HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, August 10, 2026 - 03:00 PM

Call to Order

Central Services

1 Approve the purchase of one (1) new 2027 Ford F-350 Truck for Central Services to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of $66,543.00.

Clerk of Superior and State Courts

2 Approve the annual contract renewal for real estate indexing and recording software for the Clerk of Superior and State Court to Neumo Records LLC (dba Neumo Tax & Licensing LLC) of Centerville, VA. The estimated annual cost is $125,000.00.

3 Approve the purchase of new workstations for the Clerk of Superior and State Courts to Impact Office Interiors, Inc. of Griffin, GA, in the amount of $85,058.00.

Community Services and Parks

4 Approve the award of IFB #020-47 East Hall Community Center Gym Floor Repair to Stevens Gymnasiums, Inc. of Cumming, GA, in the amount of $58,650.00.

County Attorney

5 Approval and authorization for the Chairman to execute a resolution of the Board of Commissioners of Hall County, GA establishing Hall County's policy that all violations of O.C.G.A. § 40-6-163 (unlawfully passing a stopped school bus) be referred to the Office of the Hall County Solicitor General for review and prosecution, subject to review and approval by the County Attorney.

Development Services

6 Public Hearing on the Malt Beverage and Wine Package Alcohol License for Shell Food Mart located at 3009 Harmony Church Road, Gainesville, GA 30507. The owner of the business is RDawdani Corporation. The managing agent is Riyaz Dawdani and the registered agent is Lonnie Osley III. Commission District 3.

Financial Services

7 First public hearing regarding Hall County's intent to levy a 2026 millage rate for the County's General Fund greater than the calculated full rollback per the State of Georgia formula as required per O.C.G.A. § 48-5-32.

Fire Rescue

8 Approve the purchase of tuition, books and fees for Paramedic and EMT Training Programs for Fire Rescue to Lanier Technical College of Gainesville, GA. The estimated cost is $202,000.00.

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

9 Approve the ratification of the application, award, and any supplemental funding for the FY 2027 Georgia Department of Transportation's Metropolitan Transportation Planning Services Grant for the Gainesville-Hall Metropolitan Planning Organization (MPO) to aid in regional transportation planning in the amount of $390,635.67, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 20% in-kind match is required.

Northeastern Judicial Circuit

10 Approve the ratification of the application, award, and any further supplemental funding from the Criminal Justice Coordinating Council (CJCC) for the FY 2027 Children in Need of Services (CHINS) Grants Program for the Hall County Juvenile Court for $74,730.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Planning & Zoning

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

12 Public Hearing to amend the Code of Ordinances of Hall County with regard to Appendix A: Unified Development Code (UDC), specifically Articles 4, 5, 6, 7, 8 and Sections 11.5, 11.1 and 11.2.6.

13 **3702 & 3703 Friendship Place | Rezone |** from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a 0.21 ± acre tract and a 0.25± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels 15048 000241 & 15048 000242 **| Proposed Use: Inclusion of additional parcels for subdivision entrance signs |** Commission District 1 **| Taylor Morrison of Georgia, LLC, applicant**

14 **3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Special Use - Amend Conditions |** of a Planned Residential Development (PRD) on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C **| Proposed Use: Inclusion of additional parcels for subdivision entrance signs |** Commission District 1 **| Taylor Morrison of Georgia, LLC, applicant**

15 **3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Variance to Section 8.6 |** to sign standards | on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C **| Proposed Use: Second entrance sign |** Commission District 1 **| Taylor Morrison of Georgia, LLC, applicant**

16 **5205 Winder Highway | Rezone |** from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 19.71± acre tract located on the northeast side of Winder Highway approximately 0.38 miles southeast of its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C **| Proposed Use: Uses permitted in light industrial (I-1) |** Commission District 1 **| Jack Albert CRE, LLC, applicant**

17 **3542 & 3538 Point View Circle | Special Use |** for a minor subdivision | on a combined 16.02± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 & 10087 000087 **| Proposed use: 5-lot Subdivision |** Commission District 2 **| Jessie Bruce, applicant**

18 **4595 Winder Highway | Variance to Section 8.6 |** sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 **| Proposed Use: Monument sign |** Commission District 1 **| Randy Matheny, applicant**

19 **5292 Hopewell Lane | Variance to Section 4.3 |** to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 **| Proposed Use: Accessory structures |** Commission District 3 **| Alma Nely Perez, applicant**

20 **3300 Athens Highway | Variance to Section 2.2.2 |** to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles northwest of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A **| Proposed Use: 2-lot subdivision |** Commission District 3 **| Darin Cain, applicant**

21 **5771 F Gilmer Road | Variance to Section 3.2 |** to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 **| Proposed use: 2-lot subdivision |** Commission District 3 **| Laura Hulsey, applicant**

Public Works and Utilities

22 Approve the purchase of two (2) new 2027 Ford Explorers for the Engineering Division to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of $91,963.00.

23 Approve the ratification for the emergency procurement of roadway repairs for a section of Falcon Crest Drive for Public Works & Utilities to E.R. Snell Contractor, Inc. of Snellville, GA, in the amount of $869,340.00.

24 Approve the amendment to the sole source purchase of equipment, maintenance, and supplies for the Landfill Leachate Treatment Facility in accordance with Contract #041-24 for Public Works & Utilties to Rochem Americas, Inc. of Hermosa, CA. The estimated cost is $102,000.00.

25 Approve the single source preventative maintenance agreement for large equipment repair services for Public Works & Utilities to Yancey Bros. Co. of Atlanta, GA. The estimated annual cost is $178,000.00.

26 Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are $1,800.00) for approximately 30 tons of trash to be collected during the Shore Sweep event scheduled for September 19, 2026.

27 Approve the extension of a $175,002.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Reunion Phase 9 Subdivision. Commission District 1.

Sheriff's Office

28 Approve the purchase of ten (10) new Ford Explorer vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of $451,314.00.

29 Approve the ratification of the application, award, and any further supplemental funding for the U.S. Office of Community Oriented Policing Services' (COPS) Technology and Equipment Program (TEP) for the Sheriff's Office to purchase a police drone in the amount of $87,280.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

30 Approve the FY 2027 School Security Program annual agreement between Hall County and the Hall County Board of Education, subject to review and approval by the County Attorney.

31 Approve the intergovernmental agreement between Hall County, the Hall County Board of Education, the Hall County Sheriff's Office, the Hall County Solicitor General and the Hall County Clerk of Superior and State Courts with regard to enforcement of the prohibition on unlawfully passing a school bus, subject to review and approval by the County Attorney.

Tax Assessors

32 Approve the annual renewal of the software purchase agreement for homestead auditing and administration for the Tax Assessors Office to The Exemption Project, Inc. (dba TrueRoll) of Chicago, IL. The estimated annual cost is $79,576.00.

County Administrator

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

Commission Time

Executive Session

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

Adjourn

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

The Hall County Board of Commissioners is committed to conducting the public's business in an orderly, respectful, and professional manner and welcomes public participation. All attendees are expected to conduct themselves respectfully toward Board members, County staff, speakers, and fellow attendees. Disruptive conduct, including outbursts, shouting, or personal attacks, will not be permitted. Individuals engaging in disruptive behavior may receive a warning from the Chairman, and continued disruption may result in recess or adjournment of the meeting by the Board to allow for the orderly conduct of County business.

AGENDA ITEM

Central Services

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 466/2026

SUBJECT: Approve the purchase of one (1) new 2027 Ford F-350 Truck for Central Services to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of $66,543.00.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: KI

Recommendation:
Approve.

Purpose of Request:

Approve the purchase of one (1) new 2027 Ford F-350 Truck for Central Services to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of $66,543.00.

History:
Hall County Fleet Department has been purchasing vehicles from Allan Vigil Ford-Lincoln for several years and is good standing.

Facts and Issues:
This vehcile will be for the Central Services Grounds Division. The Grounds division uses a vehicle daily to haul equipment and inmate detail crews to cut and maintain county exits. There's currently 199,000 miles on the truck we would like to replace for dependability.

Allan Vigil Ford-Lincoln is on Georgia Statewide Contract #99999-SPD0000218-002.

