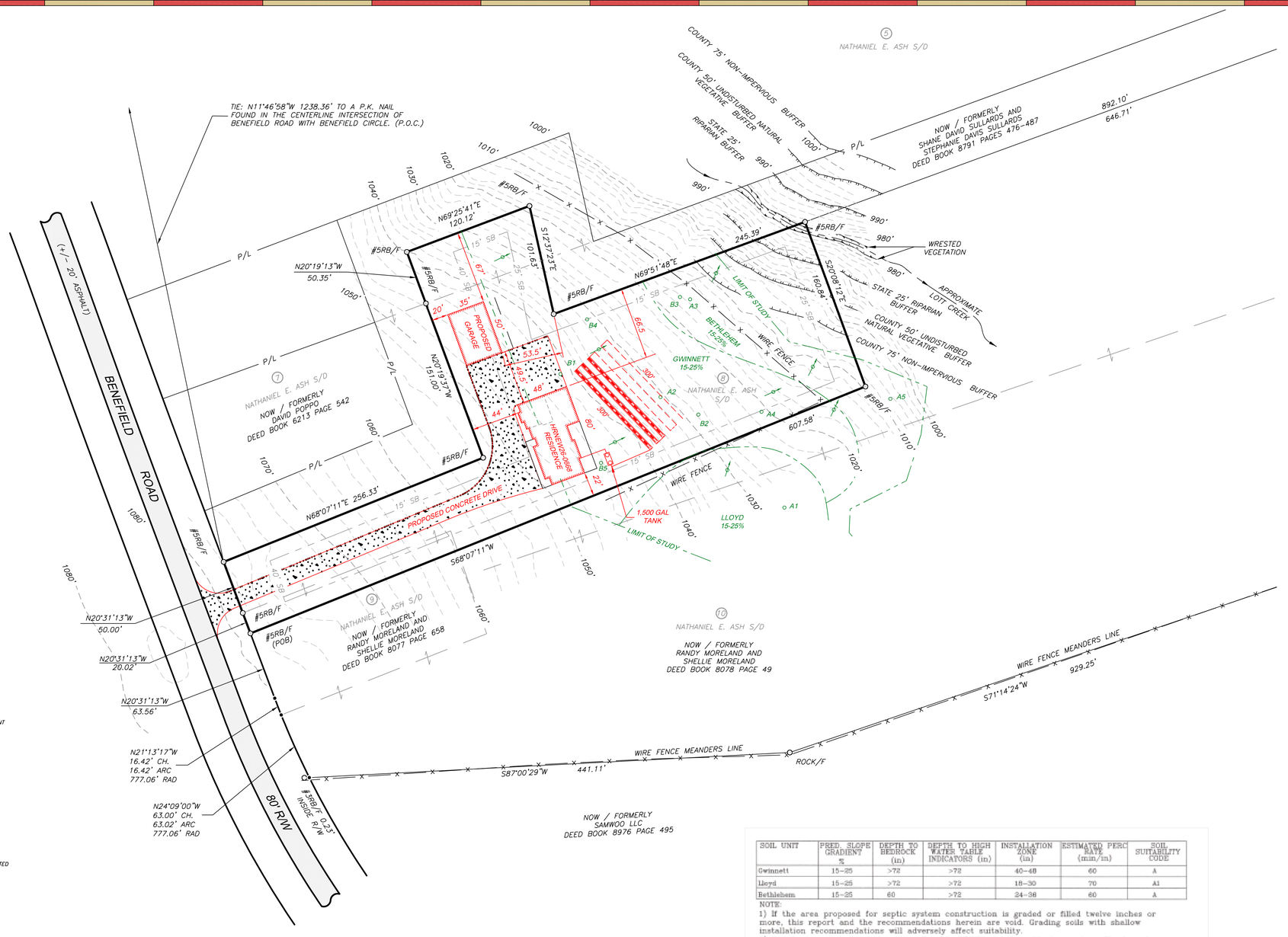
References

DEEDS:

(1) DEED BOOK 8077 PAGE 658
(2) DEED BOOK 1143 PAGE 104
(3) DEED BOOK 7155 PAGE 296
(4) DEED BOOK 7056 PAGES 105-108
(5) DEED BOOK 6480 PAGES 317-334
(6) DEED BOOK 3460 PAGE 340
(7) DEED BOOK 7124 PAGES 390-393
(8) DEED BOOK 5013 PAGE 443
(9) DEED BOOK 6213 PAGE 542
(10) DEED BOOK 4863 PAGE 264
(11) DEED BOOK 5218 PAGE 250
(12) DEED BOOK 7775 PAGE 515
(13) DEED BOOK 8078 PAGE 49
(14) DEED BOOK 8412 PAGES 727-728
(15) DEED BOOK 8791 PAGES 476-487
(16) DEED BOOK 8976 PAGE 495
(17) DEED BOOK 6518 PAGES 555-557

PLATS:

(1) PLAT BOOK 875 PAGE 242
(2) PLAT ENTITLED SURVEY FOR, "SPENCER E. DAVIS AND BEVERLY M. DAVIS", PREPARED BY DWIGHT KILBY, LS, DATED: 01/06/2012
(3) PLAT BOOK 36 PAGE 134
(4) PLAT BOOK 145 PAGE 173
(5) PLAT BOOK 838 PAGE 65
(6) PLAT SLIDE 757 PAGE 143B
(7) PLAT BOOK 875 PAGE 243
(8) PLAT BOOK 875 PAGE 244
(9) PLAT BOOK 875 PAGE 245
(10) PLAT BOOK 41 PAGE 166



Property Information

CURRENT OWNER: RANDY MORELAND AND SHELLIE MORELAND

STREET ADDRESS: 4387 BENEFIELD ROAD
BRASELTON, GA. 30517

TAX PARCEL NUMBER: 15028 000139

WATER: CITY OF GAINESVILLE

SEWER: ON-SITE SEPTIC

ZONED: AR-1

FRONT SETBACK: 40' MINIMUM OR AVERAGE

SIDE SETBACK: 15' MINIMUM

REAR SETBACK: 25' MINIMUM

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE § 10.4.7)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0312G, HALL COUNTY GEORGIA, DATED: 12/01/2022

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.

SUBJECT TO RIGHT OF WAYS AND EASEMENTS NOT SHOWN HEREIN.

STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

DEED/PLAT LINE - A DEMARCATION LINE AS DERIVED FROM A LITERAL INTERPRETATION OF A REFERENCED LEGAL DESCRIPTION OR PLAT WITHOUT CONSIDERATION OF INTENT OR POSSIBLE AMBIGUITY.

PROPERTY LINE - THE SURVEYED LINE TO ESTABLISH OR REESTABLISH THE DEMARCATION LINE BETWEEN TWO PARCELS OF LAND,FORMING ONE CONTIGUOUS PARCEL.

ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS.

Legend

STANDARD SYMBOLS
- ○ – IRON PIN OR PIPE FOUND (TYPE AS NOTED)
- ● – #5 ReBAR SET CAPPED WITH LS NUMBER
- • – COMPUTED POINT
- □ – MONUMENT FOUND (TYPE AS NOTED)
- ■ – MONUMENT SET (TYPE AS NOTED)
- /F – FOUND
- /S – SET
- – WATER METER
- – FIRE HYDRANT
- – POWER POLE
- – ELECTRICAL PEDESTAL
- – PHONE PEDESTAL
- – CABLE PEDESTAL
- – COMBINE

ABBREVIATIONS
- (P.O.B.) – POINT OF BEGINNING
- (P.O.C.) POINT OF COMMENCEMENT
- CON. – CONCRETE
- C/L – CENTERLINE
- D.E. – DRAINAGE EASEMENT
- INT – INTERSECTION
- R/W – RIGHT-OF-WAY
- P/L – PROPERTY LINE
- B/L – BUILDING LINE
- BC – BACK OF CURB

STANDARD LINE TYPES
- PROPERTY LINES
- ADJACENT TIE LINES OR AS NOTED
- PLATTED REFERENCED LEGAL DESCRIPTIONS, PLATS OR AS NOTED
- RIGHT OF WAY
- POWER LINES
- FENCE (TYPE AS NOTED)

CONCEPTUAL PLAN:

John Moreland and Patty Moreland

G.M.D. 385 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
CONCEPTUAL PLAN: 03/18/2026
JOB#260.30.301 DRAWING#260.30.301
UPDATE: 04/20/2026 – REVISED GAR. LOCATION

50' 0' 50' 100' 150'
Graphic Scale
SCALE: 1"=50'

MEASURING LINE
L97 A97
MIDDAT@CHEPEL

Gwinnett Soils 15-25%
Estimated Percolation Rate: 60 (min/in)
Conventional System: 345(ft²) x 4 (bedroom) = 1,035(ft²)/3 = 460 Lf

Alternative and Chamber Approved Systems:
460 x (0.65 equivalency factor) = 300 Lf
Infiltrator High Capacity
Infiltrator HC Sidewinder
Infiltrator Quick4 Plus High Capacity
EnviroChamber SF Hi-Cap
EnviroChamber SW Hi-Cap
EnviroChamber Pro Hi-Cap
EnviroChamber Pro ARC Hi-Cap
BioDiffuser 14" & 16" Hi-Cap
Arc 36 High Capacity
Pro4 36 HC
EZflow-EZ1303T
Flowtech FTS133T-1 and FTSG133T-1350

300 Lf Alternative and Chamber Approved System shown.
300 Lf Alternative and Chamber Approved System repair shown.

SOIL UNIT	PREDOMINANT SLOPE GRADIENT %	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (min/in)	SOIL SUITABILITY CODE
Gwinnett	15-25	>72	>72	40-48	60	A
Lloyd	15-25	>72	>72	18-30	70	A1
Bethlehem	15-25	60	>72	24-36	60	A

NOTE:
1) If the area proposed for septic system construction is graded or filled twelve inches or more, this report and the recommendations herein are void. Grading soils with shallow installation recommendations will adversely affect suitability.
2) Soil borings were located using a Trimble PROXH global positioning system. The boundary and topography was provided by The Kilby Group. Refer to the official survey for depiction of the entire property and relevant notations. This firm assumes no responsibility for the depiction of property boundary shown.
3) The area tested is according to proposed house location of a new 2.01 acre parcel to be subdivided from the original 12.28 acres. This study expands upon previous study from 2018. Borings B1 – B5 were added per this current investigation.
4) The Fill area shown is limited to an area adjacent to a gully. These soils are not suitable for septic system installation.
5) Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveway, hardscape and gutters is diverted away from any component of the septic system.

SOIL SUITABILITY CODES:

A) These soils are considered suitable for installation of a conventional septic system and should function satisfactorily given proper design, installation and maintenance.
A1) These soils are considered suitable for conventional septic system installation and should perform satisfactorily given proper design, installation and maintenance. Note these soils require moderately shallow installation due to slower percolation characteristics in the lower soil profile. Deeper installation is not recommended and could result in poor septic system performance.

2.01 Acres

BEING A PORTION OF LOTS 5, 8 AND 9
SECTION "A" OF THE NATHANIEL E. ASH S/D
PLAT BOOK 36 PAGE 134

F.O.R.C. PRESSTAR

Preliminary for Review

D. KEITH KILBY, PLS
Georgia ~ Tennessee ~ North Carolina
GSWCC Level II Design Professional
LAND SURVEYING • LAND PLANNING • CONSULTING
4630 Woodlane Drive
Oakwood, Ga. 30566
Office: (770)965-9700
www.TheKilbyGroup.com
COA#1243

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DATE: 02/13/2024
TIME: 12:43 PM
PLAT BOOK: 884
PAGE: 327 - 327
FILING FEES: $10.00
PART ID: 3319889938
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

Hall County Notes

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE, § 170.072)

IF PROPERTY IS LOCATED IN THE NORTH GEORGIA MOUNTAINS DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.250.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) REVISED FOR HALL COUNTY, GEORGIA, DATED: 12/01/2022

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STREAM FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SIXTY LOTS, OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER IMPROVEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 1.60.140)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.42.

ALL LAND DISTURBANCES EXCEPT ONE HOME SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

General Notes

BEARINGS OF BOUNDARY AND LAND LINES ARE MADE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OF LAND USE SHOULD CHECK WITH THE LOCAL ZONING AUTHORITIES.

SUBJECT TO RIGHT OF WAYS AND EASEMENTS NOT SHOWN HEREON.

STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

BOUNDARY LINE - A DEMARCATION LINE AS DEFINED FROM A CLOSE INTERPRETATION OF A REFERENCED DEED DESCRIPTION OR IF A BOUNDARY CONSIDERATION BY REASON OF POSSIBLE AMBIGUITY.

PROPERTY LINE - THE SURVEYED LINE TO ESTABLISH OR RE-ESTABLISH THE DEMARCATION LINE BETWEEN TWO PARCELS OF LAND FORMING ONE CONTIGUOUS PARCEL.

ALL PLATS, DRAWINGS, REPORTS, NOTES, SPECIFICATIONS, FIELD DATA AND MODELS, AND OTHER DOCUMENTS, WHETHER IN HARD COPY OR ELECTRONIC MEDIA PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS

Survey Notes

TYPE OF SURVEY: 2 LOT SUBDIVISION

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,000 FEET.

FIELD DATED: 11/03/2023 - 11/17/2023

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CALCULATED POSITIONAL TOLERANCE OF 0.06 FEET DERIVED FROM A COMBINATION OF REDUNDANT ANGULAR AND LINEAR MEASUREMENTS AND GPS OBSERVATIONS (GEOID 18N AND NETWORK ADJUSTED RTK) AND WAS ADJUSTED USING LEAST SQUARES.

ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S.

EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: SECOND UNIT 3S
LINEAR: SECOND UNIT 3S
GPS: CARLSON BRX7 GNSS & SECO MULT FREQUENCY RECEIVERS

HALL COUNTY DEPT OF PUBLIC HEALTH

By: Kevin Herndon Solis
9/10: OSC-2350

Property Information

CURRENT OWNER: RANDY MORELAND AND SHELLIE MORELAND

STREET ADDRESS: 4287 BENEFIELD ROAD
BRASELTON, GA. 30517

TAX PARCEL NUMBER: 13028 000138

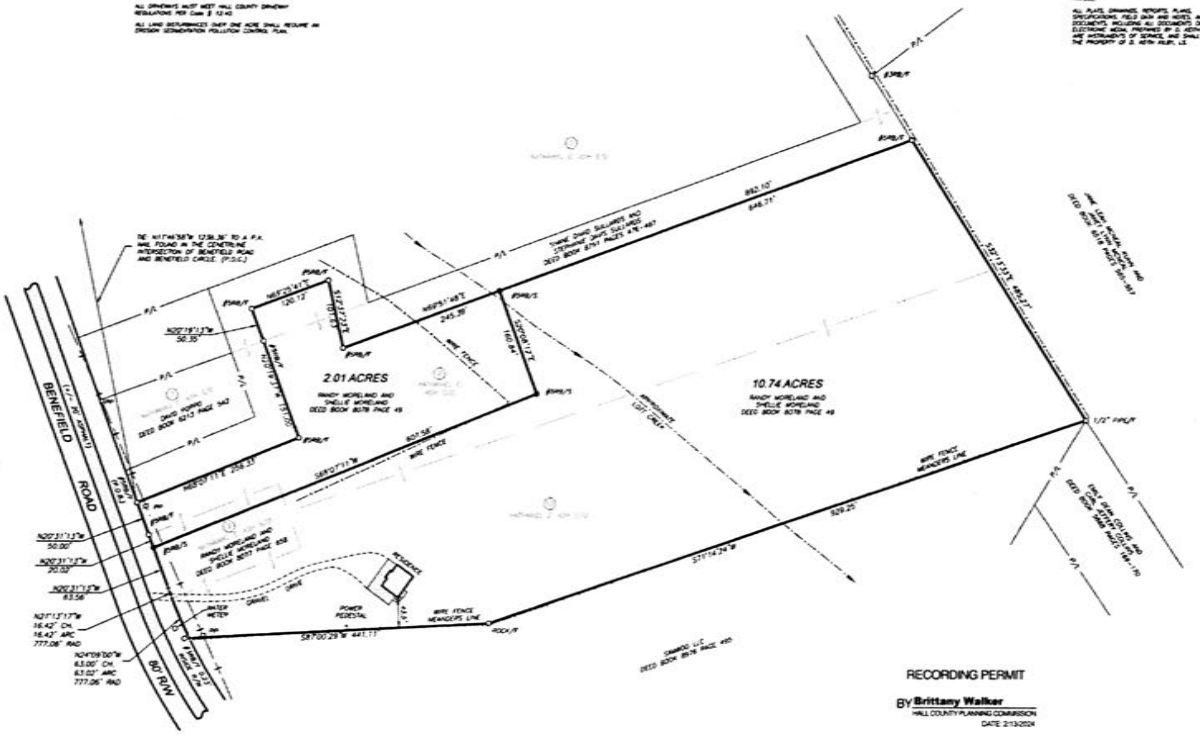
References

DEEDS:

(1) DEED BOOK 8077 PAGE 868
(2) DEED BOOK 1143 PAGE 104
(3) DEED BOOK 7155 PAGE 286
(4) DEED BOOK 7058 PAGES 105-108
(5) DEED BOOK 6480 PAGES 317-324
(6) DEED BOOK 3460 PAGE 346
(7) DEED BOOK 7124 PAGES 350-353
(8) DEED BOOK 5613 PAGE 443
(9) DEED BOOK 6213 PAGE 542
(10) DEED BOOK 4863 PAGE 264
(11) DEED BOOK 5218 PAGE 250
(12) DEED BOOK 7775 PAGE 515
(13) DEED BOOK 8078 PAGE 49
(14) DEED BOOK 8412 PAGES 727-728
(15) DEED BOOK 8791 PAGES 476-487
(16) DEED BOOK 8476 PAGE 496
(17) DEED BOOK 6516 PAGES 555-557

PLATS:

(1) PLAT BOOK 875 PAGE 242
(2) PLAT ENTITLED SURVEY FOR, "SPENCER E. DAVIS AND BEVERLY W. DAVIS", PREPARED BY DWIGHT KILBY, LS, DATED: 01/08/2013
(3) PLAT BOOK 36 PAGE 134
(4) PLAT BOOK 145 PAGE 173
(5) PLAT BOOK 838 PAGE 60
(6) PLAT SLIDE 757 PAGE 1438
(7) PLAT BOOK 875 PAGE 243
(8) PLAT BOOK 875 PAGE 244
(9) PLAT BOOK 875 PAGE 245
(10) PLAT BOOK 41 PAGE 168



12.75 Acres Total

BEING A PORTION OF LOTS 5 AND 8 ALONG WITH LOTS 9 AND 10, SECTION "A" OF THE NATHANIEL E. ASH S/D PLAT BOOK 36 PAGE 134

Graphic Scale
SCALE: 1" = 80'

SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, plaques or stamps contained 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.

D. Keith Kilby, PLS — 11/15/2023 DATE

NOTE: The approval signatures were not in place when this survey was issued and are to be properly obtained prior to Recording.

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

Notice of Reservations, Exceptions and Disclosures: This Survey and its findings does not constitute a title search or legal opinion by this Surveyor. All information used in the preparation of this survey was obtained from public records, the client, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No certification or liability is extended to any party not named hereon under the caption "SURVEY FOR".

RECORDING PERMIT

BY Brittany Walker
HALL COUNTY PLANNING COMMISSION
DATE: 2/13/2024

Legend

STANDARD SYMBOLS
- ○ - IRON PIN OF PIPE FOUND (TYPE AS NOTED)
- ● - 1/2 RebarI SET CAPPED with LS NUMBER
- ▪ - COMPUTED POINT
- ▲ - MONUMENT FOUND (TYPE AS NOTED)
- ▲ - MONUMENT SET (TYPE AS NOTED)
- /F - FENCE
- /S - SET
- W - WATER METER
- FH - FIRE HYDRANT
- PP - POWER POLE
- EP - ELECTRICAL PEDESTAL
- TP - PHONE PEDESTAL
- CP - CABLE PEDESTAL

STANDARD LINE TYPES
- PROPERTY LINES
- RIGHT OF WAY
- POWER LINES
- FENCE (TYPE AS NOTED)

ABBREVIATIONS
- (P.O.B.) - POINT OF BEGINNING
- (P.O.C.) POINT OF COMMENCEMENT
- CH. - CHORD
- CON. - CONCRETE
- C/L - CENTERLINE
- I.E. - DRAINAGE EASEMENT
- INT. - INTERSECTION
- R/W - RIGHT-OF-WAY
- P/L - PROPERTY LINE
- B/L - BUILDING LINE
- B.C. - BACK OF CURB

COUNTY ENGINEER APPROVED
HALL COUNTY, GEORGIA

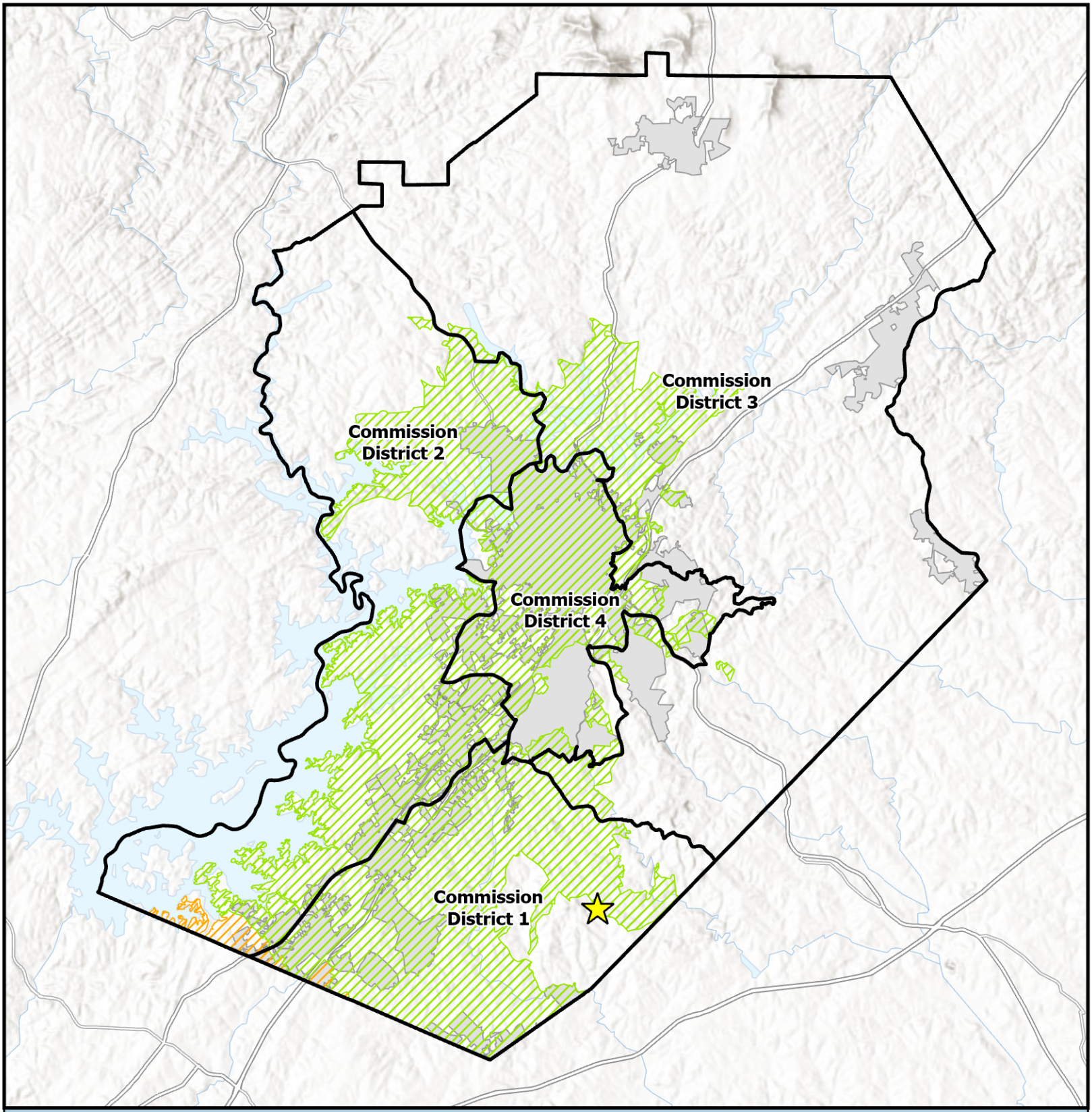
D. KEITH KILBY, LS
Georgia ~ Tennessee ~ North Carolina
CSWCC Level II Design Professional

4630 Woodstock Drive
Oakwood, Ga. 30566
Office: (770)965-9700
www.TheCityGroup.com

SURVEY FOR:

Randy Moreland and Shellie Moreland

G.M.D. 395 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
PLAT DATE: 11/15/2023
JOB#23083101 DRAWING#23083101_11/15/2023



Overview Map

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

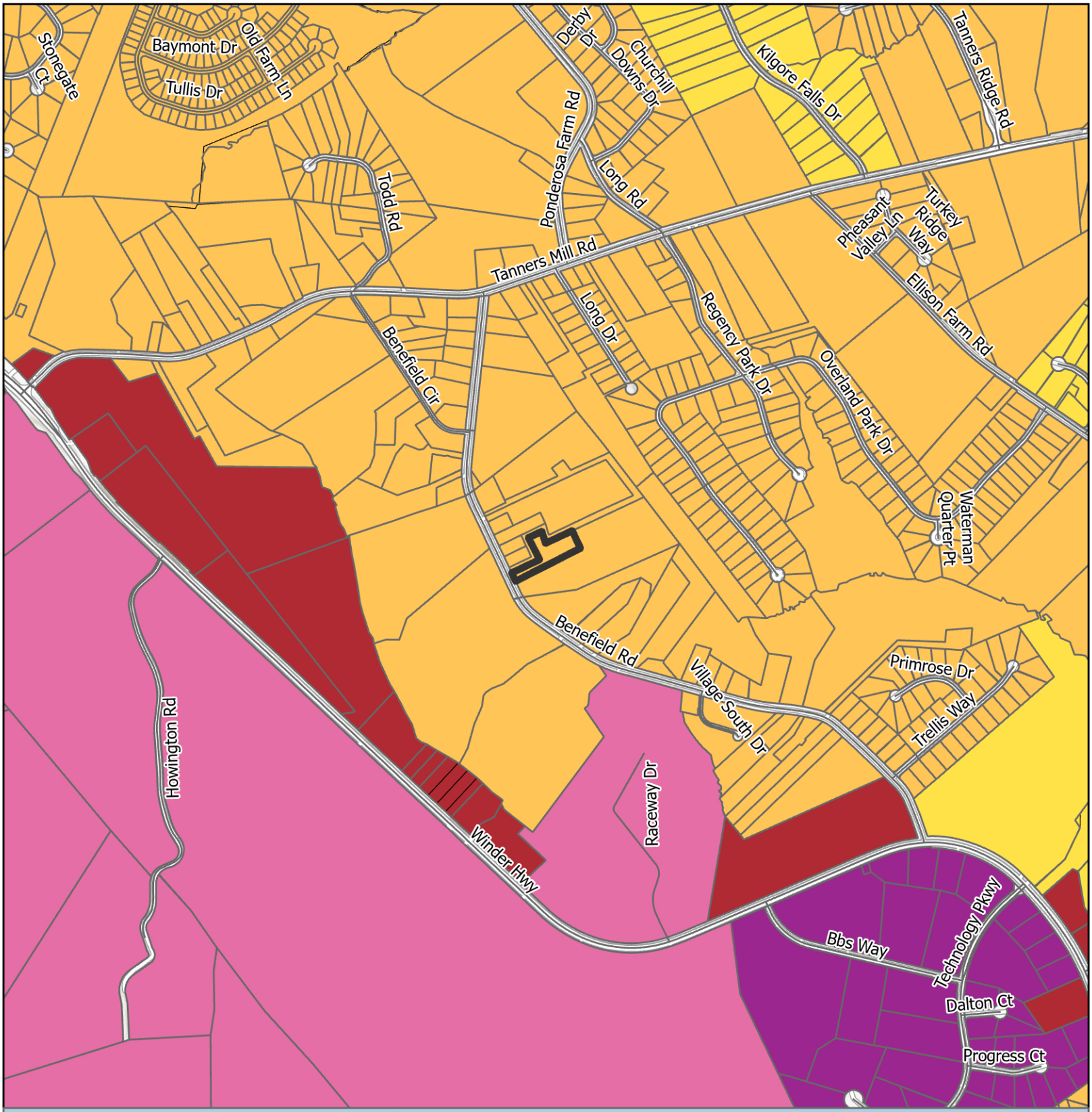
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: D. Keith Kilby
Tax Parcel #: 15028 000139A
Location: 4383 Benefield Road
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/18/2026



Future Land Use Map

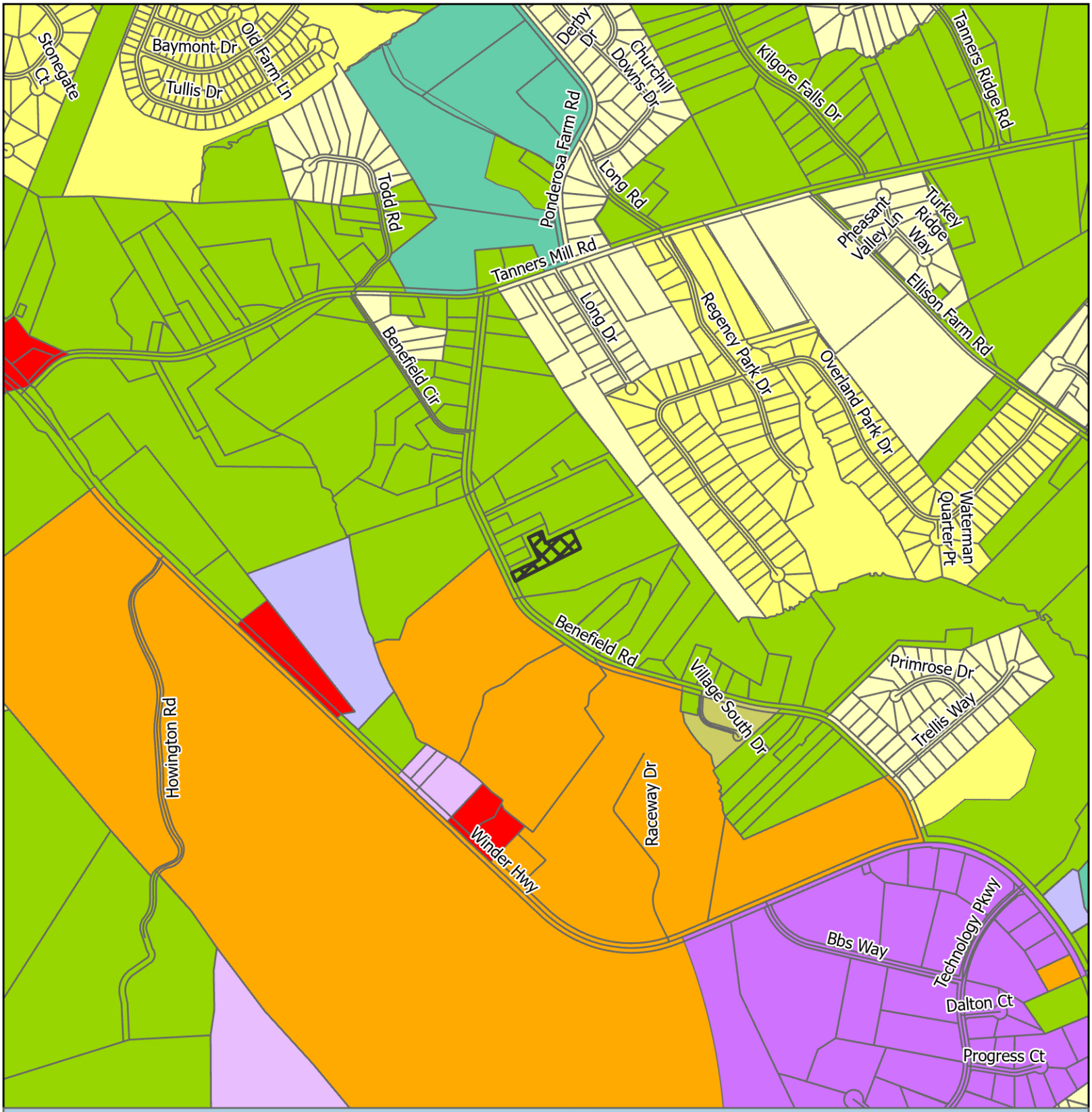
Subject Area
City Limits

FLU
- Business Corridors
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: D. Keith Kilby
Tax Parcel #: 15028 000139A
Location: 4383 Benefield Road
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/18/2026



Zoning Map

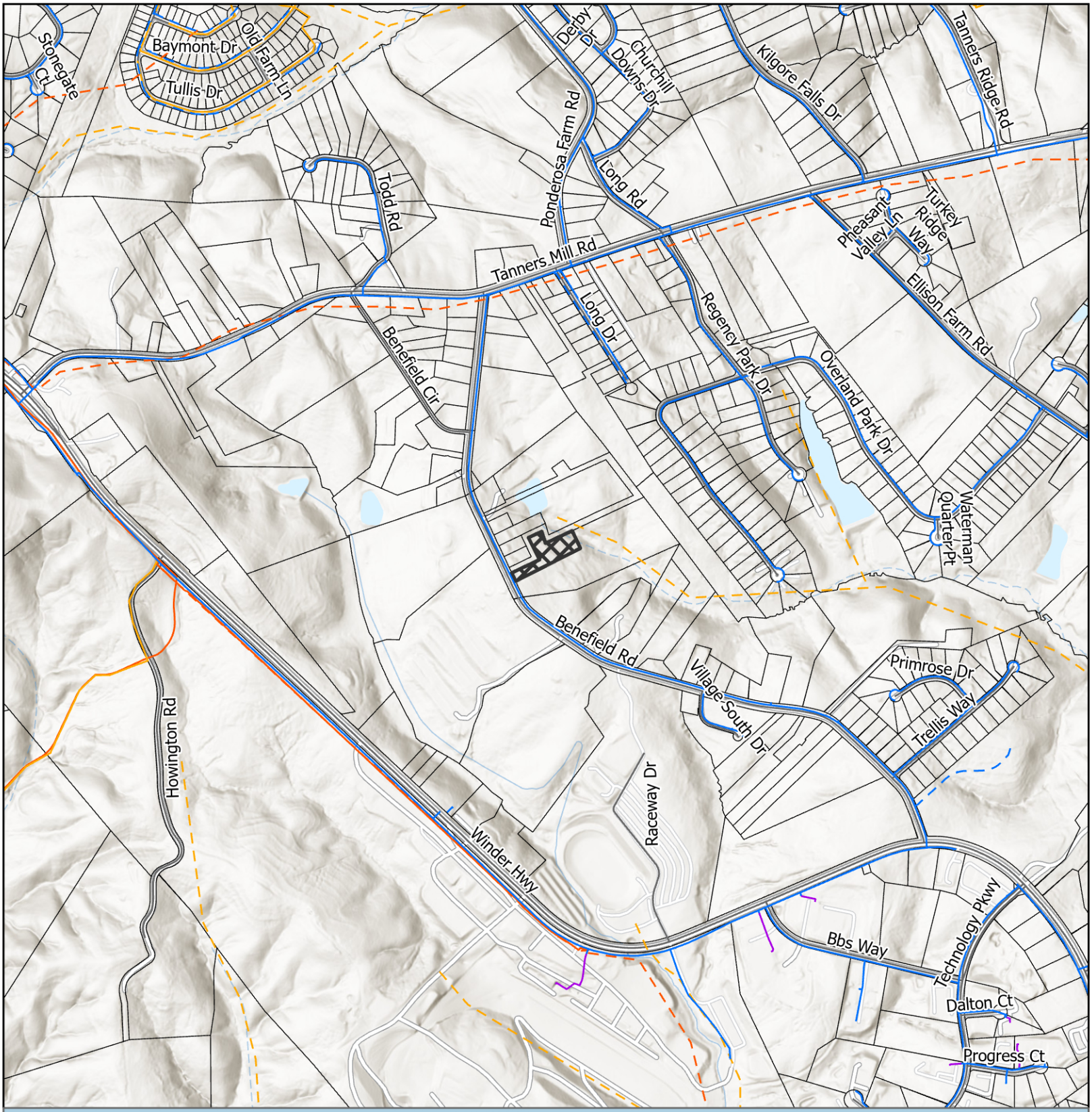
Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- I-2
- MHP
- PCD
- PCFD
- PID
- PRD
- R-1

Applicant: D. Keith Kilby
Tax Parcel #: 15028 000139A
Location: 4383 Benefield Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/18/2026



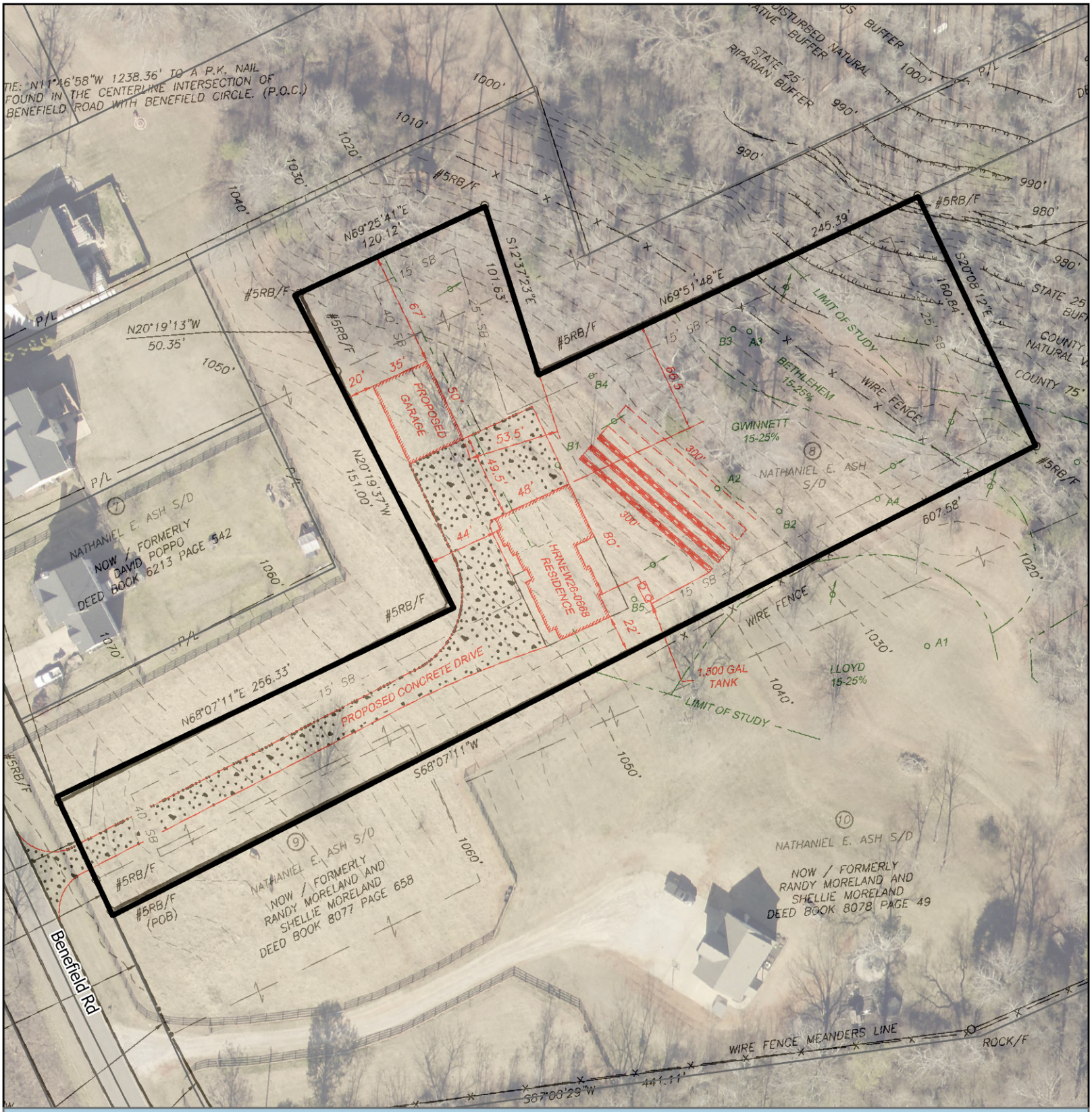
Utilities Map

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

Applicant: D. Keith Kilby
Tax Parcel #: 15028 000139A
Location: 4383 Benefield Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/19/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: D. Keith Kilby
Tax Parcel #: 15028 000139A
Location: 4383 Benefield Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/19/2026



CITIZEN ACCESS PORTAL

Serving Hall County, Gainesville, & Oakwood

GIS Map

Logged in as:Keith Kilby | Collections (0) | Account Management | Logout

Home | Gainesville | Hall County | Hall Code Complaint | Oakwood

Create an Application | Search Applications | Schedule an Inspection

Record HRNEW26-0668: **Add to collection**

H - Residential New Construction Permit

Record Status: Inspection Phase
Expiration Date: 10/28/2026

Record Info | Custom Component

Work Location

4383 BENEFIELD ROAD
BRASELTON GA 30517 *

Record Details

Applicant:
RON BELL
GA,

Licensed Professional:
RON DENTON BELL
ron@bellconstruction.net

BELL CONSTRUCTION/CITY OF GAINESVILLE
3959 KILGORE FALLS DRIVE
GAINESVILLE, GA, 30507
Contractor RLQA001689

View Additional Licensed Professionals>>

Project Description:

4383 BENEFIELD ROAD - NEW SFR NEW 2 STORY SFR ON UNFINISHED BASEMENT WITH 3 BEDROOMS, 2.5 BATHROOMS, GARAGE, OFFICE, PORCH AND PATIO

Owner:

MORELAND, SHELLIE *
4387 BENEFIELD ROAD
BRASELTON GA 30517

More Details

Copy Record

Copyright 2022 – Hall County Government – City of Gainesville – City of Oakwood

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: June 18, 2026

Subject: July 23, 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 based upon information provided by the applicant and 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.

* 3369 North Waterworks Rd, Abercrombie: Environmental Health provided the applicant a completed Existing System Evaluation for a 20' x 36' storage shed with no plumbing on March 26, 2026.

* 4383 Benefield Road, Kilby: Environmental Health issued septic permit OSC-10942 on April 7, 2026. The approved site plan includes the proposed accessory structure.

* 6164 Lake Lanier Heights Road, Karegeannes: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application. Please note that BOC variance approval does not imply approval from other county departments.