Options:

Funding Requested	$ 66,542.81
Are funds within current budget?	Yes
Source of Funds	Capital Projects Fund

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

Approvals:

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

Attachments:

Financial Supplement
Quote

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 466/2026

Funds Requested: $ 66,542.81

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	350-CAPITAL PROJECTS FUND	1565-BUILDINGS AND MAINTENANCE	542200-MOTOR VEHICLES	$66,542.81

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: KI

Phone: 678-617-4517

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2027 Ford 350 Regular Cab
V8 Long Bed 4X2 (1 ton)

SWC #99999-SPD0000218-002

Equipment included in Base price

7.3L V8
10 Speed Automatic Transmission
Factory Installed A/C
1,0000# GVWR
Single rear wheels
AM-FM RadioMP3
8" screen, bluetooth
Power windows, locks, mirrors
Remote keyless entry
40/20/40 Vinyl Bench Seat
Rubber Floor Covering
Full Size Spare Tire
Rear Step Bumper
Solar Tinted Glass
Trailer brake controller
2.5" Receiver Hitch (12.5k)
Tilt Steering Wheel
Rear View Camera
Electric Shift **(4X4 only)**
Cruise control

Colors Available

	Exterior	Interior
UM	AGATE BLACK	Gray
E9	ARGON BLUE	Gray
M7	CARBINIZED GRAY	Gray
DR	AVALANCH	Gray
Z1	OXFORD WHITE	Gray
PQ	RACE RED	Gray

FOB Allan Vigil Ford
Delivery $1.50 per mile, $75 minimum

ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260

770-968-0680 Phone
800-821-5151 Toll Free
678-364-3910 Fax

Base Price **$52,334.00**

Options	Price		Code
6.7L V8 Diesel Eng. Hi output	12,995.00		99M
4X4 Option	5,225.00	5225	F3B
LT245 All-terrain tires	675.00	675	TBM
Super Cab Long Bed	5,975.00		X30l
Super Cab Short Bed	5,495.00		X30s
Crew Cab Long Bed	6,725.00	6725	W30l
Crew Cab Short Bed	6,225.00		W30s
Dual Rear Wheels(Long bed)	3,345.00		C&D
Locking rear axle	1,310.00	1310	X4L
Roof Clearance Lights	325.00		592
Brake light mounted Strob	950.00		91S
Cab Steps (running boards)	625.00	625	18B
Retractable Bed Side-Step	315.00		87S
Engine block heater	95.00		41H
PTO Transmission-diesel only	470.00		62R
Interior work surface	325.00		52S
110 AC outlet	275.00	275	43C
XL Off-road package-4X4 only	1,575.00	1575	17X
includes skid plates			
R.window defrost-privacy glass	468.00		435/924
Cloth 40/20/40 Bench Seat	795.00		1S
HD Alternator	373.00	373	67D
Upfitter Switches	425.00	425	66S
Spray-in Bedliner	675.00	675	ATK
Tailgate Step	750.00		85N
Snowplow/prep pkg	$575.00	575	473
Gooseneck hitch prep kit	$1,310.00		53W/15J
Dual battery	625.00	625	86M
Extrior Back-up alarm	325.00		76C
Additional key	399.00		AV
CNG/Propane pkg	$475.00		98F

Option Total	19083
Sub-Total	71417
State Discount 7%	-4999.19
Other vender Added Equip.	
Delivery	125
Total	66542.81

Contact Danny Thomason
Agency Hall County GA
Phone Number 678-852-1849
dthomason@hallcounty.org

Please complete the order worksheet with options and color (WHITE). Once you complete the worksheet email it to Kevin Smith at Allan Vigil to confirm pricing. Once you have received confirmed pricing the completed worksheet will be used to obtain your PO.
If your vehicle purchase is over $50,000.00 or you are buying more than one vehicle and the final check to the dealership will be over $50,000.00 it will need to go before the Board of Commissioners for approval.

Color options – WHITE ONLY
Delivery fee -$125.00

Contact for Allan Vigil Ford

Kevin Smith
Allan Vigil Ford Lincoln
6790 Mount Zion Blvd.
Morrow, GA 32060
Office: 678-364-3121
kevin.smith@allanvigilford.com

AGENDA ITEM

Clerk of Superior and State Courts

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 511/2026

SUBJECT: Approve the annual contract renewal for real estate indexing and recording software for the Clerk of Superior and State Court to Neumo Records LLC (dba Neumo Tax & Licensing LLC) of Centerville, VA. The estimated annual cost is $125,000.00.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: BP

Recommendation:
Approve.

Purpose of Request:
Approve the annual contract renewal for real estate indexing and recording software for the Clerk of Superior and State Court to Neumo Records LLC (dba Neumo Tax & Licensing LLC) of Centerville, VA. The estimated annual cost is $125,000.00.

History:

Facts and Issues:
This contract is exempt from competitive bidding per Code Section 3.10.030 E.

The FY 2026 spend was $100,761. Neumo's name was GovOS.

- Neumo $49,697
- GovOS $51,064

Options:

Funding Requested	$ 125,000.00
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

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

Approvals:

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

Attachments:
Financial Supplement
Signature Request Cover Sheet
Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 511/2026

Funds Requested: $ 125,000.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	100-GENERAL FUND	2180-CLERK OF COURT	521300-TECHNICAL SERVICES	$125,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BP

Phone: 770-531-7055

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: July 31, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: N/A

Bid/Contract Name: Neumo Real Estate Indexing & Recording Software

Department(s) Requesting Contract: Clerk of Courts

Award Recipient Name: Neumo Records LLC (dba Neumo Tax & Licensing LLC)

Contract Description:

☒ Annual Contract ☐ FY New ☒ Renewal

2026 Spend: $100,761.00

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount: $125,000.00

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract renewal of real estate indexing and recording software for the Clerk of Courts to Neumo Records LLC (dba Neumo Tax & Licensing LLC) of Centerville, VA.

This contract is exempt from competitive bidding per Code Section 3.10.030 E.

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

neumo

MODERNIZING GOVERNMENT

Proposed on: July 10, 2026

2026 Services Renewal for Hall County Clerk of Superior Court

Prepared for:
Mark Pettitt

Hall County Clerk of Superior Court
225 Green Street, SE
Gainesville, GA 30503-1336
United States



neumo

Pricing Summary

Product	Product Code	Per Unit Price
Daily Indexing Fees	GR000342	$2.48
On Prem - Recording Fees	GR000367	$2.02



neumo

Order Form General Terms

GENERAL INFORMATION	
Expiration of Offer:	The pricing set forth in this "**Order Form**" shall remain valid until August 31, 2026. If Customer has not accepted this Order Form by such date, the Order Form shall automatically expire and be of no further force or effect.
Defined Terms:	Capitalized terms used in this Order Form but not otherwise defined herein shall have the meanings given to them in the TOU (defined below). The TOU are incorporated by reference into this Order Form. "**Agreement**" means the Existing Contract and the TOU (as applicable). "**Contract Year**" means each consecutive twelve (12)-month period during the Term, with the first Contract Year commencing on the Effective Date, and each subsequent Contract Year commencing on the anniversary thereof. "**Customer**" means the "Customer" identified below. "**Effective Date**" means August 3, 2026. "**Existing Contract**" means the "Existing Contract" indicated below, including amendments thereto. "**Neumo**" means Neumo Tax & Licensing, LLC f/k/a GovOS, Inc. "**Predecessor**" means Kofile, Neumo's predecessor-in-interest to the Existing Contract. "**Services**" means, collectively, all products and services provided by Neumo under this Order Form, including without limitation: (a) access to and use of Neumo's hosted software applications and related subscription offerings ("**Subscription Services**"); (b) professional services such as implementation, configuration, data migration, training, consulting, and other time-and-materials services ("**Professional Services**"); (c) maintenance and support services, including updates and upgrades to the Subscription Services ("**Maintenance Services**"); and (d) any ancillary services, including document processing, payment facilitation or third-party integrations, that Neumo agrees to provide. The specific Services purchased by Customer, including the scope, duration, and applicable fees, will be identified in the Pricing Summary page of this Order Form. "**TOU**" means Neumo's standard terms of use and service level agreement, which can be found at https://neumo.com/tou-sla/.

CUSTOMER INFORMATION	
Organization Name:	Hall County Clerk of Superior Court



Primary Address:	225 Green Street, SE Gainesville, GA 30503-1336 United States
Primary Contact Name:	Mark Pettitt
Primary Contact Email:	mark.pettitt@hallcourtsga.gov
EXISTING CONTRACT INFORMATION	
Title of Existing Contract:	The title of the Existing Contract or Order Form # is: Comprehensive Records Management System Hall County Clerks Office, which was made effective as of August 3, 2025. If the Existing Contract does not contain negotiated terms governing the use of the Services (for example, if the Existing Contract consists solely of a purchase order or other ordering document), then the TOU shall exclusively govern use of the Services. For the avoidance of doubt, any pre-printed or boilerplate provisions contained in standard ordering documents (including purchase orders) shall not be deemed part of the Existing Contract or otherwise incorporated into the Agreement.
Expiration Date of Existing Contract:	August 2, 2026 (the "**Expiration Date**")
Terms of Existing Contract:	The Existing Contract shall remain in effect and shall continue to govern the products or services previously provided thereunder; provided, however, that the TOU and this Order Form shall supplement and control with respect to the Services, Fees, and other terms and conditions set forth herein, and shall also apply to any matters not expressly addressed in the Existing Contract. In the event of a conflict, the order of precedence shall be: (i) this Order Form (including any attached SOW), (ii) the TOU, and (iii) the Existing Contract.
Novation of Existing Contract:	By executing this Order Form, Customer acknowledges and agrees that the Existing Contract is hereby novated as of the Effective Date. The Parties agree that (a) Neumo is substituted for the prior contracting entity as the sole contracting party and service provider under the Existing Contract; (b) Customer releases the Predecessor from any further obligations or liabilities under the Existing Contract, except for obligations or liabilities that accrued prior to the Effective Date; and (c) Neumo assumes and agrees to perform all remaining obligations of the Predecessor under the Existing Contract from and after the Effective Date. Customer hereby consents to and accepts such novation.
AMENDMENT(S); EXHIBITS	
Contract Extension Period:	The term of the Existing Contract shall be extended for a period of 12 months from the Expiration Date. For the sake of providing clarity, the initial Term will end on August 3, 2027 unless renewed. The initial term and any renewal term(s) shall be referred to herein as the "**Term**."

TOU Modifications:	The following shall be deemed amendments to the TOUs for purposes of this Order Form: None
Neumo Required Exhibits:	The following exhibit(s)/schedule(s) are hereby incorporated into this Order Form (whether one or more, referred to herein as the "**Neumo Exhibits**"): None
FINANCIAL TERMS	
Fees:	Fees for the Services during the Term shall be at the rates indicated on the Pricing Summary page (the "**Fees**") and are non-refundable once paid.
Payment Terms:	**Implementation Fees**. Fees for implementation, configuration, and other one-time Professional Services shall be invoiced as set forth in this Order Form or the applicable SOW. If the applicable SOW does not specify payment terms, such Fees shall be invoiced upon delivery of the associated Services and are payable within thirty (30) days of the invoice date. **Professional Services Fees**. Fees for Professional Services other than implementation (e.g., training, consulting, data migration, or other project services) shall be invoiced as set forth in this Order Form or the applicable SOW. If the applicable SOW does not specify payment terms, then: (a) fixed-fee Professional Services shall be invoiced upon completion of the applicable milestone or deliverable, and (b) time-and-materials Professional Services shall be invoiced monthly in arrears. **Subscription and Maintenance Fees**. Unless otherwise indicated on the Pricing Summary page of this Order Form, annual subscription and maintenance fees shall be invoiced in advance and are payable annually prior to the commencement of the applicable subscription or maintenance period. **Per-Transaction, Per-Unit or Usage-Based Fees**. Fees calculated on a per-transaction, per-unit, per-document, per-image, or similar usage basis shall be invoiced monthly in arrears. All invoices are due and payable within thirty (30) days of the invoice date, in U.S. dollars, without set-off or deduction, subject to any prompt-payment laws applicable to Customer. In the event of a conflict between these payment terms and applicable law, the payment terms shall be deemed modified as necessary to comply with such laws.
Annual Fee Increase:	Unless otherwise indicated in Pricing Summary above (e.g. Fees being provided by year of the Term), on each anniversary date of the Agreement, the Fees will be increased by up to 10% based on the prior year's Fees.
Late Payments:	Any undisputed amount not paid when due will be subject to finance charges equal to 1.5% of the unpaid balance per month or the highest rate permitted by applicable law, whichever is less, determined and compounded daily from the date due until the date paid.
Collection Costs; Suspension of Services:	Customer shall reimburse Neumo for all reasonable costs incurred by Neumo in collecting any late payments or interest, including attorney fees, court costs, and collection agency fees; and if such failure continues for thirty (30) days or more, Neumo may suspend Customer's and its Authorized Users' access to any portion or all of the Services until such amounts are paid in full.

Reinstatement Fee:	If the Term expires or the Agreement is earlier terminated and Customer and Neumo agree to reinstate the Agreement, such reinstatement will be subject to a "**Reinstatement Fee**." The Reinstatement Fee shall be calculated as follows: (1) on the day after the Term ends, a Reinstatement Fee of 5% of the annualized value of the Fees will be applied. An additional 5% of the annual value of the Fees will be applied every month thereafter until the Term is extended and/or the Agreement is formally renewed, until the cumulative Reinstatement Fee reaches 50% of annualized Fees, at which point it will be capped.
Early Termination Fees:	If Customer terminates this Order Form for convenience or otherwise in a manner not expressly permitted pursuant to the TOU, Customer shall pay Neumo, as liquidated damages and not as a penalty, an amount equal to the Fees that would have been payable for the remainder of the then-current Term. The Parties acknowledge that actual damages would be difficult to determine and agree that such amount is a reasonable pre-estimate of Neumo's damages.
Taxes:	All Fees and other amounts payable under this Order Form are stated exclusive of sales, use, excise, value-added, or similar transaction-based taxes. Neumo acknowledges that, if Customer is a governmental entity, Customer is generally exempt from such taxes. If, however, any such taxes are lawfully imposed on Customer in connection with this Order Form and are not subject to exemption, Customer shall be responsible for payment of those taxes. Customer shall not be responsible for any taxes imposed on or measured by Neumo's income, revenues, gross receipts, personnel, or real or personal property, or other assets.
MISCELLANEOUS TERMS	
Payment Processing:	If the Services include credit card, debit card, ACH, or other electronic payment processing functionality, Customer acknowledges and agrees that such services are provided subject to the applicable rules, regulations, and operating guidelines of card associations (including Visa, MasterCard, Discover, and American Express), NACHA, and any third-party payment processor engaged by Neumo (collectively, the "**Payment Rules**"). Customer shall comply, and shall ensure that its personnel and end users comply, with all applicable Payment Rules and with all applicable laws and regulations governing payment transactions. Neumo may require Customer to execute additional agreements with Neumo's designated third-party processors as a condition of enabling or continuing payment processing functionality. Customer is solely responsible for all chargebacks, reversals, refunds, or disputed transactions, and for any fines, penalties, or assessments imposed by a card association, NACHA, or a third-party processor arising out of Customer's use of the payment processing functionality. Neumo shall have the right to offset any such amounts against amounts otherwise payable to Customer.
Piggyback:	During the Term: (1) other public corporations, entities, or agencies directly affiliated with Customer (each, a "**Piggyback Entity**") may request to piggyback on this Order Form to acquire solutions or services offered hereunder on the same terms and conditions set forth in this Order Form; and/or (2) Customer may acquire additional solutions or services offered by Neumo on the same terms and conditions set forth in this Order Form, other than pricing terms, which shall be negotiated in good faith by the parties hereto. If Neumo receives a request to piggyback on this Order Form, Neumo must provide written notice of the request to Customer within five (5) business days of receipt. If Neumo accepts, and Customer approves the request to piggyback, the administration of the services provided to any Piggyback Entity must be governed under a separate agreement between Neumo and such Piggyback Entity. Customer shall have no obligation or liability to Neumo, any Piggyback Entity, or any third party in connection with the administration of services provided to any Piggyback Entity.

Modification of Incorporated Documents:	Neumo reserves the right from time to time to modify the TOU; however, this Order Form will remain governed by the TOU in effect as of the Effective Date.
Cap on Liability:	TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF NEUMO ARISING OUT OF OR RELATING TO THIS ORDER FORM SHALL NOT EXCEED THE FEES PAID BY CUSTOMER TO NEUMO FOR THE SERVICES IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO THE CLAIM. The limitations in this Section shall not apply to: (a) Neumo's indemnification obligations; (b) damages resulting from a Party's gross negligence or willful misconduct; or (c) Customer's obligation to pay Fees.
Audit Rights:	During the Term and for three (3) years thereafter, Neumo (or its designated third-party auditor) may, upon reasonable advance notice and during Customer's normal business hours, audit Customer's records and systems relating to its use of the Services to verify compliance with this Agreement.

[End of Terms]

ADMINISTRATIVE INFORMATION:	
Contract #:	IC-11802
Customer Name:	Hall County Clerk of Superior Court
Billing Contact Name:	Mark Pettitt
Billing Contact Email:	mark.pettitt@hallcourtsga.gov
Billing Contact Phone:	.
Contract Term (months):	12 months
Neumo Representative:	Lis Andrade
Billing Frequency:	Monthly

neumo

Order Form Acceptance

By signing below, by issuing a purchase order or other written confirmation referencing this Order Form, by obtaining the Services through a reseller or purchasing agent, or by accessing or using the Services, Customer and Neumo accept this Order Form.