* 2862, 2894 White Sulphur Rd & 3323, 3331 Seymour Rd, DANJI: No comment. Public Sewer

* Hall County Forward 2045 Comprehensive Plan, Staff: No comment.

Outlook

RE: July 23, 2026 Board of Commissioners Planning Items Tentative Packets

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 6/17/2026 4:11 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@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.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, June 12, 2026 2:28 PM
Subject: July 23, 2026 Board of Commissioners Planning Items Tentative Packets

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.

The Tentative Planning Items for the July 23, 2026, Hall County Board of Commissioners Voting Meeting are now available. For consistency, please submit your comments in memorandum format. We would greatly appreciate it. Please note that late comments may not be included in the staff report. The packets were sent via Teams or a separate email.

Reminder: These items will be discussed at next week's Development Review meeting.

When submitting comments, be sure to include:

• Applicant's name
• Property address
• Your corresponding comment

Comments are due Wednesday, June 24, 2026.
Please email all comments to:
• Lynn – ltaylor@hallcounty.org
• Kaitlyn – kelliott@hallcounty.org

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

   Off System, no impacts expected to the State Route.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

   Off System, no impacts expected to the State Route.

3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

   Off System, no impacts expected to the State Route.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

   Off System, no impacts expected to the State Route.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan **| Hall County Planning Staff, applicant**

Thank you,

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

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: June 24, 2026

Subject: July 23, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the July 23, 2026, meeting. Upon review, we provide the following comments.

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is in Hall County sewer area, but sewer infrastructure is not nearby.

(3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier

Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. Please coordinate with Public Works to discuss full scope and study expectations. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.
- **Utilities:** This property is located in the Gainesville service district. In order to connect to Hall County sewer, an IGA between Gainesville and Hall County will need to be approved by both parties. Any improvements required for connection to Hall County sewer or to increase sewer capacity will be at the developer's expense.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan **| Hall County Planning Staff, applicant**

- **Engineering**: No comment
- **Traffic:** No comment
- **Utilities:** No comment

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: 6/3/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 7-23-2026 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 7/23/26 meeting. Upon review, we provide the following comments.

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast

side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan | **Hall County Planning Staff, applicant**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

PLANNING AND 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

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 JUNE 25, 2026 **AND NO LATER THAN** July 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN July 1, 2026 **ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.**

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

AFFIDAVIT

By my signature, I, KEITH KILBY (Please Print Name)**, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 03/01/26 (Date) **for** KEITH KILBY (Name application filed as).

Signature _____
(The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: KEITH KILBY
REQUEST: REDUCE THE MINIMUM YARDS FOR AN ACCESSORY STRUCTURE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JULY 23, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


BELL
CONSTRUCTION
ZONING NOTICE
APPLICANT: KEITH KILBY
REQUEST: REDUCE THE MINIMUM YARDS FOR AN ACCESSORY STRUCTURE
Date: N/A
Time: N/A
Date: JULY 23, 2026
Time: 6:00 P.M.

Print

Board of Commissioners Voting Meeting Comments - July 23, 2026 - Submission #146888

Date Submitted: 7/22/2026

Comments completed in the form below will be submitted into the record for the July 23, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

JAVIER

Last Name*

ANCIETA

Address1*

4361 BENEFIELD RD

Address2

City*

BRASELTON

State*

GA

Zip*

30517

Item for Comment*

4383 Benefield Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

The Ancieta Family of 4361 Benefield Rd, Braselton GA 30517.
We are oppose to requested construction.
Thanks
Javier Ancieta
Leslie Ancieta

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Print

Board of Commissioners Work Session Comments - August 10, 2026 - Submission #146942

Date Submitted: 7/23/2026

Comments completed in the form below will be submitted into the record for the August 10, 2026 Work Session of the Hall County Board of Commissioners.

First Name*

Margaret

Last Name*

Hoskins

Address1*

4359 Benefield Road

Address2

City*

Braselton

State*

Ga

Zip*

30517

Your Comments*

Statement Opposing the Variance Request

Good evening, Chairman and members of the Board.

My name is Margaret Hoskins, although I am unable to attend the meeting this evening, I appreciate the opportunity to speak regarding the variance request for 4383 Benefield Road.

I respectfully ask the Board to deny this variance because I do not believe the applicant has demonstrated that the legal standards for granting a variance have been met.

A variance is intended to address a hardship created by the unique physical characteristics of a property—not to accommodate a preferred building location or design. This property consists of approximately 2 acres, and I have not seen evidence that its size, shape, topography, or other physical conditions prevent the owner from complying with the zoning ordinance.

The proposed accessory structure is approximately 1,750 square feet and would be located within the required front yard. Front-yard setbacks exist to preserve the character of the neighborhood, maintain consistent development patterns, and prevent large accessory buildings from becoming prominent features along the roadway. Granting a variance for a building of this size in the front yard would be inconsistent with those purposes.

I also ask the Board to consider whether reasonable alternatives exist. Has the applicant demonstrated that the building cannot be relocated elsewhere on the property, reduced in size, or redesigned to comply with the ordinance? If reasonable alternatives are available, then a variance is not the minimum relief necessary.

Finally, I am concerned about the precedent this approval could create. If a variance is granted without a genuine hardship unique to the property, it becomes more difficult to apply the ordinance consistently to future applicants.

I respectfully ask the Board to base its decision on the established variance criteria and to deny this request because the evidence does not demonstrate the exceptional circumstances that justify relief from the zoning ordinance.

Thank you for your time and consideration.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

AGENDA ITEM

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

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 431/2026

SUBJECT: **6164 Lake Lanier Heights Road | Variance to Section 4.1 |** to reduce minimum yards | on a 0.21± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 **| Proposed use: Residential addition |** Commission District 2 **| Cynthia Karegeannes, applicant**

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends DENIAL of the applicant's request as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

6164 Lake Lanier Heights Road | Variance to Section 4.1 | to reduce minimum yards | on a 0.21± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Deeds
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Cynthia Karegeannes

Request ..... **Variance to Section 4.1** | to reduce the minimum yards

Proposed Use ..... Residential addition

Size ..... 0.21± acres

Zoning ..... Vacation Cottage (V-C)

Location ..... **6164 Lake Lanier Heights Road** | Tax Parcel 07353 001029

Commission District ..... Two

Commission Date ..... July 23, 2026

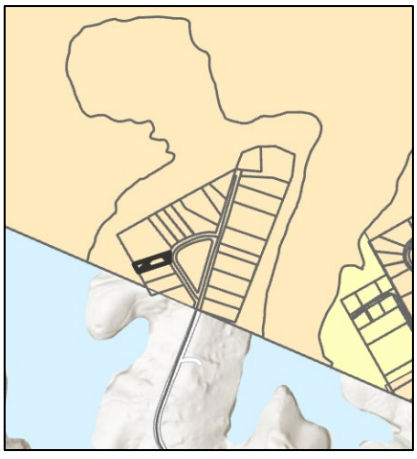
Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0022

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

The applicant is requesting a variance to Section 4.1 to reduce the side yard setback from 10 feet to 5 feet along the northern property boundary for a residential addition. The subject property is approximately 0.21± acres in size and is zoned Vacation Cottage (V-C).

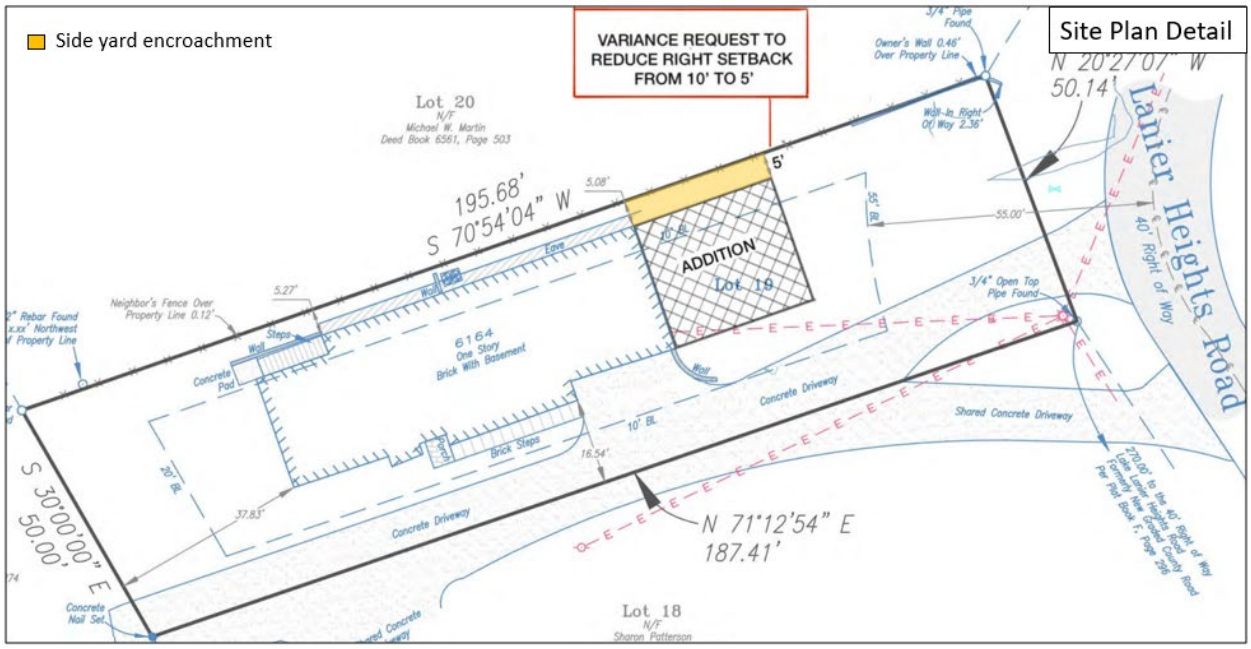


The property is currently developed with a single-family residence, constructed in 1965, according to the Hall County Tax Assessor records. The existing single-family residence was established prior to the adoption of zoning regulations. The applicant is requesting that the proposed residential addition be allowed to align with the existing residence.

The surrounding properties are zoned and developed as outlined below:

North: Vacation Cottage (V-C): Army Corps of Engineers Lake Lanier

East: Vacation Cottage (V-C): Single-family residence
South: Vacation Cottage (V-C): Single-family residence
West: Vacation Cottage (V-C): Army Corps of Engineers Lake Lanier



Per the Statement of Hardship, the property owner requests a variance to allow a carport addition to extend into the front yard. The existing residence encroaches 4.93 feet into the required 10-foot right side setback, and because the structure and property line are not exactly parallel, maintaining alignment for the proposed addition necessitates reducing the setback to 5 feet at the northernmost corner of the addition.

The current shared driveway configuration restricts the owner's ability to maneuver in and out of the existing garage, and the lot's shape limits alternative parking options. The front yard represents the most feasible location for the proposed carport.

One (1) **variance** will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 10 feet from the property line as found in Section 4.1 for the Vacation Cottage (V-C) zoning district.
    - A side yard setback from 10 feet to 5 feet from the property line is proposed for the proposed residential addition.

<u>Zoning Analysis</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The subject property exhibits extraordinary and exceptional conditions due to its unusually small lot size relative to its historical V-C zoning**

designation and the development standards of comparable residential districts. Created in 1965, prior to the adoption of zoning regulations, the lot is approximately 0.21 acres — significantly smaller than the 0.5-acre minimum required in the R-1 district.

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is developed with a single-family residence. The location, and size of the proposed addition could be modified to meet the applicable setbacks for V-C district.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The location of the residential addition is the direct action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The setback standards exist to maintain consistent development patterns with reasonable setbacks.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated June 18, 2026, the Hall County Environmental Health Department stated, "All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application. Please note that BOC variance approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated June 17, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "Off system, no impacts expected to the State Route."

Hall County Public Works and Utilities
In a memorandum dated June 24, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment

Traffic:
There are no concerns with traffic impacts from this request.

Utilities:
No comment. Property is located in Buford sewer district.

Hall County Fire Marshal
In a memorandum dated June 3, 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
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)
CYNTHIA KAREGEANNES
4108 ALLENHURST DRIVE
PEACHTREE CORNERS, GA 30092
Phone [redacted]
Email Address CMK@YOURHOMEARCHITECT.COM

Property Owner (Name and Mailing Address)
PATRICIA DAVIS
6164 LAKE LANIER HEIGHTS ROAD
BUFORD, GA 30518
Phone [redacted]
Email Address [redacted]

Location of Property 6164 LAKE LANIER HEIGHTS ROAD, BUFORD, GEORGIA

Present Zoning R2R Existing Structures YES: 2 BEDROOM HOUSE

Type of Appeal:

X	Setback Variance		
	Road Frontage Variance		
	Sign Variance		
	Hardship Mobile Home		
	GCOD Variance		
	Other:		
			Front Yard
X			Right Side Yard
			Left Side Yard
			Rear Yard
			Road Frontage
			Sign Area
			Sign Height
			Doctor's Letter
			Terms Agreement
			From ___ ft. to ___ ft.
			From 10 ft. to 5 ft.
			From ___ ft. to ___ ft.
			From ___ ft. to ___ ft.
			From ___ ft. to ___ ft.
			From ___ ft. to ___ ft.
			From ___ ft. to ___ ft.

Supporting Documents: X Plat of Property; X Site Plan
X Deed of Property; ___ Floor Plans
X Hardship Statement; ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:
I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print CYNTHIA M KAREGEANNES Date MAY 18, 2026

Sign Cynth M Karege Date MAY 18, 2026

I hereby withdraw this application. Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) PATRICIA DAVIS

Address 6164 LAKE LANIER HEIGTS ROAD
BUFORD, GA 30518

Phone Number [redacted]

Name of applicant(s) CYNTHIA KAREGEANNES

Address 4108 ALLENHURST DRIVE
PEACTREE CORNERS, GA 30092

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)
Patricia Clark Davis

Personally appeared before me
Patricia Clark Davis

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

Susan Rebecca Westbrook
Notary Public

May 18, 2026
Date

OFFICIAL SEAL
SUSAN REBECCA WESTBROOK
Notary Public, Georgia
GWINNETT COUNTY
My Commission Expires
March 23, 2029

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: Patricia C Davis **Date:** 5-17-2026

Applicant's/Owner's Name (Printed): Patricia C Davis

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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: Cynthia M Karegeannes **Date:** 5/20/2026

Applicant's/Owner's Name (Printed): Cynthia M Karegeannes

PLANNING AND ZONING DEPARTMENT
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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:
PLEASE READ THE ATTACHED EXPLANATION LETTER REGARDING THE SITE ISSUES

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship). THE HOUSE WAS BUILT IN 1965 PRIOR TO THE ADOPTION OF 10' SIDE SETBACKS.
THE LOT MEASURES 50' W X ~190 L; SETBACKS ARE 55' FRONT, 10' SIDES, 20' REAR LEAVING A BUILDING AREA OF 30' W X ~115 L.
THE EXISTING STRUCTURE ENCROACHES ~5' INTO THE RIGHT SIDE SETBACK, AND IS ~5' FROM THE LEFT SIDE SETBACK.
A SHARED DRIVEWAY ALSO ENCROACHES.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.
YES, PLEASE READ ATTACHED LETTER
OWNER IS UNABLE TO EXPAND IN ANY OTHER AREA

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.
YES, THERE ARE NO OTHER HOMES THAT SHARE A DRIVEWAY THAT ENCROACHES SO FAR INTO THEIR PROPERTY.
THIS ENCROACHMENT MEANS THAT THE NEIGHBOR SOMETIMES PARKS IN FRONT OF THE EXISTING GARAGE, THUS BLOCKING ACCESS .

4. Such conditions are not the result of any actions of the property owner.
TRUE
THE RESIDENCE WAS BUILT IN 1965 PRIOR TO THE ADOPTION OF TODAY' ZONING CODES. PROPOSED ADDITION IS IN LINE WITH THE ORIGINAL STRUCTURE.

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.
TRUE
THERE WOULD BE NO CHANGE IN ACCESS TO ANY SURROUNDING PROPOERTIES, THUS NO IMPACT ON THE PUBLIC SAFETY, HEALTH, WELFARE, NOR WOULD IT BE INJURIOUS TO OTHER PROPERTY.

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

Applicant CYNTHIA kAREGEANNES **Date** 5 19 2026

Owner: Patricia Davis

Address: 6164 Lake Lanier Heights Road, Hall County

Explanation letter Statement of Hardship:

The owner would like to develop their property to allow for a garage addition to the existing home to extend into the front yard. The existing front right corner of the structure encroaches into the 10-foot right side setback by 4.92 feet. The property line and the existing structure are not parallel.

To keep the line of the addition aligned with the existing structure, the owner would like to request a variance of 5', to reduce the right side setback to 5'.

There would be no change in access to any surrounding properties, thus no impact on the public safety, health, or welfare, nor would it be injurious to other property.

The location of the current garage entry and exit zone are located such that the owner has to back into the adjacent neighbor's driveway in order to turn into and out of the garage (the driveway is shared and is approximately 12' wide).

At times the neighbors will park their vehicles in this shared area, which blocks the driveway making it impossible to move in and out of the owner's garage. The shape of the property limits the available space to create a different parking location that cannot be blocked by the neighbors vehicles.

The proposed front area for the new carport is the best location for the new parking structure.

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- B.L. Building Line
- Catch Basin
- Drop Inlet
- Guy Wire Anchor
- Light Pole
- Power Pole
- Electric Meter
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Sewer Clean Out
- Gas Meter
- Air Conditioning Unit
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Centerline of Road

TAN

4° 35'

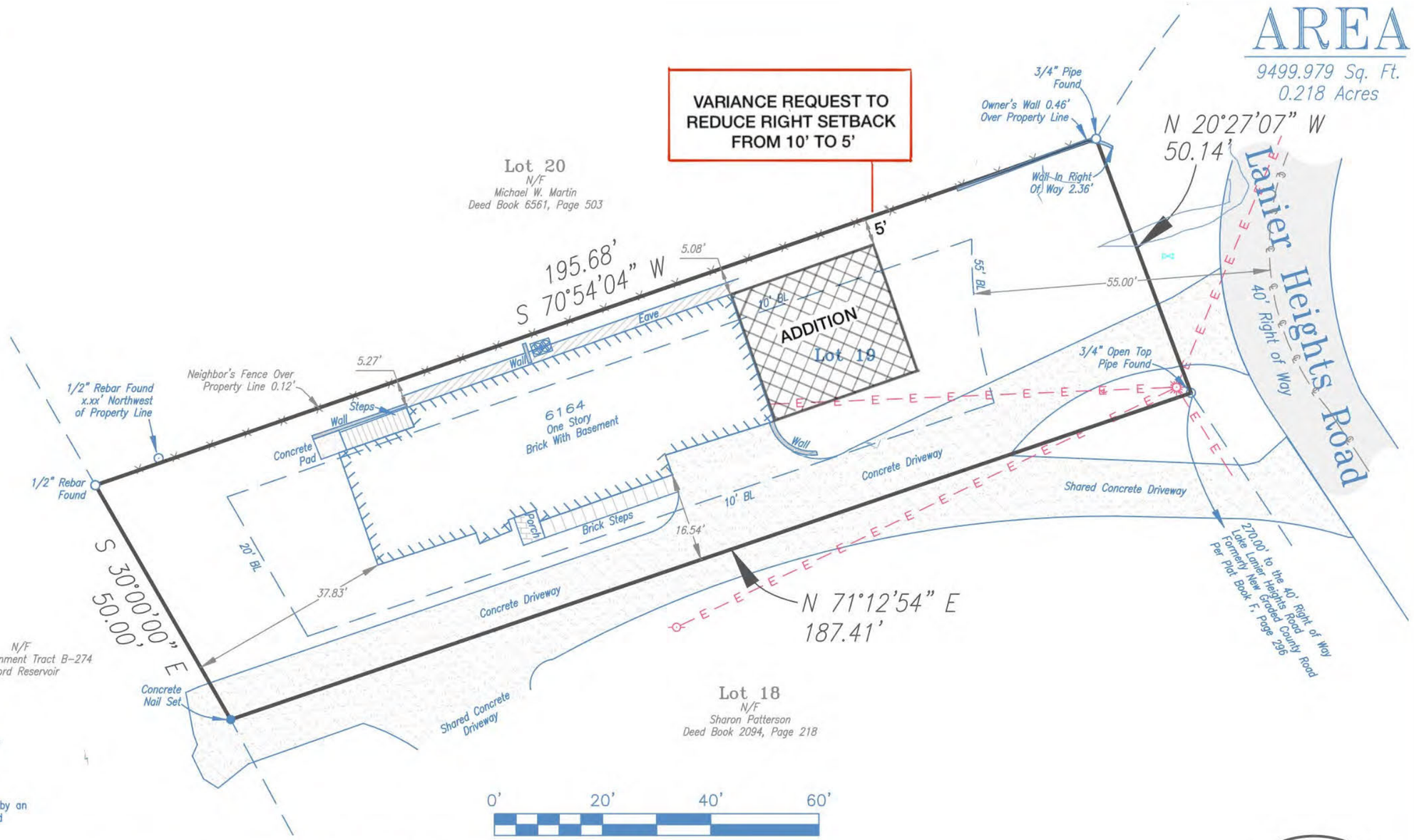
Magnetic North

4° 35' Declination

Plat Book F Page 296 Reading Held

AREA

9499.979 Sq. Ft.
0.218 Acres



ZONING

(Hall County)
V-C (Vacation Cottage)
Front yard setback-30' from property line or 55' from centerline of road, whichever is greater
Side yard setback-10'
Rear yard setback-20'

SURVEY NOTES

1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survce.
3. Field work completed on January 28, 2015.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 256,399 feet.