Customer Signature

_____	_____	_____
Signature of Authorized Representative	Title	Date

Neumo Signature

Jennifer Dasenbrock	SVP, Legal and Contracts	7/30/2026
_____	_____	_____
Signature of Authorized Neumo Representative	Title	Date

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney



AGENDA ITEM

Clerk of Superior and State Courts

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 475/2026

SUBJECT: Approve the purchase of new workstations for the Clerk of Superior and State Courts to Impact Office Interiors, Inc. of Griffin, GA, in the amount of $85,058.00.

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: BP

Recommendation:
Approve.

Purpose of Request:
Approve the purchase of new workstations for the Clerk of Superior and State Courts to Impact Office Interiors, Inc. of Griffin, GA, in the amount of $85,058.00.

History:

Facts and Issues:
All items will be purchased from Friant and Associates, statewide contract #99999-001-SPD0000198-0006, through Impact Office Interiors, Inc. of Griffin, GA.

Options:

Funding Requested	$ 85,057.63
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:
Financial Supplement
Signature Request Cover Sheet
Proposal

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 475/2026

Funds Requested: $ 85,057.63

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	2180-CLERK OF COURT	531600-SMALL FURNITURE & EQUIPMENT	$85,057.63

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BP

Phone: 7705317055

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GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: July 22, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: N/A

Bid/Contract Name: New Workstations for Clerk of Courts

Department(s) Requesting Contract: Clerk of Courts

Award Recipient Name: Impact Office Interiors, Inc.

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Projected Spend: $0

☐ Price Increase Requested Increase Percentage: N/A

☐ Project/Service Contract FY 2027 Estimated Amount:

☒ Product Contract Estimated Amount: $85,057.63

Comment:

Approve the single source purchase of new workstations for Hall County Clerk of Courts from Friant and Associates, statewide contract #99999-001-SPD0000198-0006, through Impact Office Interiors, Inc. of Griffin, GA.

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

Customer: Hall County

Sales Rep: Benjamin Frank
bfrank@impactofficeinteriors.com

Proposal

2026-2724
3/31/2026

Propose To:

Hall County
2875 Browns Bridge Rd
Gainesville, GA 30504

Shipping Location:

Clerk Of Court
225 Green Street SE
Gainesville, GA 30501

Installation Location:

Expert Furniture Installations
1625 Rock Mountain Blvd
Suite H
Stone Mountain, GA 30083

Attention: Mark Pettitt
770.789.3149 (phone)
mark.pettitt@hallcourtsga.gov

Hall Co - CoC Phase 2 Friant

Item No.	Item Description	Qty	Item Sell	Ext Sell
Line: 1 FCNAHBT-24-3	Friant - My Hite 3 Stage Height Adjustable Table Base, 24"D T-Leg, Corner Tag1: 24/62T Item Finishes & Options: : FIN: Silver (SV)	16	$860.94	$13,775.04
Line: 2 FDRSH.62	Friant - Novo 62"H Same Height Draw Rod Tag1: 62	34	$12.69	$431.46
Line: 3 FFWM.18	Friant - General Sales Mesh Wire Manager, 18" wide Tag1: FFWM.18	16	$65.25	$1,044.00
Line: 4 FH2W.67	Friant - Novo 67"H 2-Way 90 Deg Connector Hard Surface Tag1: 67 Item Finishes & Options: : FINISH: Silver (SV)	2	$91.71	$183.42
Line: 5 FH3W.67	Friant - Novo 67"H 3-Way 90 Deg Connector Hard Surface Tag1: 67 Item Finishes & Options:	10	$121.80	$1,218.00

Item No.	Item Description	Qty	Item Sell	Ext Sell
	: FINISH: Silver (SV)			
Line: 6 FH4W.67	Friant - Novo 67"H 4-Way 90 Deg Connector Hard Surface Tag1: 67 Item Finishes & Options: : FINISH: Silver (SV)	4	$142.46	$569.84
Line: 7 FHCPE.67	Friant - Novo 67"H Ceiling POWER Entry, Internal Direct Connect, 4 Circuit Tag1: 67 Item Finishes & Options: : BASE: Silver (SV) : FINISH: Silver (SV)	4	$393.31	$1,573.24
Line: 8 FHCPK.1	Friant - Novo Pass-Through Festoon 23", 4 Circuit Tag1: FHCPK.1	8	$50.75	$406.00
Line: 9 FHDRCHS.48	Friant - Novo 48"H Draw Rod, Change of Height Tag1: 48.COH	17	$22.84	$388.28
Line: 10 FHECCWS.23407023L	Friant - Novo 23x40x70x23 Left Curved Extended Corner WS TOP ONLY, for use Tag1: 23/40/70/2 Item Finishes & Options: : Bark (M23) : PVC: Bark (E26) : Does Not Apply (DNA1)	7	$405.64	$2,839.48
Line: 11 FHECCWS.23407023R	Friant - Novo 23x40x70x23 Right Curved Extended Corner WS TOP ONLY, for us Tag1: 23/40/70/2	9	$405.64	$3,650.76

Item No.	Item Description	Qty	Item Sell	Ext Sell
	Item Finishes & Options: : Bark (M23) : PVC: Bark (E26) : Does Not Apply (DNA1)			
Line: 12 FHFE.67	Friant - Novo 67"H Finished End Tag1: 67 Item Finishes & Options: : FINISH: Silver (SV)	5	$43.50	$217.50
Line: 13 FHFECHS.14	Friant - Novo 14" Finished End Change of Height, For Panel to Panel Tag1: 14H Item Finishes & Options: : FINISH: Silver (SV)	17	$38.43	$653.31
Line: 14 FHGPEORD.5360	Friant - Novo 53H X 60W Novo Gallery Panel, Double Sided, End of Run Tag1: GPEOR-53/6 Item Finishes & Options: : Bark M23 (M23) : FINISH: Silver (SV)	1	$507.14	$507.14
Line: 15 FHGPEORS.5330L	Friant - Novo 53H X 30W Novo Gallery Panel, Left, Single Sided, End of Run Tag1: GPEOR-53/3 Item Finishes & Options: : Bark M23 (M23) : FINISH: Silver (SV)	9	$322.99	$2,906.91
Line: 16 FHGPEORS.5330R	Friant - Novo 53H X 30W Novo Gallery Panel, Right, Single Sided, End of Ru	7	$322.99	$2,260.93

Item No.	Item Description	Qty	Item Sell	Ext Sell
	Tag1: GPEOR-53/3 Item Finishes & Options: : Bark M23 (M23) : FINISH: Silver (SV)			
Line: 17 FHPGPA.6730N	Friant - Novo 30"W x 67"H Monolithic panel, fabric covered, partial glazed Tag1: G-67/30N Item Finishes & Options: : FINISH: Silver (SV) : GLASS: Clear (TR) : BASE: Silver (SV) : FAB 1: Group 1 Friant Collection (GRP1) : SIDE 1 FABRIC: Slide Azure (PF101-21) : FAB 2: Group 1 Friant Collection (GRP1) : SIDE 2 FABRIC: Slide Azure (PF101-21)	22	$394.76	$8,684.72
Line: 18 FHPGPA.6736E	Friant - Novo 36"W x 67"H Monolithic panel, fabric covered, partial glazed Tag1: G-67/36E Item Finishes & Options: : FINISH: Silver (SV) : GLASS: Clear (TR) : BASE: Silver (SV) : FAB 1: Group 1 Friant Collection (GRP1) : SIDE 1 FABRIC: Slide Azure (PF101-21) : FAB 2: Group 1 Friant Collection (GRP1) : SIDE 2 FABRIC: Slide Azure (PF101-21)	24	$545.93	$13,102.32
Line: 19 FHPGPA.6736N	Friant - Novo 36"W x 67"H Monolithic panel, fabric covered, partial glazed Tag1: G-67/36N Item Finishes & Options: : FINISH: Silver (SV) : GLASS: Clear (TR) : BASE: Silver (SV) : FAB 1: Group 1 Friant Collection (GRP1) : SIDE 1 FABRIC: Slide Azure (PF101-21) : FAB 2: Group 1 Friant Collection (GRP1) : SIDE 2 FABRIC: Slide Azure (PF101-21)	22	$469.44	$10,327.68