155 CLIFTWOOD DRIVE – ATLANTA, GEORGIA 30328 – TELEPHONE: (404) 255-4671 – FAX: (404) 255-6607 – WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 194559

DRAWING NUMBER F33-235

SURVEY PLAT FOR: 6164 Lanier Heights Road, Buford Georgia 30518

PATRICIA DAVIS

DATE: 1/22/15 | SCALE: 20'

LAND LOT: 353	7th DISTRICT	SECTION	Hall COUNTY, GA
LOT: 19	BLOCK:	UNIT:	PHASE:
SUBDIVISION: Property of Frank Brogdon, Grover Garrett, and W. Rowe			
DEED BOOK 2094 , PAGE 208	PARTY CHIEF: D.R.	SHEET 1 OF 1	
PLAT BOOK F , PAGE 296	DRAFTER: B.S.		

GEORGIA REGISTERED No. 3028 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS, IV

This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

LEGEND

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- Iron Pin Found
- B.L. Building Line
- Catch Basin
- Drop Inlet
- Guy Wire Anchor
- Light Pole
- Power Pole
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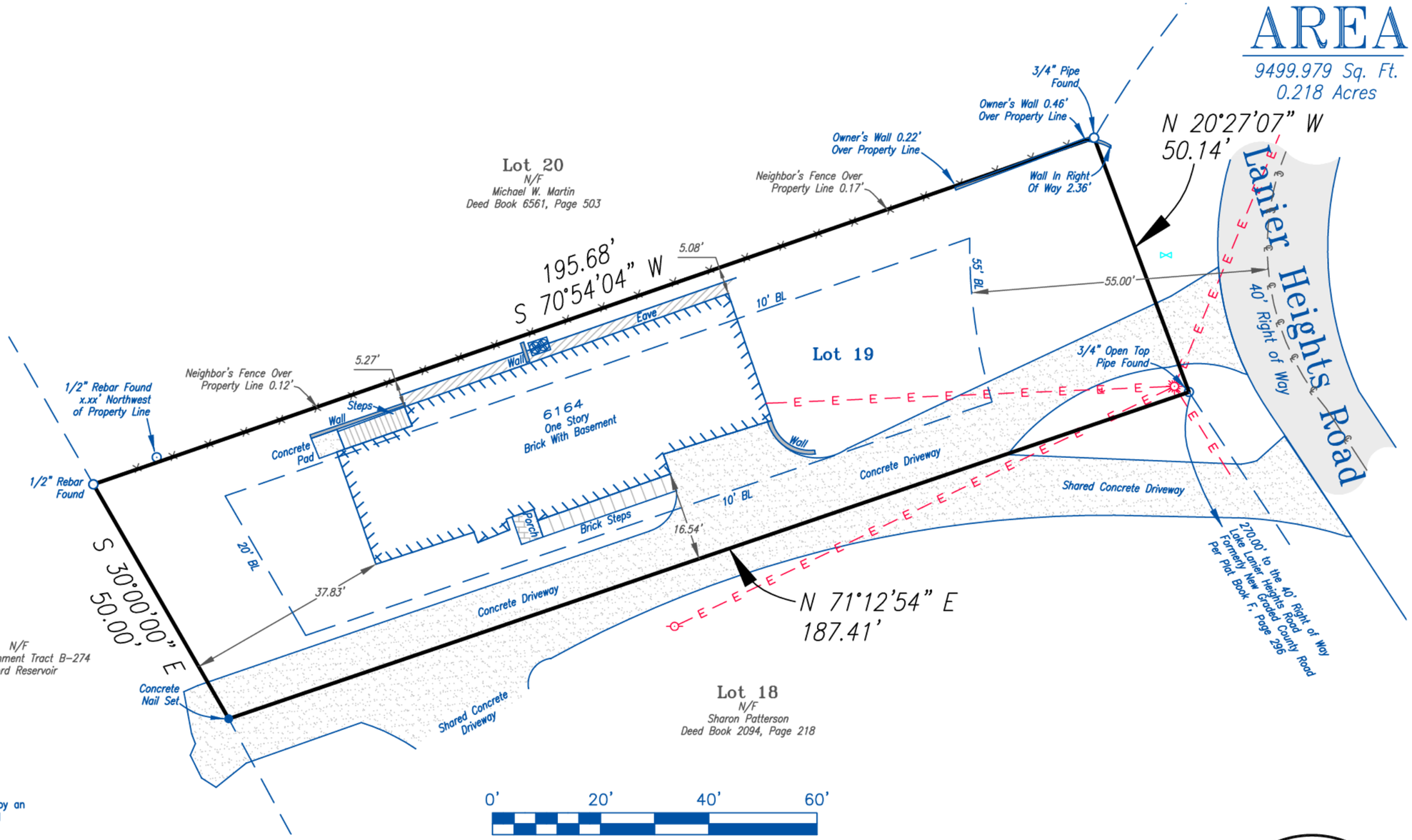

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PATRICIA DAVIS

DATE: 1/22/15 | SCALE: 20'

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LOT: 19	BLOCK:	UNIT:	PHASE:
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DEED BOOK 2094 , PAGE 208	PARTY CHIEF: D.R.	SHEET 1 OF 1	
PLAT BOOK F , PAGE 296	DRAFTER: B.S.		

GEORGIA
REGISTERED
No. 3028
PROFESSIONAL
LAND SURVEYOR
JOSH L. LEWIS, IV

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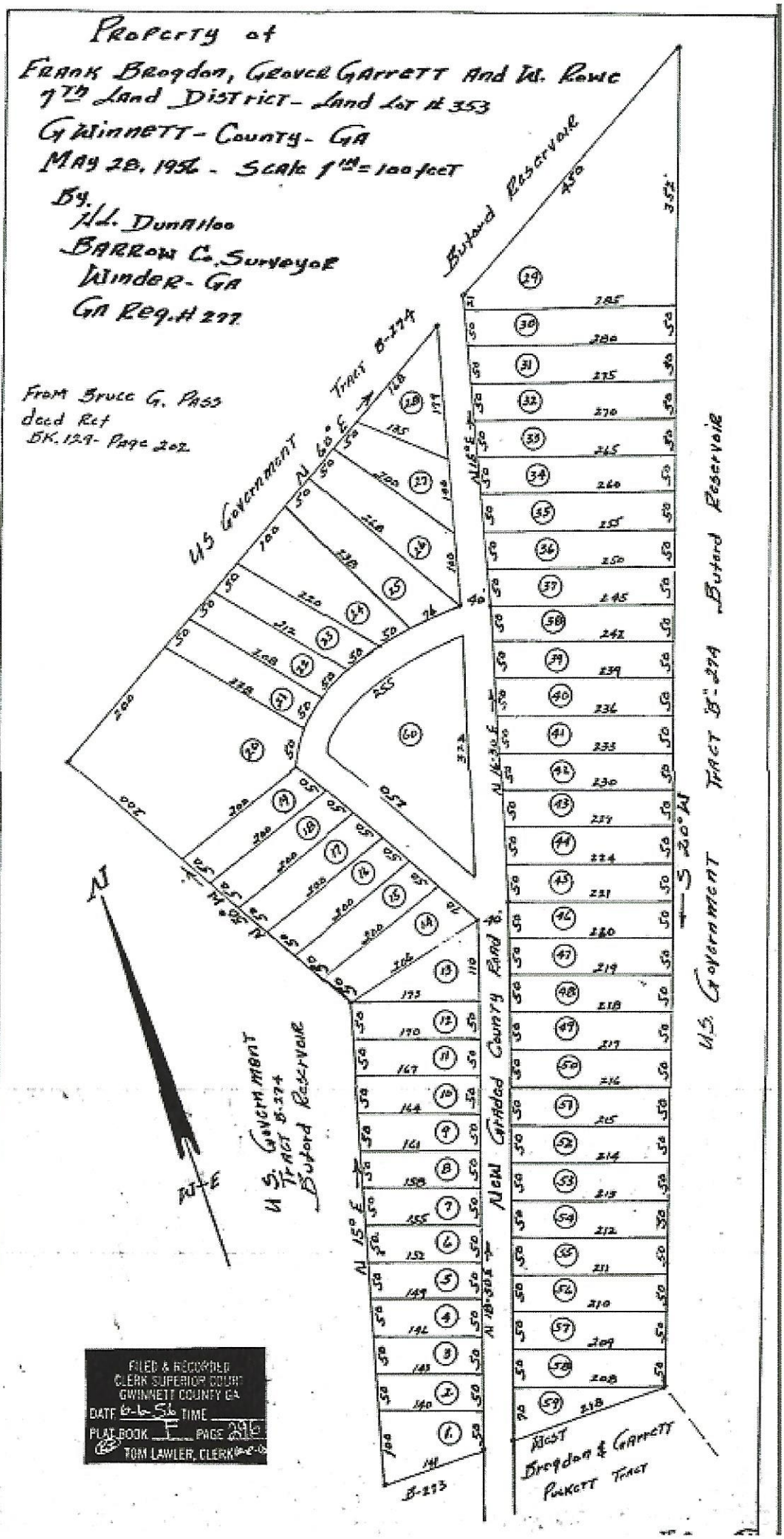
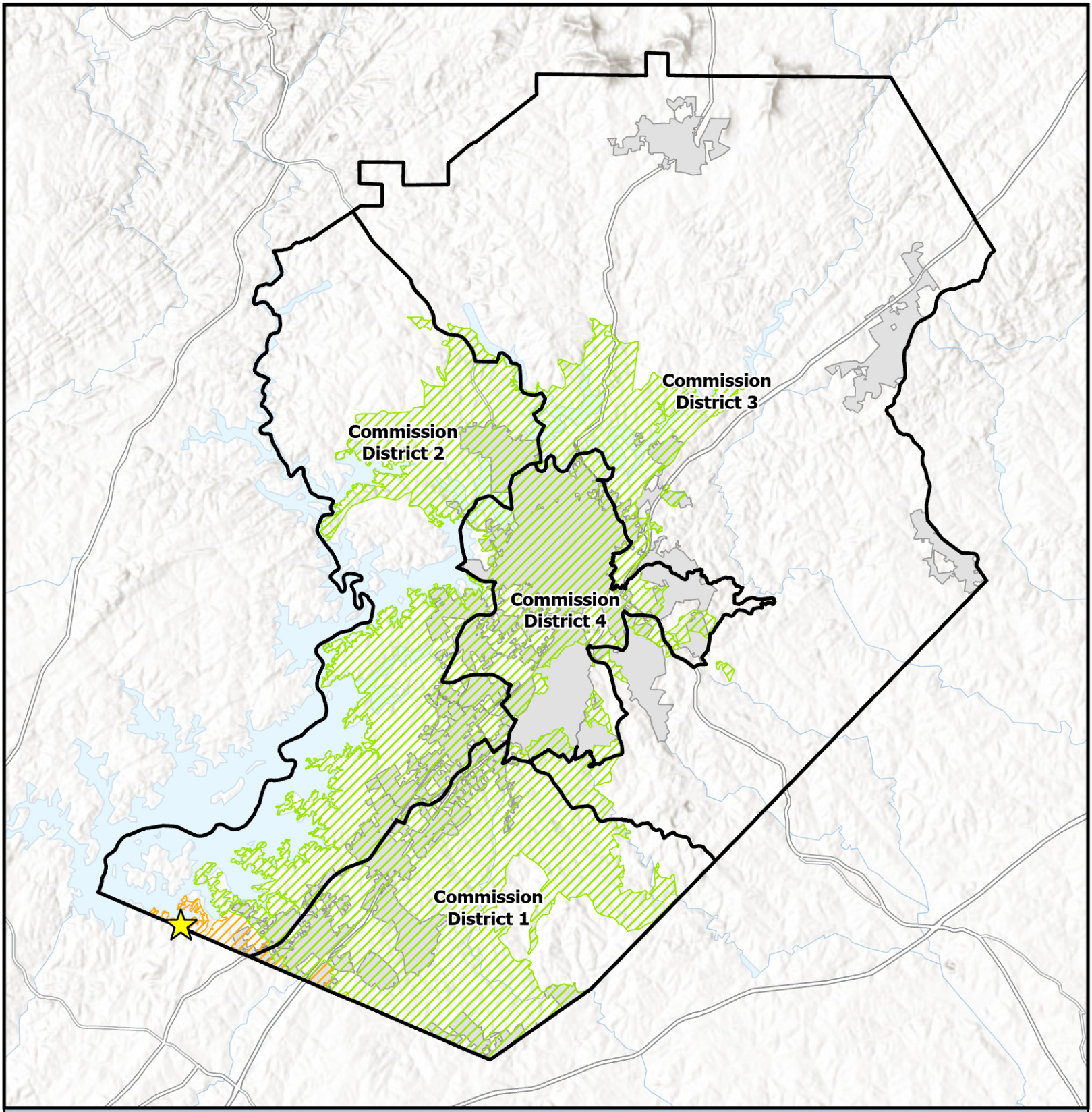

Property of
Frank Brogdon, Grover Garrett And W. Rowe
7th Land District - Land Lot # 353
Gwinnett - County - GA
May 28, 1956 - Scale 1" = 100 feet
By.
H.L. Dunnaloo
Barrow C. Surveyor
Winder - GA
GA Reg. # 277
From Bruce G. Pass
deed Ref
BK. 129 - Page 202
U.S. Government Tract B-274
Buford Reservoir
New Graded County Road
U.S. Government Tract B-274 Buford Reservoir
U.S. Government Tract B-273
West Brogdon & Garrett Parcott Tract
N
N 15° E
N 60° E
S 30° W
N 45° E
N 75° E
N 15° E
N 30° W
N 45° E
N 30° E
S 30° W
N 45° E
N 30° E
N 15° E
N 30° W
N 45° E
N 60° E
N 75



Overview Map

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

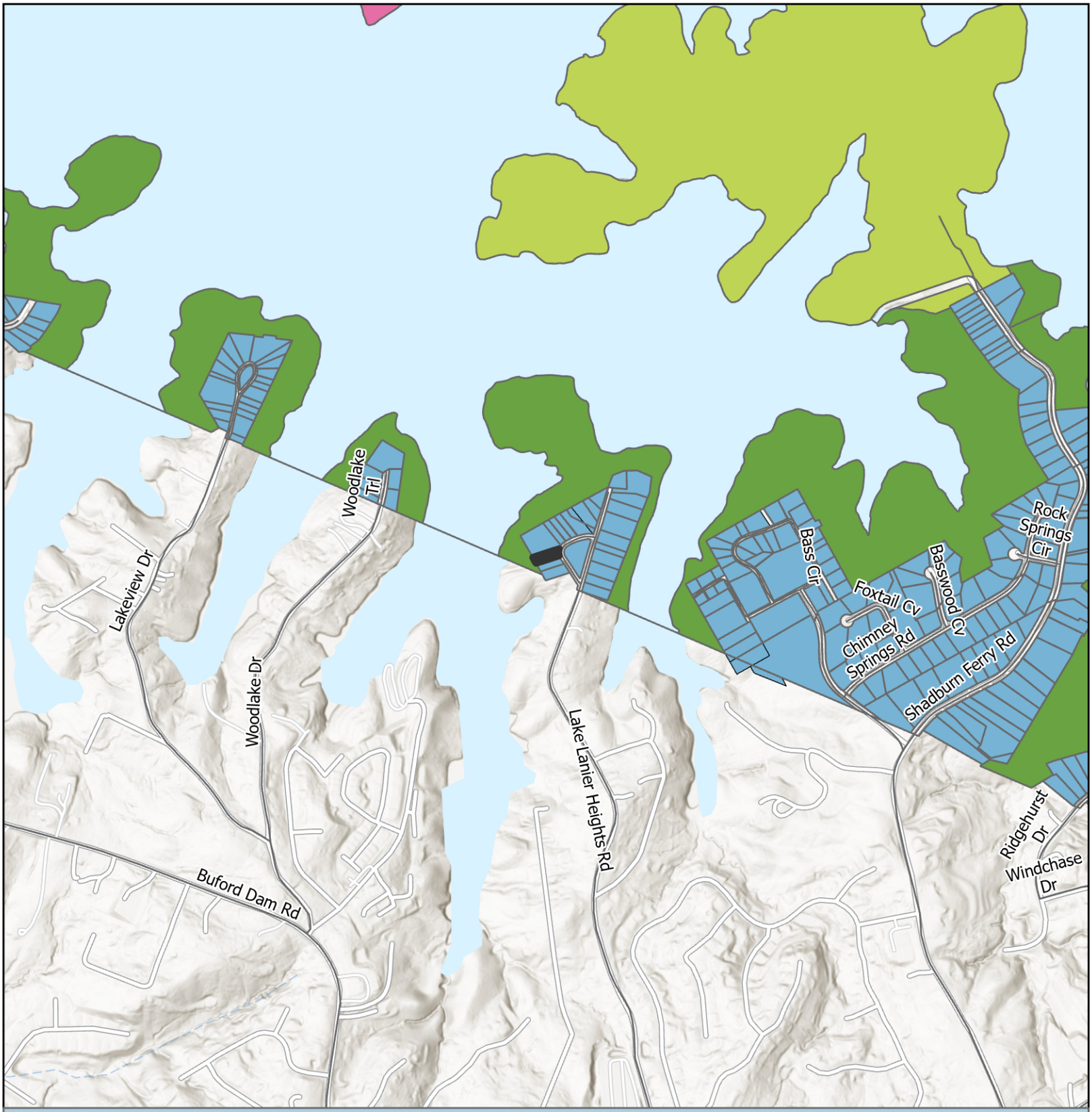
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Cynthia Karegeannes
Tax Parcel #: 07353 001029
Location: 6164 Lake Lanier Heights Road
Commission District: 2

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

Date Prepared: 6/18/2026



Future Land Use Map

Subject Area

City Limits

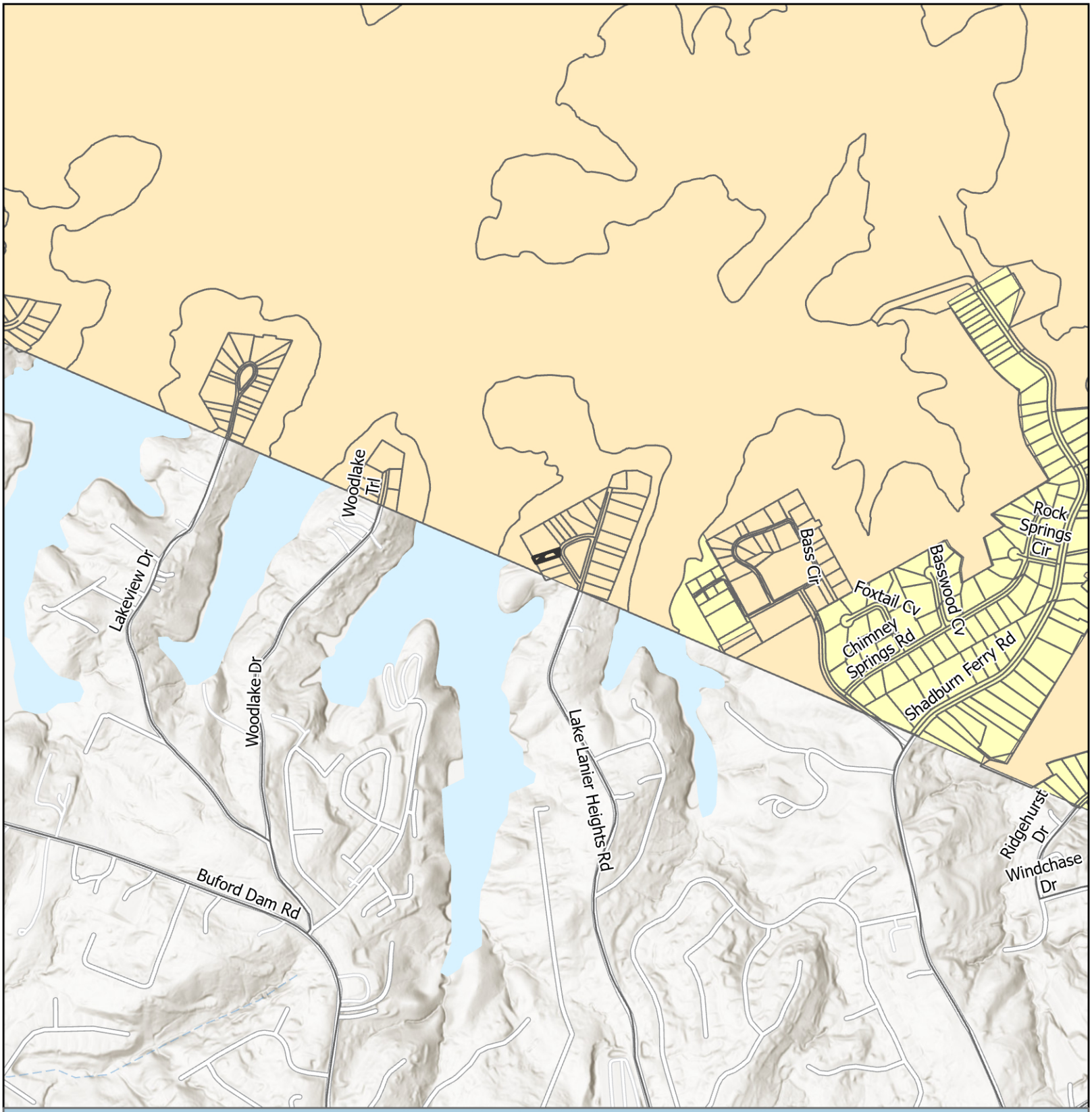
FLU

- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Regional Activity Center

Applicant: Cynthia Karegeannes
Tax Parcel #: 07353 001029
Location: 6164 Lake Lanier Heights Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/18/2026



Zoning Map

Subject Area

City Limits

Zoning

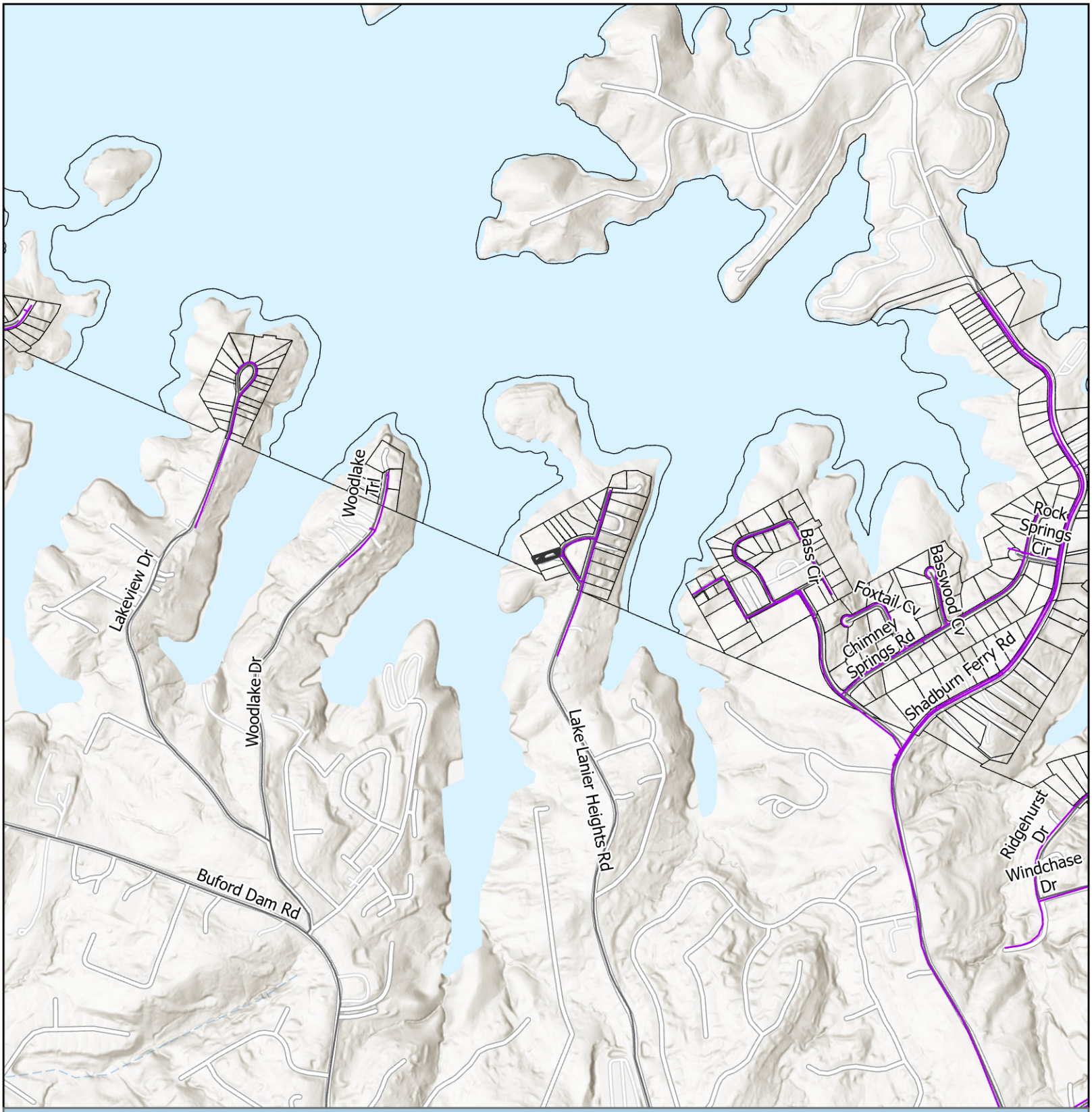
R-1

V-C

Applicant: Cynthia Karegeannes
Tax Parcel #: 07353 001029
Location: 6164 Lake Lanier Heights Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/18/2026



Utilities Map

Private of Other System
Subject Area
City Limits

Applicant: Cynthia Karegeannes
Tax Parcel #: 07353 001029
Location: 6164 Lake Lanier Heights Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/19/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Cynthia Karegeannes

Tax Parcel #: 07353 001029

Location: 6164 Lake Lanier Heights Road

Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/7/2026

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 19 day of Feb
20 15 at 10:18 AM. Recorded in Deed
Book 7480 Page(s) 674-691
Charles Baker, Clerk By LK

Please return to:
Michael A. O'Neill, Esq.
CAROL CLARK LAW
6075 LAKE FORREST DRIVE, STE 200
ATLANTA, GEORGIA 30328
File: 201501R004

000674

003005

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 450.00
Date 2-19-15
Charles Baker
Superior Court Clerk
By LK

PT61 069-2015-001007

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this **17th day of February, 2015** between
MARY J. DEATON,
as party or parties of the first part, hereinafter called Grantor, and
PATRICIA C. DAVIS,
as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 353, 7th Land District, Hall County, Georgia, being Lot 19 of Brogdon Garrett Subdivision, also known as Hall County Tax Parcel # 7353-001029, formerly known as that tract or parcel of land lying and being in Land Lot 353, 7th Land District, Gwinnett County, Georgia, being Lot 19 of subdivision of property of Frank Brogdon, Grover Garrett, and W. Rowe, according to plat and survey by H. L. Dunahoo, Barrow County Surveyor, May 28, 1956, said plat being recorded in Plat Book F, Page 296, Gwinnett County, Georgia Records, and being more particularly described as follows:

BEGINNING at a point on the westerly side of a country road serving said subdivision at a line between Lot 18 and Lot 19, and running thence southwesterly along the line of Lot 18, a distance of 200 feet to a point at the property line of U.S. Government (said property line being the same as shown on Buford Dam and Reservoir Tract B-274); thence north 30 degrees west along said U.S. Government line a distance of 50 feet to a point on the line between Lot 20 and Lot 19; thence northeasterly along the line of Lot 20 a distance of 200 feet to a point on the westerly side of said road; thence southeasterly along said road a distance of 50 feet to the POINT OF BEGINNING; being the same property commonly known as 6164 Lake Lanier Heights Road, Buford, Georgia 30518 according to the current system of addresses in Hall County, Georgia; being the same property conveyed by Executor's Deed from Mary J. Deaton as Executrix of the Estate of Wintfred H. Deaton to Mary J. Deaton, dated January 29, 1991, and recorded at Deed Book 1559, Page 267, Hall County, Georgia Records.

THIS CONVEYANCE is made subject to all easements, covenants and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Mary J Deaton by Michael AHR (SEAL)

Grantor- **MARY J. DEATON by MICHAEL RAY FOWLER, her Attorney-in-Fact pursuant to the Durable Financial Power of Attorney attached as Exhibit "A" and incorporated herein by reference.**

Notary Public

MICHAEL A O'NEILL NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 5, 2017

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: June 18, 2026

Subject: July 23, 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 based upon information provided by the applicant and 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.

* 3369 North Waterworks Rd, Abercrombie: Environmental Health provided the applicant a completed Existing System Evaluation for a 20' x 36' storage shed with no plumbing on March 26, 2026.

* 4383 Benefield Road, Kilby: Environmental Health issued septic permit OSC-10942 on April 7, 2026. The approved site plan includes the proposed accessory structure.

* 6164 Lake Lanier Heights Road, Karegeannes: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application. Please note that BOC variance approval does not imply approval from other county departments.

* 2862, 2894 White Sulphur Rd & 3323, 3331 Seymour Rd, DANJI: No comment. Public Sewer

* Hall County Forward 2045 Comprehensive Plan, Staff: No comment.

Outlook

RE: July 23, 2026 Board of Commissioners Planning Items Tentative Packets

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 6/17/2026 4:11 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@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.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, June 12, 2026 2:28 PM
Subject: July 23, 2026 Board of Commissioners Planning Items Tentative Packets

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.

The Tentative Planning Items for the July 23, 2026, Hall County Board of Commissioners Voting Meeting are now available. For consistency, please submit your comments in memorandum format. We would greatly appreciate it. Please note that late comments may not be included in the staff report. The packets were sent via Teams or a separate email.

Reminder: These items will be discussed at next week's Development Review meeting.

When submitting comments, be sure to include:

• Applicant's name
• Property address
• Your corresponding comment

Comments are due Wednesday, June 24, 2026.
Please email all comments to:
• Lynn – ltaylor@hallcounty.org
• Kaitlyn – kelliott@hallcounty.org

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

   Off System, no impacts expected to the State Route.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

   Off System, no impacts expected to the State Route.

3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

   Off System, no impacts expected to the State Route.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

   Off System, no impacts expected to the State Route.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan **| Hall County Planning Staff, applicant**

Thank you,

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

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: June 24, 2026

Subject: July 23, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the July 23, 2026, meeting. Upon review, we provide the following comments.

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is in Hall County sewer area, but sewer infrastructure is not nearby.

(3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier

Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. Please coordinate with Public Works to discuss full scope and study expectations. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.
- **Utilities:** This property is located in the Gainesville service district. In order to connect to Hall County sewer, an IGA between Gainesville and Hall County will need to be approved by both parties. Any improvements required for connection to Hall County sewer or to increase sewer capacity will be at the developer's expense.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan **| Hall County Planning Staff, applicant**

- **Engineering**: No comment
- **Traffic:** No comment
- **Utilities:** No comment

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: 6/3/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 7-23-2026 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 7/23/26 meeting. Upon review, we provide the following comments.

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast

side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan | **Hall County Planning Staff, applicant**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JUNE 25, 2026 AND NO LATER THAN JULY 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 1, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Patricia C Davis (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** June 26, 2026 (Date) **for** Cynthia Karegeannes (Name application filed as).

Signature Patricia Davis

(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: CYNTHIA KAREGEANNES
REQUEST: REDUCE THE MINIMUM YARDS FOR RESIDENTIAL ADDITION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JULY 23, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 429/2026

SUBJECT: **3369 North Waterworks Road | Variance to Section 4.1 |** to reduce the minimum yards | on a 1.44± acre tract located on the east side of North Waterworks Road approximately 243 feet northeast of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 **| Proposed Use: Accessory structure |** Commission District 2 **| Donald K. Abercrombie, applicant**

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends DENIAL of the applicant's request as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

3369 North Waterworks Road | Variance to Section 4.1 | to reduce the minimum yards | on a 1.44± acre tract located on the east side of North Waterworks Road approximately 243 feet northeast of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 **| Proposed Use: Accessory structure |** Commission District 2 **| Donald K. Abercrombie, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plans
Plat
Maps
Deeds
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
7-22-2026 Map of Public Comments Rec'd
Public Comments
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Donald K. Abercrombie

Request ..... **Variance to Section 4.1** | to reduce the minimum yard

Proposed Use ..... Accessory structure

Size ..... 1.44± acres

Zoning ..... Vacation Cottage (V-C)

Location ..... **3369 North Waterworks Road**| Tax Parcel 08167 004003

Commission District ..... Two

Commission Date ..... July 23, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0020

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

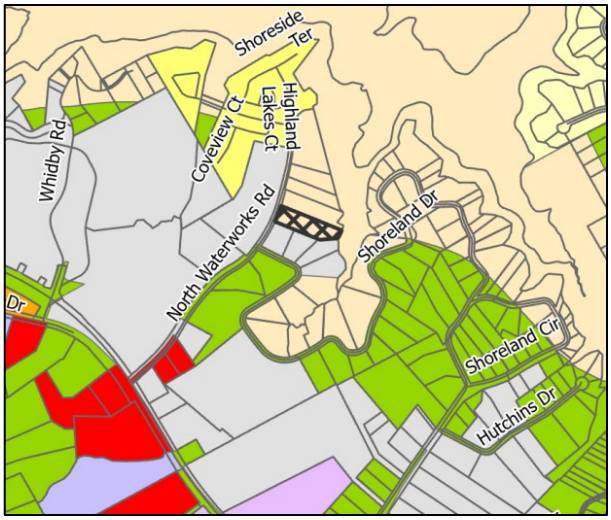
The applicant is requesting a variance from Section 4.1 to reduce the side yard setback from 10 feet to 1 foot along the southern property boundary for an accessory structure. The subject property is approximately 1.44± acres in size and zoned Vacation Cottage (V-C).

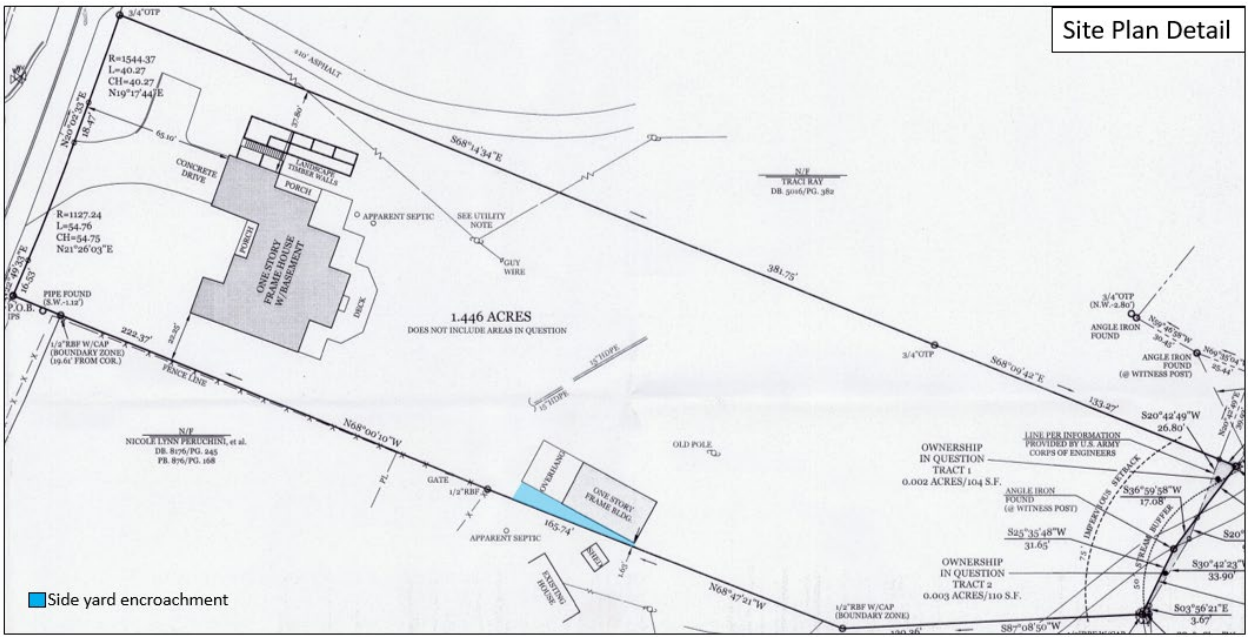
The property is currently developed with a single-family residence, constructed in 1990, according to the Hall County Tax Assessor records.

On March 31, 2026, the applicant was denied a building permit, HRNEW26-0533, due to the proposed storage building encroaching into the required 10-foot side setback. The applicant has subsequently submitted a variance request to address the encroachment.

The surrounding properties are zoned and developed as outlined below:

North: Vacation Cottage (V-C): Single-family residence
East: Vacation Cottage (V-C): Army Corps of Engineers Lake Lanier
South: City of Buford Single Family Residential (R-100): Single-family residence
West: City of Buford Public (P): Buford Waterworks





Per the Statement of Hardship, the property owner states an existing concrete slab, foundation, and footings have been in their current location for approximately 60 years. In an email dated June 30, 2026, the property owner states that a tree fell on the previous storage building in this location in August of 2025 and destroyed the building. Furthermore, they state that by allowing a new accessory structure to be placed in the same location as the previous will substantially reduce land disturbance and will prevent the removal of mature trees that would otherwise be impacted if the building were relocated 8.37 feet to meet the current setback requirement. The owner further notes that no adjoining property owners have ever expressed concerns or objections regarding the building's location.

One (1) **variance** will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 10 feet from the property line as found in Section 4.1 for the Vacation Cottage (V-C) zoning district.
  - A side yard setback from 10 feet to 1 foot along the southern property line to allow for an accessory structure.

Zoning Analysis

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The subject property is developed with a single-family residence. The subject parcel size, shape and topography are similar to other properties in the area. No unusual physical conditions, such as slope or irregular configuration, would prevent the proposed accessory structure from meeting the required side yard setback.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is developed with a single-family residence. The location and size of the proposed accessory structure could be modified to meet the applicable setback for V-C district.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have unique conditions that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions of the property owner. The location, and size of the accessory structure is a direct action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The setback standards exist to maintain consistent development patterns with reasonable setbacks. All surrounding properties are zoned V-C and subject to these standards.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated June 18, 2026, the Hall County Environmental Health Department stated, "Environmental Health provided the applicant a completed Existing System Evaluation for a 20' x 36' storage shed with no plumbing on March 26, 2026."

Georgia Department of Transportation
In an email dated June 17, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "Off system, no impacts expected to the State Route."

Hall County Public Works and Utilities
In a memorandum dated June 24, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment

Traffic:
There are no concerns with traffic impacts from this request.

Utilities:
No comment. Property is located in Buford sewer district.

Hall County Fire Marshal
In a memorandum dated June 3, 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 | f: 770-531-3902

HALL COUNTY
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Donald K. Abercrombie
3369 N Waterworks Rd.
Buford, GA 30518

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Same

Phone

Email Address

Location of Property 3369 N Waterworks Rd., Buford, GA 30518

Present Zoning V-C Existing Structures Property owner's home.

Type of Appeal:

- X Setback Variance
- ___ Road Frontage Variance
- ___ Sign Variance
- ___ Hardship Mobile Home
- ___ GCOD Variance
- ___ Other: ___

___ Front Yard	From 10 ft. to ~~2.8~~ 1.63 ft.
X Right Side Yard	From ___ ft. to ___ ft.
___ Left Side Yard	From ___ ft. to ___ ft.
___ Rear Yard	From ___ ft. to ___ ft.
___ Road Frontage	From ___ ft. to ___ ft.
___ Sign Area	From ___ ft. to ___ ft.
___ Sign Height	From ___ ft. to ___ ft.
___ Doctor's Letter	___ Terms Agreement

Supporting Documents:
___ Plat of Property
X Deed of Property
___ Hardship Statement
X Site Plan
X Floor Plans
___ Other

Fee (Must be paid for application to be complete): $ ___

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

___
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Donald K. Abercrombie Date 05/14/2026

Sign Donald K. Abercrombie Date ___

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
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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 Donald K. Abercrombie **Date:** 05/14/2026

Applicant's/Owner's Name (Printed): Donald K. Abercrombie

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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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: Sue Abercrombie **Date:** 5/14/2026

Applicant's/Owner's Name (Printed): Sue Abercrombie

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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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

See attached

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

4. Such conditions are not the result of any actions of the property owner.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

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

Applicant [signature] **Date** 05/14/2026

Statement of Hardship
3369 N. Waterworks Rd.
May 15, 2025

"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."

Receiving a variance from the required 10' setback from the adjoining property line and leaving the existing concrete slab, foundations and footings, that have been in place for the past 60 years, will minimize the need for removing any trees and disturbance of the land that would be required to relocate the subject building 8.37 feet. The goal would be to only upgrade the exterior walls and roof with materials in keeping with modern materials and trends . No one in the neighboring properties has ever indicated that they objected to the building being located at its current location.