Item No.	Item Description	Qty	Item Sell	Ext Sell
Line: 20 FHRECP4.I	Friant - Novo 4 Circuit Receptacle, Circuit A Tag1: 1 Item Finishes & Options: : FINISH: Silver (SV)	16	$15.59	$249.44
Line: 21 FHRECP4.II	Friant - Novo 4 Circuit Receptacle, Circuit B Tag1: 2 Item Finishes & Options: : FINISH: Silver (SV)	16	$15.59	$249.44
Line: 22 FHRECP4.III	Friant - Novo 4 Circuit Receptacle, Circuit C Tag1: 3 Item Finishes & Options: : FINISH: Silver (SV)	16	$15.59	$249.44
Line: 23 FHRWS.2324	Friant - Novo 23"D x 24"W Rectangular WS TOP ONLY, for use with MY-HITE ba Tag1: 23/24 Item Finishes & Options: : Bark (M23) : PVC: Bark (E26)	16	$122.89	$1,966.24
Line: 24 FMA-D	Friant - Novo Double Monitor Arm Tag1: FMA-D Item Finishes & Options: : FINISH: Silver (SV)	16	$403.46	$6,455.36
Line: 25	Friant - Novo	16	$444.79	$7,116.64

Item No.	Item Description	Qty	Item Sell	Ext Sell
FPEDSQP.BBF-MOB-MET	Mobile Box/Box/File Pedestal Tag1: BBF Item Finishes & Options: : FINISH: Silver (SV) : Bar Pull, Metal Finish (BAR PULL)			
Line: 26 FPWR.DM-1	Friant - Novo Desk-mounted Power with adhesive or clamp, 3 Outlets, 1 USB- Tag1: FPWR.DM-1 Item Finishes & Options: : Cloud White (CW)	16	$186.69	$2,987.04
Line: 27 FVFB.08	Friant - Novo Flat bracket - Pair, for MY-HITE WORKSURFACE EXTENSION Tag1: FVFB.08	16	$15.95	$255.20
Line: 28 FWASB.42	Friant - My Hite Anti-Sag Bar, 42" wide Tag1: FWASB.42	16	$49.30	$788.80

Misc Items..... .....$85,057.63

Subtotal..... .....$85,057.63

Total Amount..... .....$85,057.63

Please issue purchase order #1, in the amount of $85,057.63 to:
Friant
C/O Impact Office Interiors, Inc.
1980 West Ave 140th
San Leandro, CA 94577
8778280410 (phone)

I agree to purchase all items listed on these pages. I certify that all finishes, fabrics and/or materials specified are correct and the prices listed are agreed upon.

I understand that orders may not be canceled or changed after 3 business days. All furniture items are considered "special order" and are non-returnable and non-refundable.

Accepted by: _____ Date: _____

Vendor Information Sheet

Contract Information			
Statewide Contract Number	**99999-001-SPD0000198-0006**		
PeopleSoft Vendor Number	**0000657734**	**Location Code**	
Vendor Name & Address			
Friant and Associates **1980 w Ave 140, Friant HQ** **San Leandro, CA, 94577**			
AWARDED CATEGORY: Please see Award Matrix.			
Contract Administrator: Fallon Coello			
E-mail: contracts@friant.com **Tel: 877-828-0410**			
Contact Details			
Ordering Information	Orders may be placed via Team Georgia Marketplace		
Remitting Information	**Friant and Associates** **1980 w Ave 140, Friant HQ** **San Leandro, CA 94577**		
Delivery Days	Varies by manufacturer.		
Discounts	Please see Attachment C.		
Payment Terms	Net 30 Days		
Bid Offer includes	State and Local Government		
Acceptable payment method	Vendor will accept Purchase Orders and Purchasing Cards under this contract as permitted by current policies governing the Purchasing Card program.		

AGENDA ITEM

Community Services and Parks

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 477/2026

SUBJECT: Approve the award of IFB #020-47 East Hall Community Center Gym Floor Repair to Stevens Gymnasiums, Inc. of Cumming, GA, in the amount of $58,650.00.

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:
Approve the award of IFB #020-47 East Hall Community Center Gym Floor Repair to Stevens Gymnasiums, Inc. of Cumming, GA, in the amount of $58,650.00.

History:

Facts and Issues:
A significant portion of the gym floor received water intrusion damage, rendering half of the gym unsafe and unusable. By completing the outlined scope of work, the gym will regain full functionality, provide a safe playing surface, and improved overall appearance.

Options:

Funding Requested	$ 58,650.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:
Financial Supplement
Bid Tab
Signature Cover Sheet
Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 477/2026

Funds Requested: $ 58,650.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	324-SPLOST VIII	6220-PARKS	541400-INFRASTRUCTURE	$58,650.00

Budget Transfer Items:

Additional Information/Comments:

Unplanned repair project. Utilizing funding for Community Center Restoration in CIP, and requesting to move forward to ensure project completion prior to park and recreation basketball season.

Contact for Questions: BH

Phone: 678-997-5823

	IFB #020-47 East Hall Community Center Gym Floor Repair	
Bidders	**Stevens Gymnasium**	**RTW Construction ***
Location	Cumming, GA	Lawrenceville, GA
	$ 58,650.00	$ 64,112.55

QUOTES:	2
HALL COUNTY:	0
BIDS RECEIVED:	2

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GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: July 30, 2026

To: David Gibbs, Chairman, BOC

From: Connie Barnes, Purchasing Supervisor

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 020-47

Bid/Contract Name: East Hall Community Center Gym Floor Repair

Department(s) Requesting Contract: Parks and Leisure

Award Recipient Name: Stevens Gymnasiums Inc.

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Projected Spend: N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract Estimated Amount: $58,650.00

☐ Product Contract Estimated Amount:

Comment:

Approve the award of IFB 020-47 East Hall Community Center Gym Floor Repair to Stevens Gymnasiums, Inc. of Cumming, GA. They will repair, restore, and refinish the floor in Gym #2 at the East Hall Community Center.

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

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Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION
Exhibit B – Contract for Services

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #020-47

For the provision of

East Hall Community Center Gym Floor Repair

ARTICLE #101 – INTRODUCTION

This Contract for repair, restore, and refinish work to the floor in Gym 2 at the East Hall Community Center (hereinafter "Services") is made and as entered into as of _____ (execution date) and _____ (effective date) is by and between Hall County, Georgia, (hereinafter "County") located at 2875 Browns Bridge Rd, Gainesville, Georgia 30504, and STEVENS GYMNASIUMS INC. which is principally located at 3310 CHIMNEY POINT DR. CUMMING, GA 30041 (hereinafter "Contractor").

WHEREAS Contractor is an entity that is legally registered and qualified and holding any such licenses and certifications as may be required to render Services to do business in the State of Georgia. County and Contractor are known individually as a "Party" and collectively as the "Parties"; and,

WHEREAS nothing contained in this Contract shall be construed to convert the Contractor or any of its employees or agents into a partner, employee, or agent of the County. Nor shall either Party to this Contract have any authority to bind the other in any respect; and,

WHEREAS Contractor represents that it complies with the State of Georgia requirements for corporations and has signified a willingness to provide Services to the County and the County has relied on such representation; and,

WHEREAS the Parties mutually desire to enter into this Contract to document the provision of Services by the Contractor to the County in exchange for payment as compensation; and,

WHEREAS this contract will become legally binding upon signature and execution by both Parties; and,

WHEREAS any documents, exhibits, attachments, plans, or references are all incorporated herein by reference.

NOW THEREFORE, and in consideration of the mutual promises, terms, conditions, covenants, and agreements made as expressed and

contained herein, or attached, incorporated, and made a part hereof, and other good and valuable consideration expressed by a valid offer and acceptance, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties hereto agree as follows:

ARTICLE #102 – CONTRACT

A. Contractor agrees to provide the Services to the County as detailed in the Scope of Work. Unapproved work outside the Scope of Work may not be compensated.
B. County agrees to pay as compensation any fees as listed on the *Exhibit C – Cost Proposal Worksheet*, which shall be fixed and firm for the duration of the contract unless modified by mutual consent via Amendment or Renewal.

ARTICLE #103 – NOTICES

To the extent that either Party to this Contract is required to provide notice(s) to the other Party in compliance herewith, then the Party shall direct notice(s) to the following persons:

COUNTY PROJECT MANAGER
Christine Cave
Facilities Superintendent
Hall County Government
2875 Browns Bridge Rd
Gainesville, GA 30504
ccave@hallcounty.org
Ph: (770) 531-3952

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

CONTRACTOR'S CONTACT INFORMATION

Contact Name(s): MATT & TAMARA STEVENS
STEVENS GYMNASIUMS INC.
Email Address(es): JUSTGYMS@GMAIL.COM
Phone Number(s): 678.339.9993
Physical Address: 3310 CHIMNEY POINT DR.
City/State/ZIP: CUMMING, GA 30041

REMIT TO ADDRESS (if different): _____

ARTICLE #104 – NON-EXCLUSIVE RIGHTS

This Contract is not exclusive. The County reserves the right to select other Contractors to provide the Services similar to those described in this Contract during the term of the Contract should the need arise, or the Contractor fail to perform.

ARTICLE #105 – CONTRACT TERM
The Contract term will be for sixty (60) days after the issuance of a Notice to Proceed.

ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION
This Contract may only be modified, amended, or changed in writing and fully executed by both Parties hereto. This Contract constitutes the sole and entire Contract and understanding between the Parties as to the subject matter hereof, and no verbal promises have been made by either Party in relation hereto.

ARTICLE #107 – REMEDIES AND CONTRACT PERFORMANCE
In the event that either Party to this Contract breaches this Contract, including failure to meet the timetables set forth herein, the non-breaching Party shall provide a written Notice to Cure to the breaching Party which describes the breach of this Contract. The breaching Party shall have thirty (30) days from the date of receipt of the written Notice to cure the breach or to otherwise negotiate a resolution of the breach.
If the breach has not been cured and the Parties hereto have not resolved the issue described in the Notice to Cure by thirty (30) days after receipt of the letter, the Party authoring the letter shall be entitled to seek any and all remedies allowed by Georgia law, including damages, equitable relief, declaratory relief, specific performance, and/or relief as to any bonds issued hereon.

Additional provisions are:

A. **Delay or Impossibility of Performance.** Any failure or delay must be beyond the reasonable control of and without the fault or negligence of the Contractor. If the Services to be provided to the County are interrupted by a force majeure event, as defined below, the County will be entitled to an equitable adjustment to the fees and other payments due to the Contractor under this Contract. If delay results from a third-party's negligent conduct or failure to perform, the Contractor shall not be excused from compliance with the terms and obligations of the Contract.
   Neither Party shall be held liable or responsible to the other Party nor be deemed to have defaulted under or breached this Contract for failure or delay in fulfilling or performing any obligation under this Contract when such failure or delay is caused by or results from causes beyond the reasonable control of the affected Party including, but not limited to, fire, floods, embargoes, acts of war, civil unrest, insurrections, riots, strikes, lockouts or other labor disturbances, or acts of God; provided, however, that the Party so affected shall use reasonable commercial efforts to avoid or remove such causes of nonperformance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either Party shall provide the other Party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure.
   Definition: The term "force majeure" as defined in Black's Law Dictionary is "an event or effect that can be neither anticipated nor controlled. It is a contractual provision allocating the risk of loss if performance becomes impossible or impracticable, especially as a result of an event that the Parties could not have anticipated or controlled."
B. **Obligations Beyond Contract Term.** The Contract shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to *ARTICLE #108 – TERMINATION PROVISIONS.*
C. **Transition Cooperation with the County and Cooperation with Other Contractors.** Contractor agrees that upon termination of this Contract for any reason, it shall provide sufficient efforts and reasonable cooperation and assistance to the County to ensure an orderly and efficient transition to the County or an alternative Contractor. Further, if the County

has entered into or enters into contracts with other Contractors related to the Services, Contractor agrees to cooperate fully with other such Contractors. Contractor shall not engage in any act that will interfere with the performance of work by any other Contractor(s).

ARTICLE #108 – TERMINATION PROVISIONS

The County may terminate this Contract by providing sixty (60) days written notice to the Contractor at any time. Should the County terminate this Contract prior to the date of automatic termination, Contractor shall provide the County with all deliverables up to the date of termination thirty (30) days after the Notice to Terminate is issued. The County shall pay the Contractor for all work properly performed in compliance with the terms of this Contract up to the date of termination.

A. **Termination for Convenience.** Following sixty (60) days' written notice, the County may terminate the Contract in whole or in part for any reason without the payment of any penalty or incurring any further obligation to the Contractor.

B. **Termination for Cause.** The occurrence of any of the following events shall constitute cause for the County to declare the Contractor in default of its obligations under the Contract:
   1. The Contractor fails to deliver, or has delivered, nonconforming Services or fails to perform, to the County's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract including, but without limitation, the expressed warranties made by the Contractor.
   2. The County determines that Contractor's unsatisfactory performance substantially endangers completion or that default is likely to occur.
   3. The Contractor fails to make substantial and timely progress toward performance of the Contract.
   4. The Contractor becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Contractor terminates or suspends its business; or the County reasonably believes that the Contractor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law.
   5. The Contractor has failed to comply with applicable federal, state, and local laws, rules, County ordinances, regulations, and orders when performing within the scope of the Contract.
   6. The Contractor has engaged in conduct that has or may expose the County or the State to liability, as determined in the County's sole discretion; or a material breach of the terms of the Contract by County upon County's failure to cure such material breach after written notice thereof has been delivered in accordance with *ARTICLE #108.C* below constitutes cause for the Contractor to declare that the County is in default of its obligations under the Contract.

C. **Notice of Default.** If either Party causes any of the default events set out in *ARTICLE #108 – TERMINATION PROVISIONS*, then either Party shall issue a written Notice of Default to the Party that causes one (1) or more of the default events requesting that the breach or noncompliance be remedied within the period of time specified in the Notice of Default. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the non-breaching Party may:
   1. Immediately terminate the Contract for default without additional written notice; and/or,
   2. In the event of a breach by the Contractor, the County may procure substitute Services from another source and charge the difference between the Contract and the substitute Contract to the defaulting Contractor; and/or,
   3. Enforce the terms and conditions of the Contract and seek any legal or equitable remedies.

D. **Termination Due to Non-Availability of Funds.** This Contract will terminate immediately and absolutely if the County determines that adequate funds are de-appropriated such that the County cannot fulfill its obligations under the Contract, such determination being at the County's sole discretion and conclusive. County agrees to provide prompt written notice to Contractor in the event of any de-appropriation.

E. **Termination due to Failure of Contractor to Act.** The County may terminate the Contract for any of the following reasons effective immediately without advance notice:
   1. If the Contractor must be certified or licensed as a condition precedent to providing the Services, the revocation, suspension, or other loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect.
   2. The County determines that the actions, or failure to act, of the Contractor, its agents, employees, have caused, or reasonably could cause, life, health, or safety to be jeopardized.
   3. The Contractor furnished any statement, representation, or certification in connection with the Contract or the bidding process, which is materially false, deceptive, criminal, or maliciously incorrect.
   4. Failure of the Contractor to obtain, provide, maintain, and deliver the performance and payment bonds when required under this Contract, or failure to comply with any requirement pertaining to the appropriate amounts thereof as set forth in *ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS.*

F. **Payment Limitation in Event of Termination.** In the event of termination of the Contract for any reason by County, the County shall pay only those amounts, if any, due and owing to the Contractor for Services actually received and accepted by the County up to and including the date of termination of the Contract and for which the County is obligated to pay pursuant to the Contract.

G. **Contractor's Termination Duties.** Upon receipt of a Notice of Termination, the Contractor shall:
   1. Cease work under the Contract and take all necessary or appropriate steps to limit disbursements and minimize costs and furnish a report within thirty (30) days of the date of Notice of Termination describing the status of all work under the Contract including, without limitation, results accomplished, conclusions resulting therefrom, and any other matters the County may require.
   2. Immediately cease use and return to the County any property or materials, whether tangible or intangible, provided by the County to the Contractor.
   3. Comply with the County's instructions for the timely transfer of any active files and work product produced by the Contractor under the Contract.
   4. Cooperate in good faith with the County, its employees, agents, and Contractors during the transition period between the Notification of Termination and the substitution of any replacement Contractor.
   5. Contractor is to immediately return any payments made by the County for goods and services that were not delivered by the Contractor.

ARTICLE #109 – NO DEFENSE OR INDEMNIFICATION BY COUNTY

The Parties agree that the County shall not be responsible for defending or indemnifying any Contractor from any claim brought by any third party against the Contractor.

ARTICLE #110 – ASSIGNMENT AND DELEGATION BY CONTRACTOR

The Contractor shall not assign or delegate this Contract, or any performance required by it, in whole or in part, without the prior expressed written consent of the County.

ARTICLE #111 – USE OF THIRD PARTIES

This Contract is for the benefit of the Parties hereto only and is not intended to benefit any third party or give rise to any duty or causes of action for any third party. All restrictions, obligations, and responsibilities of the Contractor under the Contract shall also apply to third parties, if allowed in writing by the County. Any Contract with a third-party must also preserve the rights of the County.

ARTICLE #112 – ENTIRE CONTRACT

This Contract, as executed and approved, shall constitute the entire agreement between the Parties and supersedes all other prior and contemporaneous statements, agreements, and understandings between the Parties. No written or oral statements, agreements, or understandings that are not set out, referenced, or specifically incorporated in this Contract shall in any way be binding or of effect between the Parties.

ARTICLE #113 – SEVERABILITY

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of this Contract is declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this Contract as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the remaining portions of this Contract not so held to be invalid or the application of this Contract to other circumstances not so held to be invalid.