LEGEND

RBF	RE-BAR FOUND
NLF	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
○	COMPUTED POINT
CTP	CRIMP TOP PIPE
C/O	SANITARY SEWER CLEAN OUT
ICV	IRRIGATION CONTROL VALVE
GA. SPC	GA. STATE PLANE COORDINATES (WEST)
L.L.	LAND LOT LINE
LL	LAND LOT
D.L.	DISTRICT LINE
C.L.	CENTERLINE
B.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
GA. SPC	GA. STATE PLANE COORDINATES (WEST)
EOP	EDGE OF PAVEMENT
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
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
×348	SPOT GROUND ELEVATION
⊙	PIN FOUND OR SET
310	EXISTING CONTOUR ELEVATION
UFO	UNDERGROUND FIBER OPTIC
OHP	POWERLINE
UP	UNDERGROUND POWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
UG	UNDERGROUND GAS LINE
⊡	CONCRETE RIGHT-OF-WAY MARKER
CATV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
ST	STORM SEWER PIPE
⊙	STORM DRAIN / PIPE
X—X—X	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	PINE TREE
	HARDWOOD TREE
LA	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
◆	BENCH MARK
⊕	CONTROL POINT

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

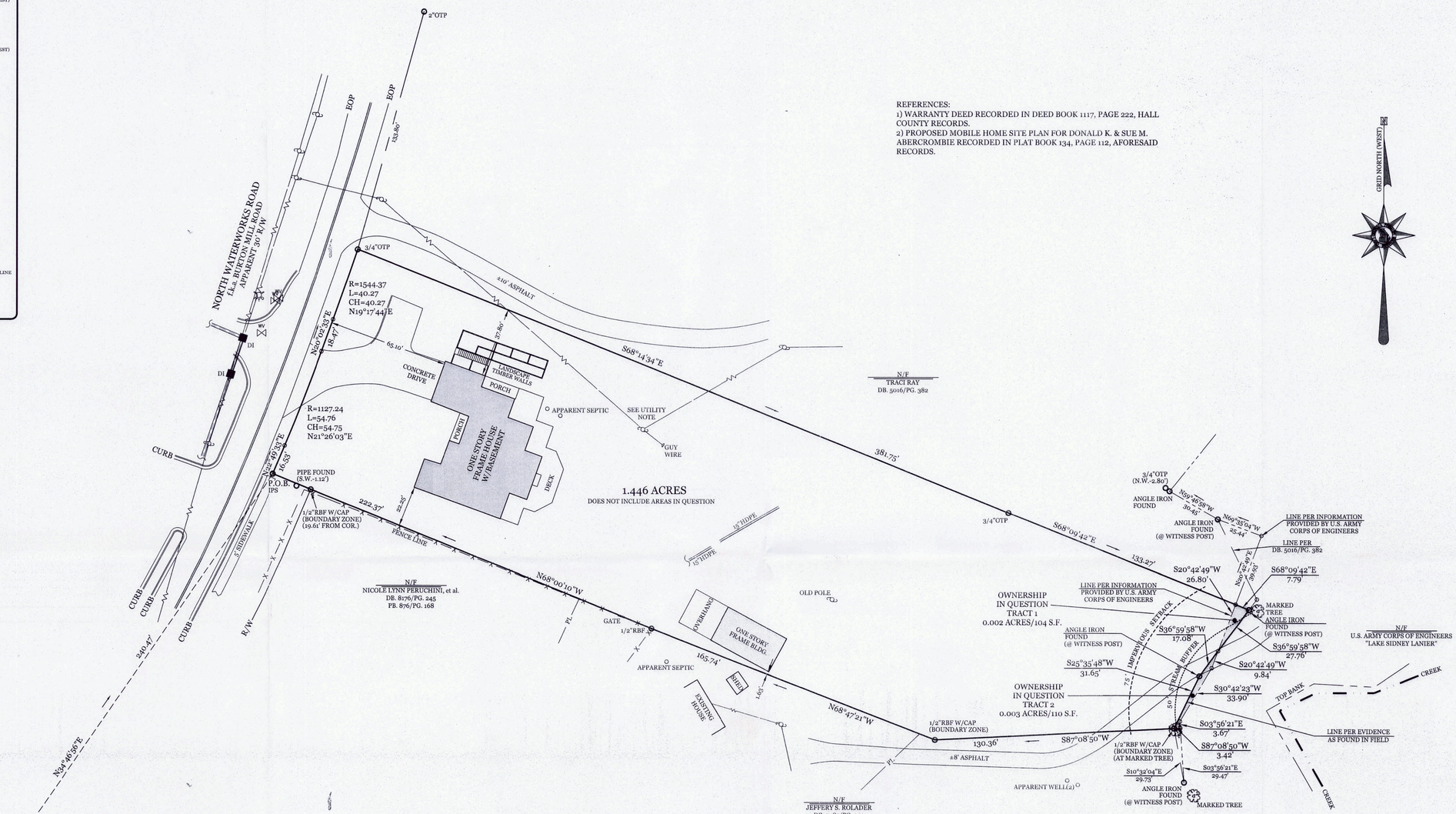
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

UTILITY NOTE:
UTILITY LINES TRAVERSING PROPERTY MAY CONTAIN AN EASEMENT. NO RECORD OF EASEMENT WAS FOUND, HOWEVER, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY IF WORK IS PLANNED IN THIS AREA.

GEORGIA811
www.Georgia811.com

REFERENCES:
1) WARRANTY DEED RECORDED IN DEED BOOK 1117, PAGE 222, HALL COUNTY RECORDS.
2) PROPOSED MOBILE HOME SITE PLAN FOR DONALD K. & SUE M. ABERCROMBIE RECORDED IN PLAT BOOK 134, PAGE 112, AFORESAID RECORDS.



A TRIMBLE S-7 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,656 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 229,312 FEET AND CONTAINS 1.446 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13139C0290 G, DATED APRIL 4, 2018

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

GEORGIA PREMIER
LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEYING COA #1177

RETRACEMENT SURVEY FOR:
DONALD K. ABERCROMBIE
and
SUE ABERCROMBIE
TAX PARCEL NO. 08167 004003
LOCATED IN LAND LOT 167 OF THE 8TH LAND DISTRICT
HALL COUNTY, GEORGIA SCALE 1"=30'

GEORGIA
PROFESSIONAL ENGINEER
NO. 2900
LAND SURVEYOR
BRIAN R. SUTHERLAND
5/8/26

NO	DESCRIPTION	DATE

05/05/2026 DATE
26107 PROJ. NUMBER
BS DRAWN BY

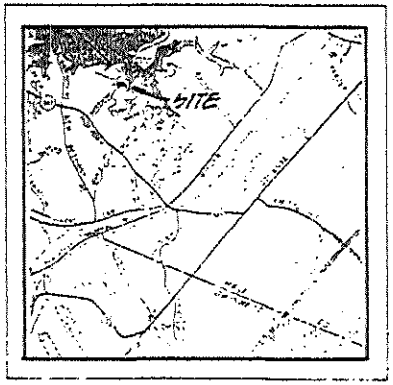
1 of 1

RECORDING PERMIT
By _____ 2/10/89
HALL COUNTY PLANNING COMMISSION

REFERENCE SURVEY:

SURVEY OF PROPERTY OF J.D. AND DONNA MCCOY PREPARED BY CARLTON LEE SURVEYOR ON FILE NO 5717, DATED APRIL 8TH, 1988.

BOUNDARY SURVEY FOR AMERICA REALTY BY CHARLES BARNES/ ATTOR., INC. DATED FEB 22, 1988.



LOCATION MAP
(NOT TO SCALE)

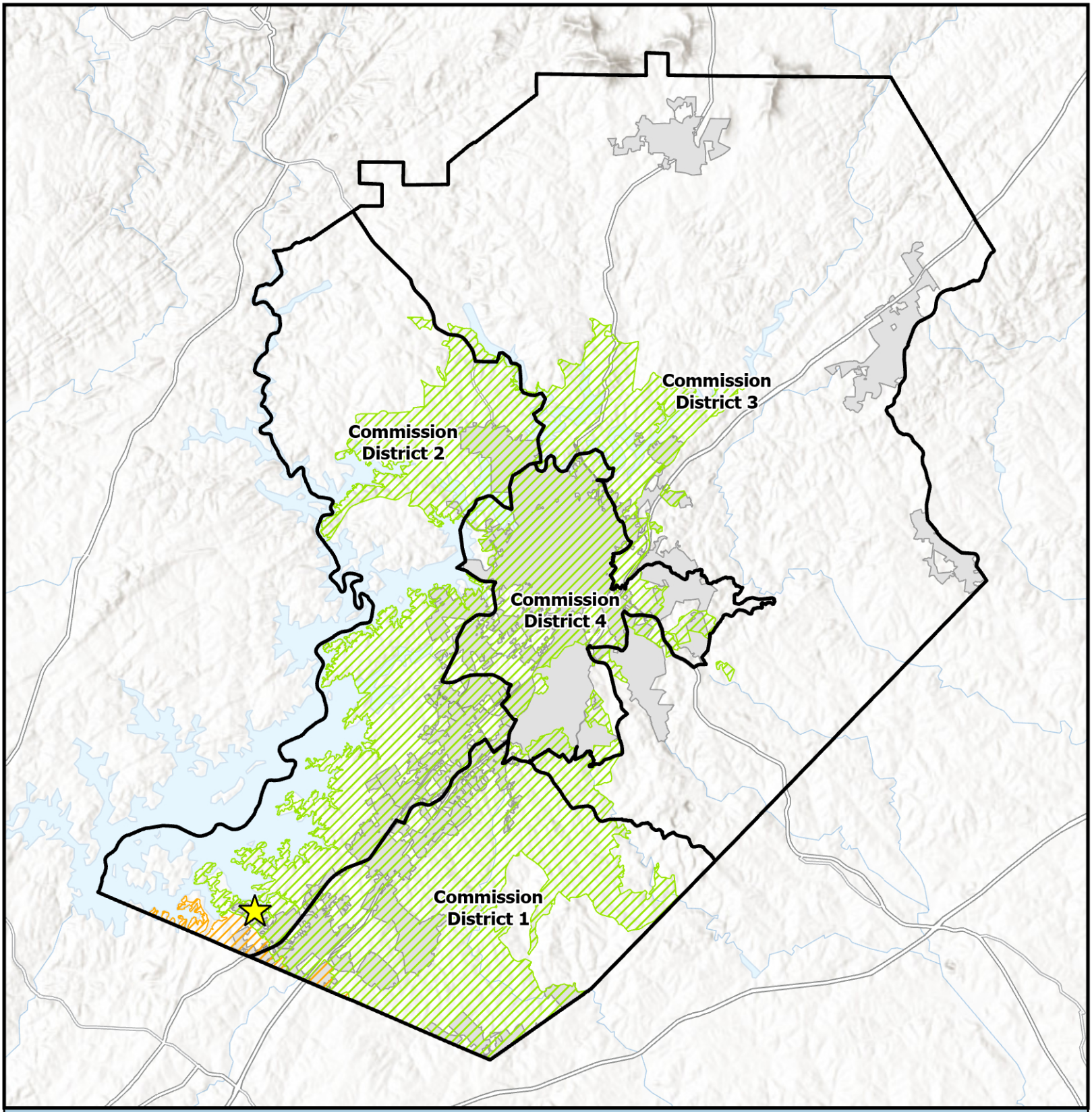
LANCE SURVEY LANE

(50' R/W) NORTH WATER WORK ROAD (PVMT. VARIES)
A.K.A. BURTON MILL ROAD)

N 87°00'23" E
392.46'

N 87°00'23" E
392.46'

N 87°00'23" E
392.46'



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Donald K. Abercrombie
Tax Parcel #: 08167 004003
Location: 3369 North Waterworks Road
Commission District: 2

HALL COUNTY
GEORGIA
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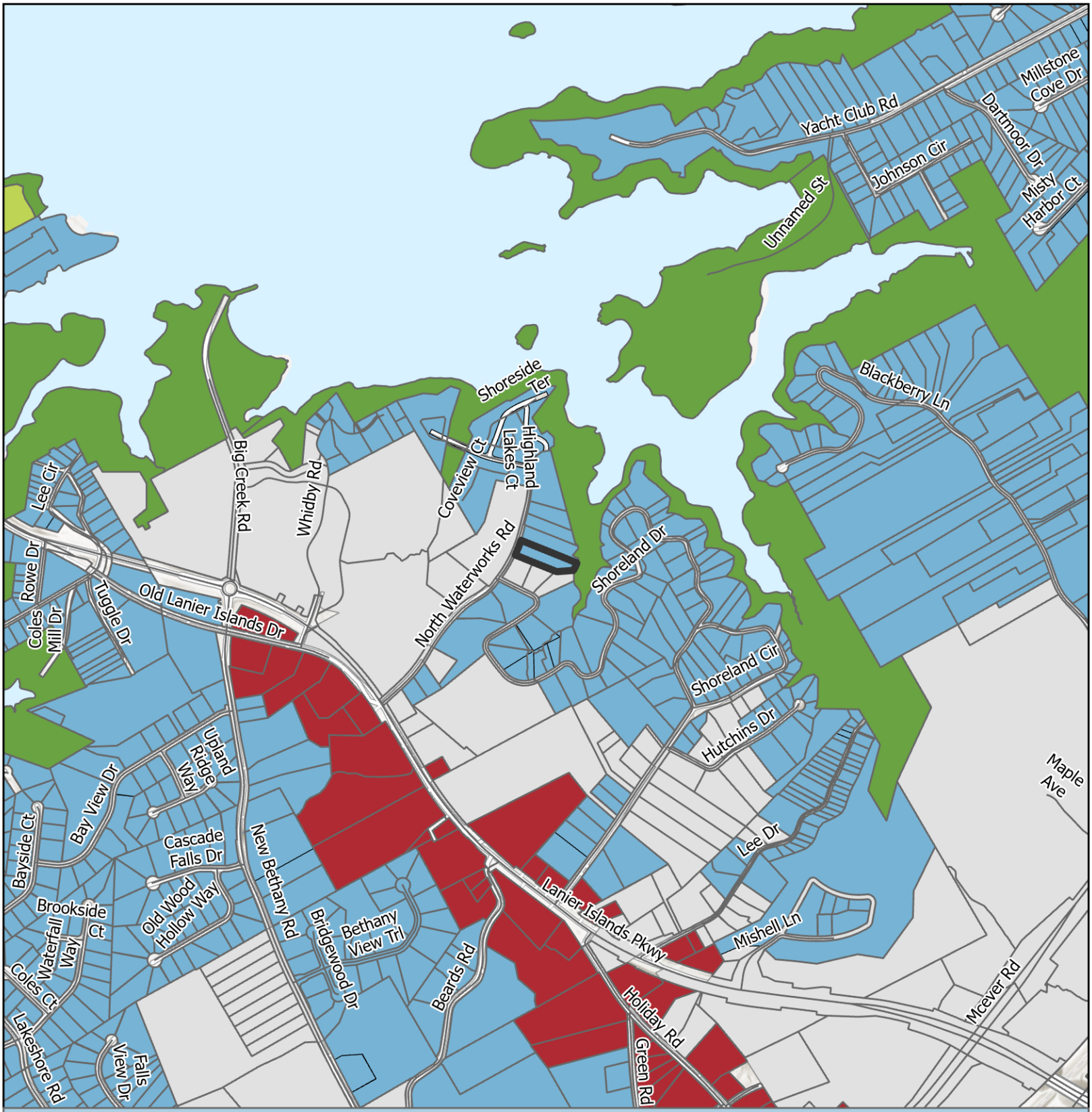
Date Prepared: 6/18/2026



Future Land Use Map

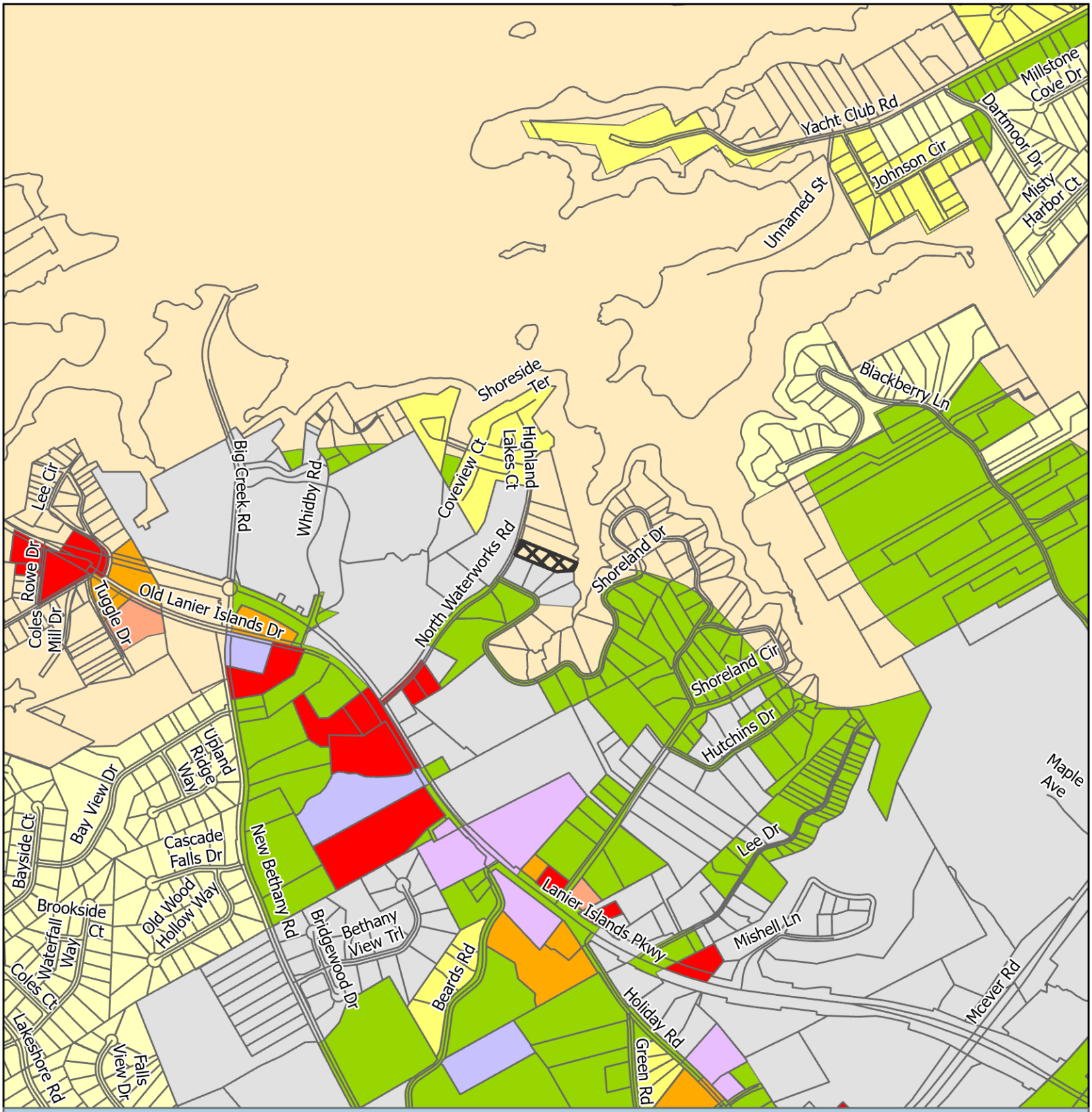
Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Suburban Neighborhood, Low-Density

Applicant: Donald K. Abercrombie
Tax Parcel #: 08167 004003
Location: 3369 North Waterworks Road
Commission District: 2

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

Date Prepared: 6/18/2026



Zoning Map

Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- PCD
- PID
- PRD
- R-1
- S-S
- V-C

Applicant: Donald K. Abercrombie
Tax Parcel #: 08167 004003
Location: 3369 North Waterworks Road
Commission District 2

HALL COUNTY
GEORGIA
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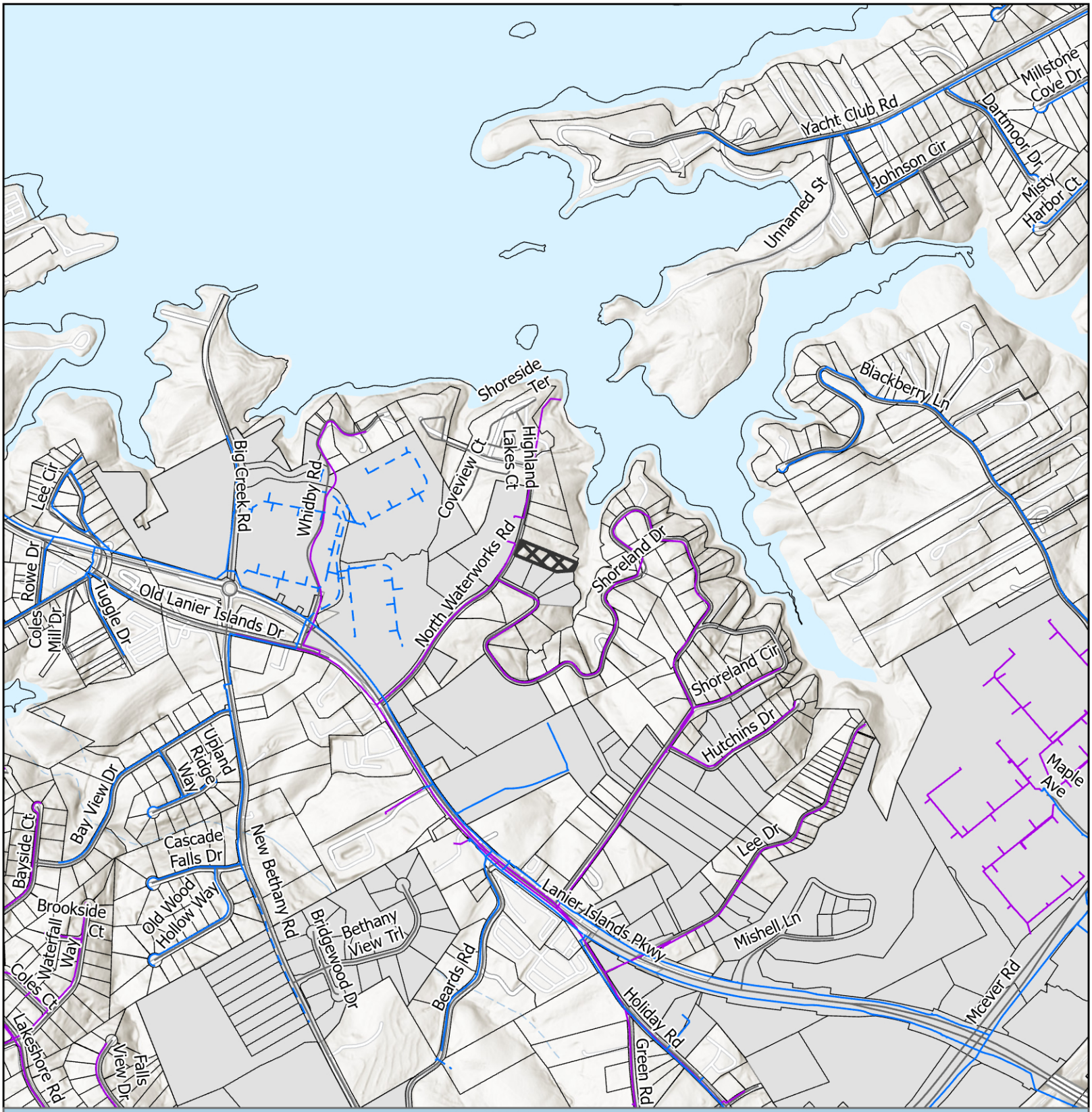
Date Prepared: 6/18/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Donald K. Abercrombie
Tax Parcel #: 08167 004003
Location: 3369 North Waterworks Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/19/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Donald K. Abercrombie
Tax Parcel #: 08167 004003
Location: 3369 North Waterworks Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 6/19/2026