ARTICLE #114 – RECORDS

A. **Public Records Request.** The Georgia Open Records Act, as provided in O.C.G.A. § 50-18-70 et seq, requires procurement records and all other records received by or prepared or maintained on behalf of the County shall be made open to public inspection unless otherwise provided by law.

B. **Record Retention and Access.** The Contractor shall maintain books, records, and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all charges billed to the County throughout the term of the Contract for a period of at least five (5) years following the date of final payment or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records.

ARTICLE #115 – CONTRACTOR'S TERMS AND CONDITIONS

The County shall not be bound by any terms and conditions included in any Contractor's sales orders, literature, packaging, invoice, catalog, brochure, technical data sheet, on-line representation, warranties or service level agreements, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

ARTICLE #116 – WAIVER

The failure of any Party hereto to seek a remedy for any alleged breach of this Contract shall not constitute a waiver of any claim, cause of action, or remedy allowed by Georgia law for breach thereof.

ARTICLE #117 – CONTRACTOR AND COUNTY RIGHTS AND OBLIGATIONS

A. The County has the right at any time to require the Contractor to put an immediate stop to any procedure, or the use of any equipment, chemical, material, personnel, etc. considered by the County to be hazardous or toxic to persons, buildings, or surfaces. The Contractor shall utilize acceptable substitutes approved by the County as quickly as possible. In the event of such replacement, Contractor shall (i) notify County of any resulting replacement, (ii) introduce an individual serving as a replacement to County, (iii) provide County with a résumé and any other information regarding an individual that may be reasonably requested by County, and/or (iv) provide County with safety data sheets, technical data sheets, and other relevant and pertinent documentation for replacement materials, equipment, or services that may be reasonably requested by County.

B. The County has the right to require the Contractor to reassign or remove any employee from the premises temporarily or permanently when, in the County's sole opinion, the employee is not suitable. The County's decision shall be final, and Contractor will remove the employee immediately and replace him/her with a person of at least equivalent training, experience, and requisite qualifications as quickly as possible, subject to the County's approval.

C. Contractor agrees to obtain prior written approval from the County for the use of subcontractors to provide the Services described in Scope of Work prior to subcontractors' performance of work. Such non-disclosure of subcontractors may result in non-payment for Services.

ARTICLE #118 – INSURANCE REQUIREMENTS

The Contractor must procure and maintain insurance policies at the Contractor's own expense and must furnish the County with a certificate of insurance (COI) providing evidence of proof of coverage at least in the amounts indicated in this subsection. The COI must list "Hall County, Georgia" as the certificate holder and as an additional insured under the commercial general, automobile, and umbrella liability policies as follows: "County of Hall, its Board of Commissioners, officers, employees, servants, and agents, 2875 Browns Bridge Rd, Gainesville, GA, 30504". The policy must protect the Contractor and the County (as an additional insured) from any claims for bodily injury, property damage, or personal injury covered by the indemnification obligations set forth herein throughout the duration of the Contract. The Contractor must maintain the following insurance coverage during the term of the Contract, in at least the minimum amounts set forth below, to cover all loss and liability for damages or destruction of property caused by or arising from any and all services carried on and any and all work performed by the Contractor pursuant to this Contract:

Workers' Compensation Insurance:

- $500,000 Bodily Injury by Accident – Each Accident
- $500,000 Bodily Injury by Disease – Each Disease
- $500,000 Bodily Injury by Disease – Each Employee

Additional Provisions:
Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against Hall County Board of Commissioners (BOC), its elected or appointed officers, officials, agents, authorized volunteers, and employees for losses paid under the terms of this policy which arise from work performed by the Named Insured for Hall County BOC. This provision applies regardless of whether or not Hall County BOC has received a waiver of subrogation from the insurer.

General Liability Insurance: Required for all service contracts.
- $2,000,000 General Aggregate
- $2,000,000 Products & Completed Operations Aggregate
- $1,000,000 Each Occurrence
- $1,000,000 Personal & Advertising Injury
- $500,000 Damages to Premises/Fire/Legal
- $5,000 Medical Payments

Commercial Auto Liability Insurance: Required for all service contracts, except for goods and/or services that are remote in nature and/or are delivered by a professional delivery service.
- $1,000,000 Combined Single Limit Or $500,000 per Person/$1,000,000 per Occurrence
- $100,000 Property Damage
- $1,000 for Medical Payments (no fault coverage)

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

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

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

Professional Liability Insurance (Errors & Omissions): Required for all professional service contracts. This shall include any consultants, medical, legal, technical, insurance agents, or other professions that require proper licenses.
- $1,000,000 Each Claim/Wrongful Act
- $2,000,000 General Aggregate
- If written on a claim's made policy, the policy must be maintained for at least two (2) years after the completion of the work and/or contract.

ARTICLE #119 – NO WAIVER

A. **Authority to Enter into Contract.** The Contractor represents and warrants that it has full authority to enter and perform its obligations under the Contract and that the Contract constitutes a legal, valid, and binding obligation upon the Contractor in accordance with its terms. The representatives of the Parties hereto also represent and warrant that they are authorized to sign this Contract on behalf of each party hereto.

B. **Solicitation.** The Contractor warrants that no person or selling agency (except bona fide employees or selling agents maintained for the purpose of securing business) has been employed or retained to solicit and secure the Contract upon an agreement or understanding for commission, percentage, brokerage, or contingency.

C. **Vehicles and Equipment.** Except for any specified County-owned equipment and vehicles listed herein, Contractor warrants that no Contractor employees, subcontractors, or others will operate County-owned vehicles or equipment in the performance of this Contract without express written consent from the County. Contractor shall be responsible for providing all transportation and equipment necessary to deliver the Services under the Contract.

ARTICLE #120 – INTELLECTUAL PROPERTY RIGHTS AND OWNERSHIP

The Contractor agrees it will not use the name or any intellectual property, including but not limited to, County trademarks or logos in any manner, including commercial advertising or as a business reference, without the expressed prior written consent of the County.

ARTICLE #121 – COMPENSATION

A. The County will pay the Contractor for the Services provided pursuant to this Contract and in accordance with the prices quoted and conditions set forth in the Contractor's response on *Exhibit C – Cost Proposal Worksheet*, which is attached hereto and incorporated into this Contract as if fully set forth herein. Payments will be made monthly in arrears to the Contractor after acceptance of the Contractor's delivered Services by the County, and after receiving receipt of undisputed invoice to the County.

B. Prices quoted shall be firm and fixed throughout the term of this Contract, unless otherwise amended or modified by mutual agreement.

C. Cost may be prorated for Services added or removed under this Contract to align cost with the remaining term of Contract.

D. It is understood that this proposal is made without collusion or fraud. Contractor understands and acknowledges that collusive bidding is a violation of state and federal law and may result in the cancellation of the Contract.

ARTICLE #122 – COUNTY PAYMENT TO CONTRACTOR

A. Upon Contract Execution, the County will issue a Notice to Proceed (NTP) and a Purchase Order (PO) to the Contractor. The terms of this Contract shall be incorporated by reference into any PO issued prior to the expiration or termination of this Contract. The County will issue the NTP and PO by electronic mail (e-mail) to the Contractor's representative in *ARTICLE #103 – NOTICES*.

The Contractor shall not deliver any Services, equipment, devices, or components thereof until authorized in writing by the County. Any work including, but not limited to, travel, preliminary meetings, planning, etc. performed outside of the terms and conditions of and before the issuance of an NTP will not be considered for payment. Contractors are not to

begin work or ship any product on any verbal communication from the County. The County will not be liable for payment for any work or product with the issuance of verbal communication.

The Scope of Work shall remain in effect from the NTP date to substantial completion of the project or the termination of this Contract, whichever occurs first. The Parties agree that the County will not pay or otherwise compensate the Contractor for any services, labor, materials, equipment, devices, or components thereof outside of the Scope of Work and/or beyond the term of this Contract, unless specifically authorized in writing as evidenced by an amendment pursuant to *ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION*, a time extension letter, or as otherwise authorized by the County.