WARRANTY DEED FORM 1008-2 CLYDE CASTLEBERRY CO., COVINGTON, GA., 30209

State of Georgia, Gwinnett *County*

THIS INDENTURE, Made this 18th day of May in the year of our Lord One Thousand Nine Hundred and eighty-seven, between

DAVID ARTHUR MABRY, III

of the County of Hall and State of Georgia of the first part, and

DONALD K. ABERCROMBIE and SUE M. ABERCROMBIE

of the County of and State of Georgia of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ~~Dollars~~ LOVE AND AFFECTION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part their heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 167 of the 8th District of Hall County, Georgia, being 1.4537 acres as shown on plat of survey prepared August 29, 1984 by David A. Burre, Georgia Registered Land Surveyor No. 1965, and being more particularly described according to said survey as follows:

BEGINNING AT A POINT, as marked by an iron pin set located on the Southeasterly side of the 30 foot right-of-way of North Waterworks Road (a/k/a North Waterwork Road a/k/a Burton Mill Road), 225.74 feet Northeast from the point of intersection of said Southeasterly side of the 30 foot right-of-way of North Waterworks Road and the 30 foot right-of-way of South Compton Drive; running thence North 20 degrees 21 minutes 53 seconds East, 131.56 feet to an iron pin set located at the Southwest corner of property now or formerly owned by David A. Mabry; running thence South 69 degrees 04 minutes 23 seconds East along the Southerly line of property now or formerly owned by David A. Mabry 382.46 feet to an iron pin found; Running thence South 68 degrees 59 minutes 23 seconds East, 140.97 feet to an iron pin found; running thence South 36 degrees 59 minutes 58 seconds West, 37.65 feet to an iron pin set; running thence South 29 degrees 57 minutes 13 seconds west, 34.04 feet to an iron pin found; running thence South 84 degrees 38 minutes 42 seconds West along the northerly line of property now or formerly owned by H. E. Compton, 139.00 feet to an iron pin set; running thence North 69 degrees 04 minutes 23 seconds West, 381.75 feet to an iron pin set on the Southeasterly side of the 30 foot right-of-way of North Waterworks Road, which is the point of beginning

FILED IN OFFICE
CLERK SUPERIOR COURT
HALL COUNTY, GEORGIA
JUN 12 1 54 PM '87
BOOK 1117 PAGE 222
STATE OF GEORGIA
HALL COUNTY

TO HAVE AND TO HOLD, The said bargained premises, 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 Donald K. Abercrombie and Sue M. Abercrombie the said parties of the second part, their heirs and assigns forever in Fee Simple.

And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the second part their heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

David Arthur Mabry, III (Seal)

(Seal)

(Seal)

(Seal)

(Witness)

(Notary Public, Gwinnett County, Georgia

Notary Public, Georgia, State at Large
My Commission Expires June 19, 1988

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=56243052&key1=1117&key2=222&county=69&countyname=HALL&userid=966177&appid=4 1/2

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: June 18, 2026

Subject: July 23, 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 based upon information provided by the applicant and 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.

* 3369 North Waterworks Rd, Abercrombie: Environmental Health provided the applicant a completed Existing System Evaluation for a 20' x 36' storage shed with no plumbing on March 26, 2026.

* 4383 Benefield Road, Kilby: Environmental Health issued septic permit OSC-10942 on April 7, 2026. The approved site plan includes the proposed accessory structure.

* 6164 Lake Lanier Heights Road, Karegeannes: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application. Please note that BOC variance approval does not imply approval from other county departments.

* 2862, 2894 White Sulphur Rd & 3323, 3331 Seymour Rd, DANJI: No comment. Public Sewer

* Hall County Forward 2045 Comprehensive Plan, Staff: No comment.

Outlook

RE: July 23, 2026 Board of Commissioners Planning Items Tentative Packets

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 6/17/2026 4:11 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@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.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, June 12, 2026 2:28 PM
Subject: July 23, 2026 Board of Commissioners Planning Items Tentative Packets

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.

The Tentative Planning Items for the July 23, 2026, Hall County Board of Commissioners Voting Meeting are now available. For consistency, please submit your comments in memorandum format. We would greatly appreciate it. Please note that late comments may not be included in the staff report. The packets were sent via Teams or a separate email.

Reminder: These items will be discussed at next week's Development Review meeting.

When submitting comments, be sure to include:

• Applicant's name
• Property address
• Your corresponding comment

Comments are due Wednesday, June 24, 2026.
Please email all comments to:
• Lynn – ltaylor@hallcounty.org
• Kaitlyn – kelliott@hallcounty.org

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

   Off System, no impacts expected to the State Route.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

   Off System, no impacts expected to the State Route.

3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

   Off System, no impacts expected to the State Route.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

   Off System, no impacts expected to the State Route.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan **| Hall County Planning Staff, applicant**

Thank you,

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

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: June 24, 2026

Subject: July 23, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the July 23, 2026, meeting. Upon review, we provide the following comments.

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is in Hall County sewer area, but sewer infrastructure is not nearby.

(3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier

Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. Please coordinate with Public Works to discuss full scope and study expectations. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.
- **Utilities:** This property is located in the Gainesville service district. In order to connect to Hall County sewer, an IGA between Gainesville and Hall County will need to be approved by both parties. Any improvements required for connection to Hall County sewer or to increase sewer capacity will be at the developer's expense.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan **| Hall County Planning Staff, applicant**

- **Engineering**: No comment
- **Traffic:** No comment
- **Utilities:** No comment

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: 6/3/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 7-23-2026 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 7/23/26 meeting. Upon review, we provide the following comments.

1. **3369 North Waterworks Road** | **Variance to Section 4.1** | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure** | Commission District 2 | **Donald K. Abercrombie, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

2. **4383 Benefield Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure** | Commission District 1 | D. **Keith Kilby, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

3. **6164 Lake Lanier Heights Road** | **Variance to Section 4.1** | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** | Commission District 2 | **Cynthia Karegeannes, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

4. **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road** | **Rezone** | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast

side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

5. **Public Hearing** to amend the Hall County Forward 2045 Comprehensive Plan | **Hall County Planning Staff, applicant**

Regards,

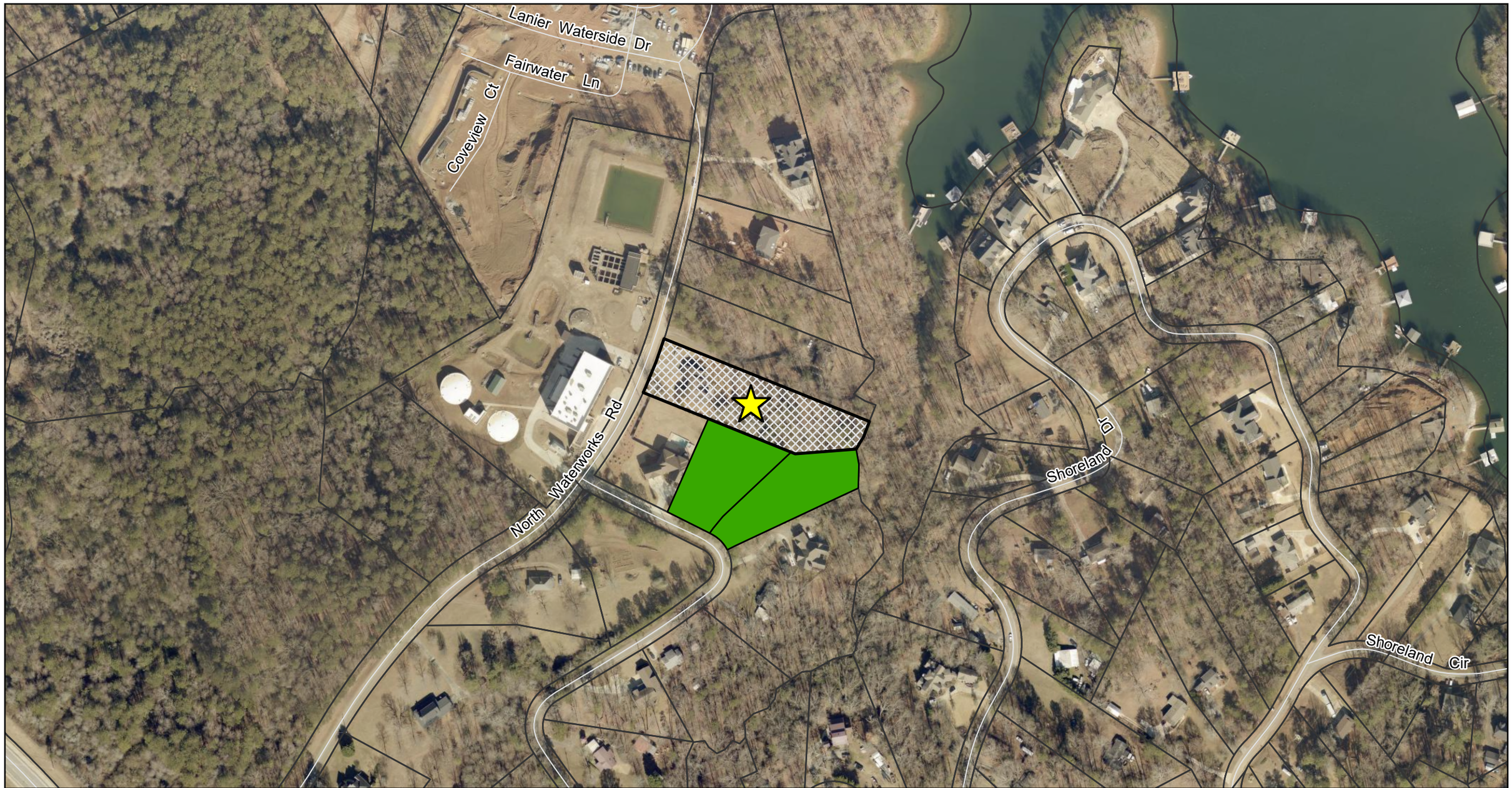
John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org



N

Subject Property
Against
Support

0 280 560 Feet

Public Comments Map

Subject Property Address:
3369 North Waterworks Road

Applicant:
Donald K. Abercrombie

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 0
Support: 1

Date Prepared: 7/22/2026

HALL COUNTY GEORGIA
We have it all in Hall

I Jeff Rolader owner of 3651 and 3655 Shoreland Drive Buford have no issue with Don Abercrombies shop location in his back yard. My two properties touch his property on Waterworks next to the shop. The shop foundation has always been there and it is not a concern to me. I support Don Abercrombie with his variance process and I am the main neighbor with adjoining properties.

Sincerely
Jeff Rolader

[redacted]

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
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 JUNE 25, 2026 AND NO LATER THAN JULY 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 1, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Donald K. Abercrombie **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** June 26, 2026 **for** Donald K. Abercrombie

Please Print Name

Date

(Name application filed as)

Signature Donald K. Abercrombie

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DONALD K. ABERCROMBIE
REQUEST: REDUCE THE MINIMUM YARDS FOR AN ACCESSORY STRUCTURE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JULY 23, 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

AGENDA ITEM

Other Business - Planning and Development

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 427/2026

SUBJECT: Introduction of the Hall County Forward 2045 Comprehensive Plan Update.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: KA

Recommendation:
This is an announcement only and no vote is needed.

Purpose of Request:
Introduction of the Hall County Forward 2045 Comprehensive Plan Update.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
KE	KA	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

AGENDA ITEM

Other Business - Public Works and Utilities

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 383/2026

SUBJECT: Public hearing for application of Byron Arceneaux, PE (Primus Engineering) for a stream buffer variance on a 29.52-acre parcel located on the east side of Bolding Road, aka 3969 Bolding Road, Flowery Branch. Tax Parcel 15036B000037. Proposed use: 58-lot single family subdivision. Commission District 1.

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

Executive Summary:

Presenter: JG

Recommendation:
Approval

Purpose of Request:
Public hearing for application of Byron Arceneaux, PE (Primus Engineering) for a stream buffer variance on a 29.52-acre parcel located on the east side of Bolding Road, aka 3969 Bolding Road, Flowery Branch (Tax Parcel 15036B000037). Proposed use: 58-lot single family subdivision. Commission District 1.

Variance to authorize encroachment into the County's 50 foot buffer.

History:

The said development at 3969 Bolding Road is requesting a variance to authorize encroachment into the County's 50 foot buffer.

Facts and Issues:

Options:

Significant topographic constraints requires stormwater management facility to be placed in the 50' county buffer to ensure proper drainage. Encroachment is required to construct maintenance vehicle access, as required by the City of Gainesville to the aerial sanitary sewer connection crossing.

On properties between 10 acres and 49.9 acres, the impervious setback area may be reduced such that the sum of the undisturbed buffer area and the impervious setback area do not exceed 12 percent of the total property area of the development activity. However, in no case shall the 50-foot undisturbed buffer be reduced or altered to achieve this percentage.

The Official Code of Hall County Section 8.170.080. Buffer and Setback Variance Procedures grants the authority to the Board of Commissioners to conduct a public hearing on the variance request prior to granting or denying the said request.

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

Approvals:

Submit	Approve	Budget	Attorney
JG	JG	JM	JL
Administration			
CR			

Attachments:

Buffer Variance Application
New Variance Request Map
Public Comment - from Janet Allison

HALL COUNTY PUBLIC WORKS & UTILITIES
2875 Browns Bridge Road
Gainesville, Georgia 30504
Phone: (770) 531-6800

HALL COUNTY STREAM BUFFER VARIANCE REQUEST
SINGLE FAMILY - RESIDENTIAL

Please provide the following information to Hall County Engineering for approval of a stream buffer variance on single-family residential dwellings.

Applicant Name: Byron Arceneaux, PE Date: 4-23-26

Request address of site where buffer variance: 3969 Bolding Rd

Parcel ID: 15036B000037

Explanation of why the house is unable for construction within the fifty-(50) / seventy- five (75) foot buffer.
(Attach additional sheets if necessary.)

Significant topographic constraints requires stormwater management facility to be placed in the 50' county buffer to ensure proper drainage. Additionally, encroachment is required to construct maintenance vehicle access, as required by City of Gainesville to the aerial sanitary sewer connection crossing

Minimum buffer to remain after construction (must be 25 feet or greater): _____

Please attach a plat showing proposed residence location, acreage, and limits of disturbance. The limits of disturbance are to show any areas that must be graded, cleared, or disturbed in any manner necessary for the development including cuts and fills, areas cleared for grassing and landscaping, and septic field lines. The plat must depict any state waters on the property and show the buffer that is to remain. The new plat must be submitted with AutoCAD and a hard copy is required with the new impervious setbacks.

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

Applicant Signature: _____ *Date:* 6-22-26

STAFF USE ONLY

Date Submitted: _____

Review Engineer: _____ Date of Review: _____

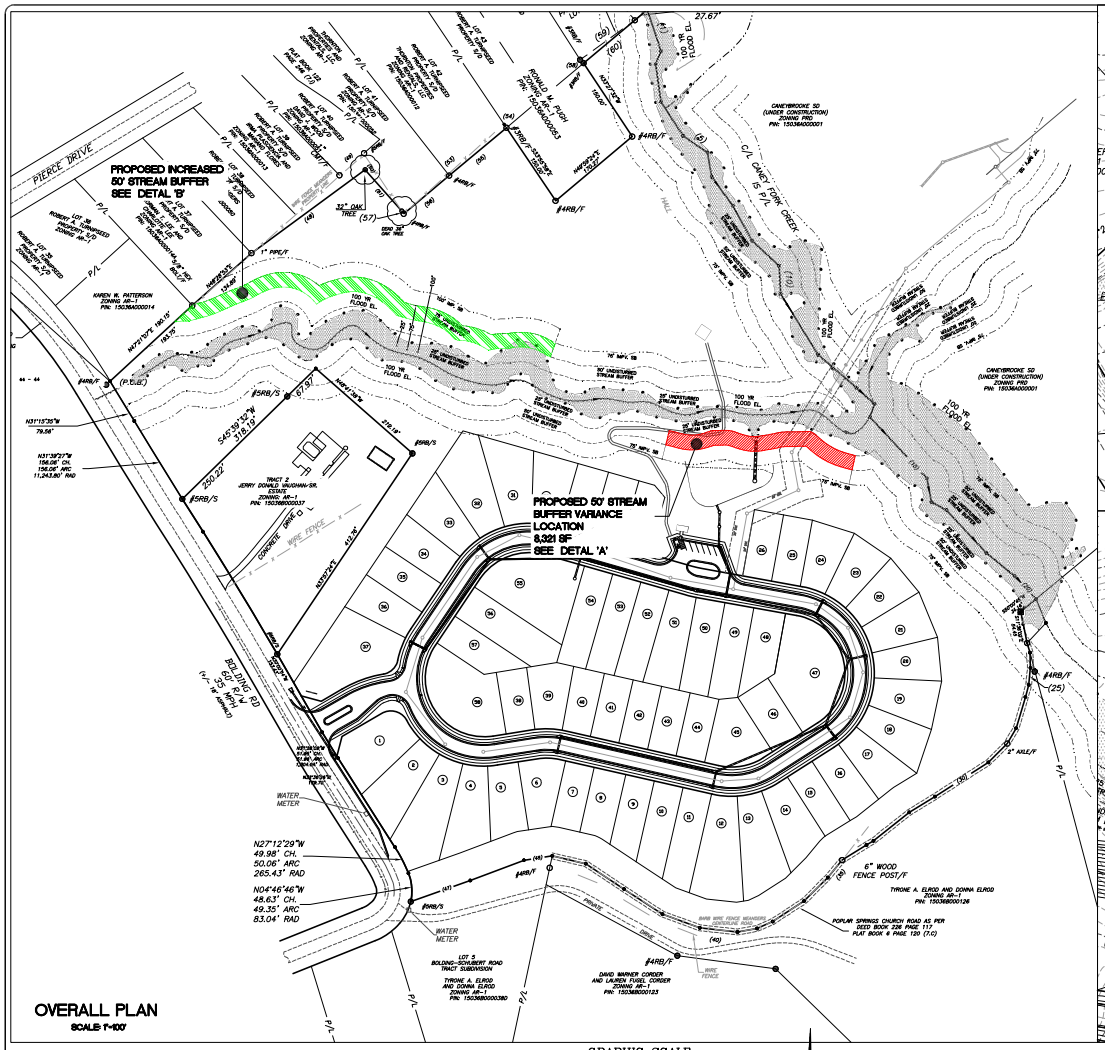
Status of Variance (circle one): Approved Denied Buffer to Remain: _____

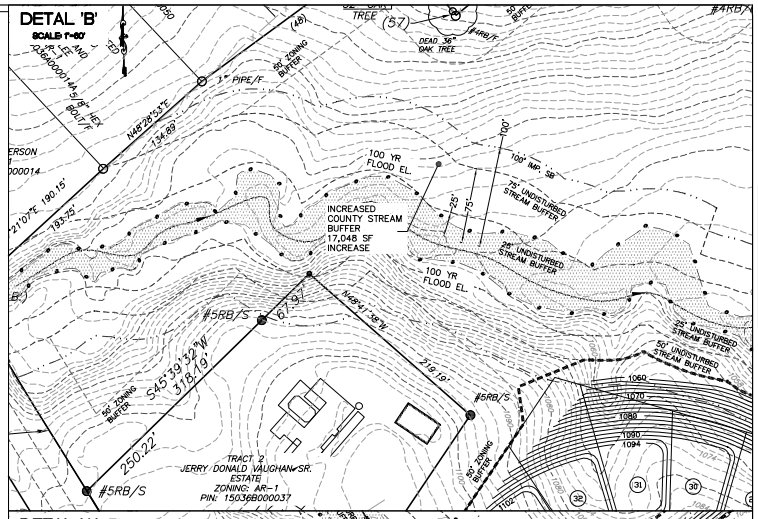
If denied, reason for denial: _____

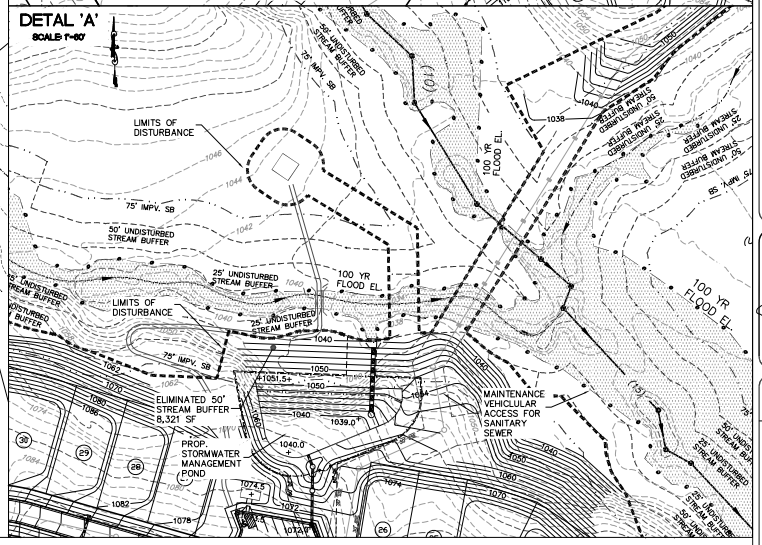
Appealed to Planning Commission (if denied): ☐ Yes ☐ No

Planning Commission's decision (circle one): ☐ Approved ☐ Denied Date: _____

Applicant Contact Number: _____ Applicant Email Address: _____







GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PREPARED BY
PRIMUS ENGINEERING LLC
CIVIL ENGINEERING • LAND PLANNING • SITE DESIGN
3010 HAMILTON MILL RD.
BUFORD, GA 30519
CONTACT:
Byron J. Arceneaux, P.E.
678 858-3842
byron@primusatlanta.com

PREPARED FOR
BOLDING EQUITY INVESTORS, LLC
3343 PEACHTREE RD NE
SUITE 145-835
ATLANTA, GA 30326

24 HR CONTACT
CLARKE COOLE
678 613-2589
clarke@chartermellon.com

BOLDING RD. TRACT SD.

PARCEL: 15036B000037
3969 BOLDING RD.
GMD 385
HALL COUNTY, GEORGIA

STREAM BUFFER VARIANCE EXHIBIT

SIGNED / SEALED
GEORGIA REGISTERED No. 25785 PROFESSIONAL ENGINEER BYRON J. ARCENEAUX
GSWCC CERTIFICATION NO. 0000006899

NO.	REVISION	DATE

DESIGNED BY: BJA
DRAWN BY: BJA
CHECKED BY: BJA
DATE: 4-16-26
SCALE: 1"=60'
SHEET: 1
PROJ. NO.: 26002

Jennifer Rivera (Administration)

From: John Gentry (Administration)
Sent: Wednesday, July 22, 2026 6:43 AM
To: Jennifer Rivera (Administration); Jorge Gomez (Engineering)
Subject: Fw: 3969 Bolding Road Stream Buffer
Attachments: agenda-item-AG-4667-20260720130008869100.pdf

John T. Gentry, Jr.
Interim County Administrator
Hall County Government
t. 770-297-5504
jgentry@hallcounty.org
www.hallcounty.org

From: Janet Allison [redacted]
Sent: Wednesday, 22 July 2026 02:23:03
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Cc: John Gentry (Administration) <jgentry@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: 3969 Bolding Road Stream Buffer

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to voice my opposition to this item.

1) The stream has been there for years - long before a rezoning application was ever made, much less approved.

2) Neighbors voiced concerns about the stream in public hearings (2024).

3) One would think there has been plenty of time between rezoning approval and the transaction closing on 2/6/2026 for due diligence to be completed BEFORE closing the transaction. This application was made 6/22/2026.

I also want to challenge the posting of the public notice sign.
I drive by the subject property at least once a week.

1) I saw it not long after it was placed. Not certain of date. Couldn't read it from the roadway and was hesitant to drive onto the property.

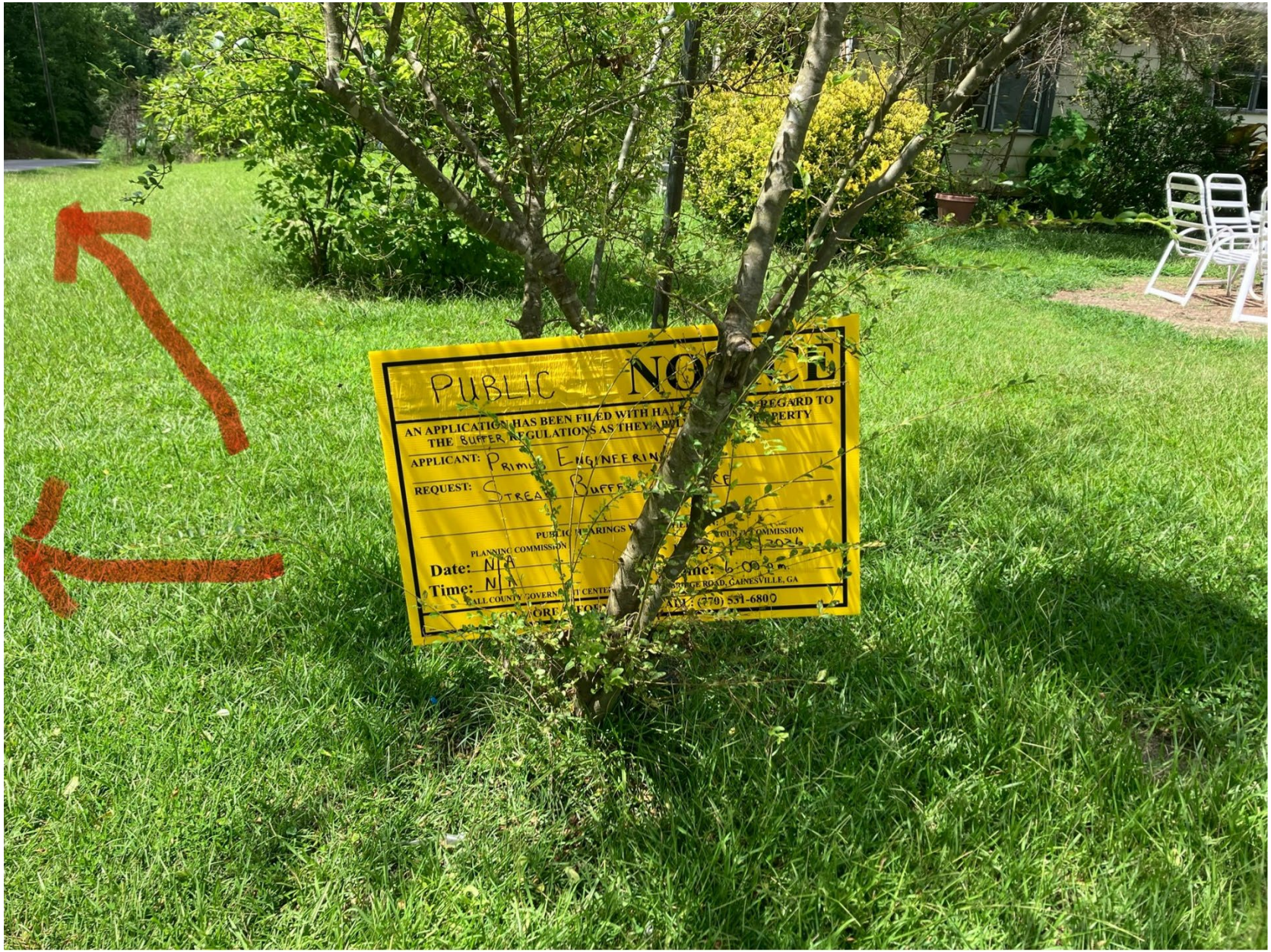
2) Shortly (a few days, I think) after it was placed, it was lying on the ground.

3) Shortly after #2 above, it was lying FACE down.

4) Sometime within the last week, it was placed as shown in the attached picture. The red arrows point toward the roadway.

To actually read the sign yesterday, I had to pull into the gravel area, exit my vehicle, and walk closer. That's when I also took this picture.

Is this transparency?


PUBLIC
AN APPLICATION HAS BEEN FILED WITH HA
THE BUFFER REGULATIONS AS THEY APPL
REGARD TO
PERTY
APPLICANT: PRIMUS ENGINEERIN
REQUEST: STREAM BUFFE
PUBLIC HEARINGS W
PLANNING COMMISSION
COUNTY COMMISSION
Date: N/A
Time: N/A
ALL COUNTY GOVERN
BRIDGE ROAD, GAINESVILLE, GA
(770) 531-6800

https://nyc3.digitaloceanspaces.com/hall-county-agenda-pub/media/attachments/19771/agenda-item-AG-4667-20260720130008869100.pdf

Sent from my iPhone

AGENDA ITEM

Other Business - County Attorney

REPORT TO: **Work Session (07/20/26)**

REPORT TO: **Voting Meeting (07/23/26)**

ITEM NO: 481/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution temporarily amending the compensation payable under the Assistant County Administrator Employment Agreement for John T. Gentry, Jr. during his service as Interim County Administrator, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 07/20/26 **Voting Meeting Date:** 07/23/26

Executive Summary:

Presenter: J

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution temporarily amending the compensation payable under the Assistant County Administrator Employment Agreement for John T. Gentry, Jr. during his service as Interim County Administrator, subject to review and approval by the County Attorney.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	Yes
Source of Funds	
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?	2026-07-23

Approvals:

Submit	Attorney	Administration	Clerk

Submit	Attorney	Administration	Clerk
JL	JL	JR	JR

Attachments:

Resolution

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 481/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested: No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone:

STATE OF GEORGIA

COUNTY OF HALL

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HALL COUNTY, GEORGIA TEMPORARILY AMENDING THE COMPENSATION PROVIDED UNDER THE ASSISTANT COUNTY ADMINISTRATOR EMPLOYMENT AGREEMENT OF JOHN T. GENTRY, JR., DURING HIS SERVICE AS INTERIM COUNTY ADMINISTRATOR

WHEREAS, on May 22, 2025, Hall County and John T. Gentry, Jr. entered into that certain Employment Agreement for the position of Assistant County Administrator (the "Employment Agreement"), a copy of which is attached hereto as **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, effective May 9, 2026, the Hall County Board of Commissioners appointed John T. Gentry, Jr. to serve as Interim County Administrator following the vacancy in that office; and

WHEREAS, Mr. Gentry has faithfully performed the duties and responsibilities of Interim County Administrator since his appointment while continuing to serve Hall County; and

WHEREAS, the Board of Commissioners desires to temporarily increase the compensation payable under the Employment Agreement during Mr. Gentry's service as Interim County Administrator while leaving all other terms and conditions of the Employment Agreement unchanged.

NOW, THEREORE, BE IT RESOLVED by the Hall County Board of Commissioners as follows:

Section 1. Incorporation of Employment Agreement.

The Employment Agreement dated May 22, 2025, attached hereto as **Exhibit "A**," is incorporated herein by reference as though fully set forth in this Resolution.

Section 2. Temporary Amendment to Compensation.

Notwithstanding Section 5 of the Employment Agreement, effective June 30, 2025, Employee's annual base salary shall be **$253,863.48** while serving as Interim County Administrator. Except as expressly provided herein, all other forms of compensation, benefits,

retirement contributions, leave accruals, allowances, and other employment benefits shall continue to be governed by the Employment Agreement and applicable County policies.

Section 3. Duration.

The temporary salary adjustment authorized by this Resolution shall remain in effect only during Employee's service as Interim County Administrator and shall automatically terminate upon the earliest of:

1. the date upon which a permanent County Administrator assumes office;
2. Employee's resignation from employment or from the Interim County Administrator position;
3. Employee's death or permanent disability;
4. Employee's termination from County employment; or
5. action of the Board of Commissioners ending Employee's appointment as Interim County Administrator.

Section 4. Automatic Reversion of Compensation.

Upon termination of Employee's service as Interim County Administrator, the compensation provided in Section 5 of the Employment Agreement shall automatically resume without further action by the Board, as adjusted by any salary increases, cost-of-living adjustments, or other compensation changes approved by the Board of Commissioners that would otherwise have become applicable during Employee's service as Interim County Administrator.

Section 5. No Other Amendments.

Except as expressly amended by this Resolution, the Employment Agreement attached as **Exhibit "A"** shall remain in full force and effect according to its terms. Nothing contained in this Resolution shall be construed to amend, modify, waive, supersede, or impair any other provision of the Employment Agreement.

Section 6. Effective Date.

This Resolution shall become effective immediately upon its adoption by the Hall County Board of Commissioners. The temporary salary adjustment established herein shall become effective beginning **July 26, 2026**.

[SIGNATURES ON FOLLOWING PAGE]

SO RESOLVED AND ADOPTED, this the 23rd day of July, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

_____

David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

EXHIBIT A

EMPLOYMENT AGREEMENT

Assistant County Administrator

THIS AGREEMENT made and entered into this 22nd day of May, 2025, by and between **HALL COUNTY, STATE OF GEORGIA,** hereinafter called "the County", as party of the first part, and **John Gentry**, herein called "Employee", as part of the second part, both of whom agree as follows:

WITNESSETH

WHEREAS, the County desires to employ the services of said **John Gentry** as the **Assistant County Administrator** of Hall County; and

WHEREAS, it is the desire of the Hall County Board of Commissioners, hereafter called "Commission" to provide certain benefits, establish certain conditions of employment and to set working conditions of said Employee; and

WHEREAS, it is the desire of Hall County to secure and retain the services of said Employee and provide inducement for him or her to remain in such employment, and to make possible full work productivity by assuring said Employee's morale and peace of mind with respect to future security, and to provide a just means of terminating the Employee's services at such a time as desired by the County Administrator, or his or her designee; and

WHEREAS, the Employee desires to accept employment as **Assistant County Administrator** for Hall County;

NOW THEREFORE; in consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION 1. **Duties**

The County hereby agrees to employ **John Gentry** as **Assistant County Administrator,** to perform legally permissible functions and duties specified and assigned by the County Administrator or his or her designee.

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SECTION 2. **Term**

A. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of the County Administrator to terminate the services of this Employee at any time, subject only to the provisions set forth in SECTION 3 of this agreement. The Employee understands that he serves at the pleasure of the County Administrator.

B. Nothing in the agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time from his position with the County, subject to the provisions set forth in SECTION 3, Paragraphs B and C of this agreement.

SECTION 3. **Termination and Severance Pay**

A. In the event the Employee is terminated pursuant to Paragraph B hereof and the Employee is willing and able to perform the duties of the position under this agreement, upon execution of a Separation Agreement and General Release, the Employer agrees to pay the Employee a lump sum cash payment equal to six (6) months aggregate annual salary, exclusive of other forms of compensation, less standard withholdings, in addition to the continuation of medical, dental and vision insurance benefits during the six (6) month period immediately following the date of termination. However, in the event the Employee is terminated because the Employee has been convicted of a misdemeanor or a felony, or if the County determines that the Employee has engaged in unprofessional and improper practice, other than negligence, and breach of public trust, including but not limited to illegal acts involving personal gain, or moral turpitude, the County shall be entitled to terminate the Employee immediately without any severance pay, or medical, dental and vision insurance continuation aside from COBRA.

B. In the event the Employer at any point during the term of this agreement reduces the salary or other financial benefits of the Employee in a greater percentage than reductions to all other employees of Employer, or if Employer refuses, following a written request to comply with any provision benefiting Employee herein; or the Employee resigns following a suggestion, whether formal or informal, by the County Administrator that he resign, then, in that event, Employee may, at his option, be deemed to be terminated at the date of such reduction or refusal to comply within the meaning and context of the herein severance pay provision.

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C. In the event the Employee voluntarily resigns his position with the County as **Assistant County Administrator** then the Employee shall give the County **thirty (30)** days written notice in advance, unless the parties otherwise agree. The provision for severance pay and continuation of employment benefits detailed in SECTION 3, Paragraph A, shall not apply to a voluntary resignation.

SECTION 4. **Termination Due to Disability**

If the Employee is unable to perform his duties because of sickness, accident, injury, or mental incapacity, and no reasonable accommodations are available, the County shall have the option to terminate employment, subject to the severance pay requirements of SECTION 3, Paragraph A. However, the Employee shall be compensated for any accrued benefits, in accordance with current policies.

SECTION 5. Salary

The County agrees to pay the Employee for his services rendered, pursuant hereto, an annual base salary of **$196,266.72** payable in installments at the same time as other employees of the County are paid, except that the county may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The base annual salary and benefits may be reviewed annually by the County Administrator and consideration for increases may be determined based upon the performance of the employee or consideration of providing a Cost of Living Adjustment (COLA).

SECTION 6. **Performance Evaluation**

The County Administrator, or his or her designee, shall review and evaluate the performance of Employee at least annually on the anniversary day of this agreement. Said review and evaluation shall be in accordance with criteria developed by the County Administrator, or his or her designee, and Employee. Performance criteria may be added to or deleted from, as the County Administrator, or his or her designee may from time to time determine. Further, the County Administrator, or his or her designee, shall provide the Employee with a written summary statement of the findings of the evaluation.

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SECTION 7. Hours of Work

It is generally recognized that the position of **Assistant County Administrator** involves the devotion of a great deal of time beyond typically recognized business hours.

SECTION 8. Outside Activities

The Employee shall devote his full time to the position described in this agreement. With the approval of the County Administrator, or his or her designee, the Employee may engage in teaching, consulting or other non-employer related activities as long as he does not interfere with the execution of the duties of this position or present a conflict of interest. Such consent must be obtained by advance approval, in writing, detailing the specifics of such activity.

SECTION 9. Political Activity

If the Employee announces as a candidate for any elective office during the duration, of this contract, he will resign from Hall County employment immediately upon declaring candidacy as defined by state law. During the term of this contract, the Employee may not:

A. Be involved in any political activity that would constitute a conflict of interest; including participation in any aspect of any local political campaign on behalf of himself if intending to seek elected office, or other individual or in opposition to any candidate for office within Hall County; including municipal and/or county government office. This restriction includes but is not limited to displaying or distributing information, materials, or paraphernalia in support of any political candidate, party or organization.
B. Knowingly solicit, accept, or receive political contributions from any person, to be used in support of or in opposition to any political candidate for election within Hall County, including municipal and/or county government office.
C. Use, or promise to use, directly or indirectly, any official authority or influence, whether possessed or anticipated, to secure or attempt to secure for any person a job or other advantage for the purpose of influencing the vote or political action of any person.

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SECTION 10. **Vehicle and Phone**

Employee's duties require the substantial use of their personal automobile during the term of employment. The County shall pay to the Employee in addition to salary a monthly vehicle allowance of $800.00. A cellular phone dedicated solely for business usage may be provided by the Employer. In such case, the Employer shall be responsible for paying for and maintaining regular monthly service. Should the Employee desire to use their personal cellular phone for business purposes, Employer shall reimburse the Employee the amount of $125 per month.

SECTION 11. **Insurance Benefits**

The County agrees to put in force and make premium payments for Medical, Dental, Vision, Short-Term Disability and Life Insurance policies on behalf of the Employee and if so elected, eligible dependents, at a level of coverage available to other County employees. The Employee may choose not to cover his dependents.

SECTION 12. **Retirement Benefits**

Provided that contributions are being made by the County, if the Employee elects, Hall County agrees to contribute 10% of annual compensation as defined by the retirement plan in addition to Employer matching contributions made on contributions by the Employee as received by other County employees, into a defined contribution plan, except that the County may reduce or suspend this contribution at any time and for any duration as required due to a lack of financial resources. The County shall pay a sum equal to fifty percent of the maximum allowed by law in a calendar year on behalf of the Employee into the Employee's Deferred Compensation Plan, payable in installments at the same time as other employees of the County are paid, except that the County may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. Retirement contributions shall not be made on any severance pay provided by the Employer, paid in accordance with Section 3.

SECTION 13. **Paid Time Off (PTO) or Vacation and Sick Leave**

As applicable, the County will provide for Paid Time Off (PTO) in the same manner as the accruals currently received by other County Employees. In the event that the County changes or adopts a new program for all employees, such changes shall also apply to the **Assistant County Administrator.** Accrued PTO shall be paid to Employee upon termination of

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employment. Employee shall be credited with an additional eighty (80) hours of Paid Time Off (PTO) on June 30, 2025.

SECTION 14. Dues, Subscriptions and Professional Development

A. The County agrees to pay the Employee's annual membership dues, subscriptions and conference expenses incurred by the Employee in conjunction with the Employee's duties, not to exceed the budget and subject to prior approval by the County Administrator or his or her designee.

B. The County agrees to pay the travel and subsistence expenses of the Employee for expenses related to maintenance of professional certifications, professional and official travel, meetings and occasions adequate to continue the professional development of the Employee and to adequately pursue necessary official and other functions for the department, not to exceed the budget and subject to prior approval by the County Administrator or his or her designee.

SECTION 15. Indemnification

The County shall defend, save harmless and indemnify the Employee against any claim or demand or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as **Assistant County Administrator**. The County or its insurance carrier will pay the amount of any settlement or judgment agreed to or rendered against the Employee and the County may agree to such settlement or the payment of a judgment with or without the express consent of the Employee. Any defense and/or indemnification of the Employee by the County shall be subject to all of the terms and conditions found in the County's Defense and Indemnification ordinance/policy.

SECTION 16. General Provisions

A. The text herein shall constitute the entire agreement between the parties. Any amendment hereto shall be in writing and be executed by both parties.

B. This agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the Employee.

C. If any provision, or any portion thereof, contained in this agreement is held

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unconstitutional, invalid or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

D. This agreement will become effective on the 30th day of June 2025, and shall continue thereafter unless or until the agreement is terminated by either party as set forth herein.

E. This agreement shall be executed in duplicate, each of which shall be deemed to be complete of itself and may be introduced into evidence or used for any purpose without the production of the other copy.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS 22nd **DAY OF** May **2025.**

HALL COUNTY, GEORGIA

County Administrator

ATTEST:

County Commission Clerk

(Seal)

Employee

APPROVAL AS TO FORM

William J. Linkous III
County Attorney

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