B. **Invoice/Payment**
   1. Contractor shall invoice the County via email each month sent solely to accountspayable@hallcounty.org and only after the County inspects and accepts the Services provided. Receipt of the Services and/or materials does not constitute acceptance. Invoice amounts shall not exceed the Contractor's pricing set forth in *Exhibit C – Cost Proposal Worksheet*.
   2. Each properly prepared invoice must be sent in accordance with the instructions listed on the PO. Each invoice shall include the Contractor's current "Remit to" address, a description of the Services provided, the invoice amount, the Contract number, and the associated PO number issued.
   3. Standard payment terms are net 30 days (N30) in arrears from the date the invoice is accepted. The County does not pay for services not yet received but only in arrears except by written acceptance of pre-payment or deposit.
   4. The Contractor shall be solely responsible for paying all costs, expenses, and charges it incurs in connection with its performance under the Contract, including sales and use taxes.
   5. Contractor must submit Applications for Payment (Pay Apps) in accordance with the conditions of the Contract.
   6. If monthly progress payments are agreed upon, then County will make such payments upon inspection of services completed by the County's Project Manager. Additionally, the County may employ Engineers of Record.
   7. Retainage payments shall be paid by County after final acceptance of work.

C. **Unsatisfactory Performance/Delay of Payment**
   1. If the County determines that the quality of the Services provided are deficient, unacceptable, or unsatisfactory the County's Project Manager identified in *ARTICLE #103 – NOTICES* shall issue a written Notice to Cure to Contractor. Contractor agrees that upon receipt of the written Notice to Cure it shall make every effort to correct the deficiency or deficiencies within the timeframe prescribed therein. If the Contractor fails to timely correct the deficiency or deficiencies, the County reserves the right to delay or deny payment pursuant to this *ARTICLE* or terminate the Contract pursuant to *ARTICLE #108 – TERMINATION PROVISIONS*.
   2. **Delay of Payment Due to Contractor's Failure.** If the County determines that the Contractor has failed to perform or deliver any good or services as required by the Contract, the Contractor shall not be entitled to any compensation under the Contract until such goods or services are delivered and accepted. In this event, the County may withhold that portion of the Contractor's compensation, which represents payment for goods or services that were not delivered. To the extent that the Contractor's failure to perform or deliver in a timely manner causes the County to incur costs, the County may deduct the amount of such incurred costs as liquidated damages from any amounts payable to Contractor. The County's authority to deduct such incurred costs shall not in any way affect the County's authority to terminate the Contract.

D. **Set Off Against Sums Owed by the Contractor.** If the Contractor owes the County any sum under the terms of this Contract, pursuant to any judgment or pursuant to any law, the County may set off the sum owed by the Contractor against any sum owed to the Contractor, in the County's sole discretion.
E. **Final Payment.** The Contractor shall issue an invoice for final payment to the County no later than thirty (30) days following the expiration or termination date of the Contract.
F. The Contractor must not factor or assign payments to another entity or a financial institution. The County will only pay the Party with whom it is contracted. The County will not pay a third party under any circumstances.

ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS – N/A for this Bid

The Contractor must furnish to the County both a performance and a payment bond, both equal to one hundred percent (100%) of the Contract's total awarded dollar amount. The County will only issue a Notice to Proceed after the bonds are received. Only surety companies licensed to do business in the State of Georgia are acceptable. The Contractor is required to provide new bonds at the issuance of each renewal option term(s) or extension(s) that may follow.
The Contractor must provide all required bonding instruments to the County prior to the commencement of any work. The County will consider any work done prior to the receipt of bonding instruments as null and void and thus not eligible for compensation.

ARTICLE #124 – RETAINAGE – N/A for this Bid

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

ARTICLE #125 – VENUE AND GOVERNING LAW

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

ARTICLE #126 – NOTICE OF INTENT TO LITIGATE

Contractor hereby agrees not to file any civil action of disputes or claims relating to the Contract except after first giving thirty (30) days written notice to the County of the claim and the intent to initiate a civil action.

ARTICLE #127 – GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT (E-Verify)

A. By signing this Contract, the Contractor certifies that prior to and throughout the performance of all applicable work under this Contract it will remain in full compliance with all federal and state immigration laws including, but not limited to, 8 U.S.C. § 1324a and the Georgia Security and Immigration Compliance Act (O.C.G.A. §13-10-90 et seq.), as amended by the Illegal Immigration Reform and Enforcement Act of 2011 regarding the verification of employment eligibility of employees under the Immigration Reform and Control Act of 1986. Contractor will ensure that only persons who are citizens or nationals of the United States or non-citizens authorized under federal immigration laws are employed to perform services under this Contract or any subcontract or sub-subcontract hereunder.

B. Contractor further certifies its compliance with the aforementioned federal and state immigration laws set forth by signing a sworn affidavit, the Georgia Security and Immigration Compliance Act Affidavit (herein known as *Exhibit E – E-Verify Affidavit*), notarized by an Official Notary Public and incorporated herein by reference providing services pursuant to this Contract.

ARTICLE #128 – ORDER OF PRECEDENCE

In the event of any inconsistency, ambiguity, or conflict among the specific provisions of the Contract and the Contractor's response, the order of precedence shall be as follows:

1. Any amendments to the Contract, including all exhibits thereto.
2. The Contract itself, including all exhibits thereto.
3. Attachments appended to the Contract.
4. All other Contract attachments appended to the Contract.

ARTICLE #129 – CONTRACT EXHIBITS AND ATTACHMENTS

The Parties mutually acknowledge that all exhibits and attachments listed below made a part of this Contract, as though expressly written in the solicitation documents and the Contractor's response, are herein incorporated into this Contract by reference.

Exhibit A – Bid Response Form
Exhibit B – Contract for Services
Exhibit C – Cost Proposal Worksheet
Exhibit D – W-9 Form
Exhibit E – E-Verify Affidavit
Exhibit F – Ethics Affidavit

ARTICLE #130 – SALES TAX EXEMPTION STATUS

The County is exempt from State of Georgia Local Sales and Use Tax. The Contractor understands and acknowledges that it is responsible for any sales and use tax it may incur. The Contractor will not charge the County any sales and use tax as a separate line item. The Contractor may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

ARTICLE #131 – HOLD HARMLESS AGREEMENT

The Contractor hereby agrees to indemnify, hold free and harmless Hall County Government, County Commissioners, its agents, servants, employees, officers, directors, elected officials, or any other person(s) against any loss or expense. This includes attorney fees because of any liability imposed by law upon the County, except in cases of the County's sole negligence, sustained by any person(s) on account of bodily injury or property damage arising out of or in the consequence of this Contract.

ARTICLE #132 – NOT A JOINT VENTURE

Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership, joint venture, or other association of any kind of agent and principal relationship between the parties thereto. Each party shall be deemed to be an independent contractor contracting for goods and services and acting toward the mutual benefits expected to be derived herefrom. Neither Contractor nor any of Contractor's agents, servants, employees,

subcontractors, or sub-subcontractors shall become or be deemed to become agents, servants, or employees of the County. Contractor shall therefore be responsible for compliance with all laws, rules, and regulations involving its employees and any subcontractors including, but not limited to, employment of labor, hours of labor, health and safety, working conditions, workers' compensation insurance, and payment of wages.

ARTICLE #133 – CONTRACT TERMS AND CONDITIONS

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

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

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

Print Contractor's Full Legal Name Below:

STEVENS GYMNASIUMS INC.

By: _____

Print Name: TAMARA STEVENS

Title: V.P.

Sworn to and subscribed before me this

24 Day of June, 2026.

Notary Public: _____

Notary commission expires: 4/22/2030

[Locus Sigilli – Seal or Stamp]

NATHAN LEE NOTARY EXPIRES GEORGIA April 22, 2030 PUBLIC LUMPKIN COUNTY

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

_____
Nathaniel R. Anderson,
Senior Assistant County Attorney

AGENDA ITEM

County Attorney

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 531/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution of the Board of Commissioners of Hall County, GA establishing Hall County's policy that all violations of O.C.G.A. § 40-6-163 (unlawfully passing a stopped school bus) be referred to the Office of the Hall County Solicitor General for review and prosecution, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: J

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution of the Board of Commissioners of Hall County, GA establishing Hall County's policy that all violations of O.C.G.A. § 40-6-163 (unlawfully passing a stopped school bus) be referred to the Office of the Hall County Solicitor-General for review and prosecution, subject to review and approval by the County Attorney.

History:
On August 13, 2026, the Board will consider an Intergovernmental Agreement governing the operation of Hall County's school bus stop-arm camera enforcement program pursuant to O.C.G.A. § 40-6-163. The Agreement contemplates that violations will be referred to the Office of the Solicitor-General for prosecution. This resolution establishes the County's policy for making those referrals and provides a uniform process for implementation of the program.

Facts and Issues:

Options:

O.C.G.A. § 40-6-163 authorizes the enforcement of violations involving the unlawful passing of stopped school buses, including civil enforcement actions based on evidence captured by school bus stop-arm cameras. The accompanying Intergovernmental Agreement establishes the respective roles of the participating agencies in administering Hall County's school bus stop-arm camera program. This resolution establishes the County's policy that all violations be referred to the Office of the Hall County Solicitor-General for review and prosecution, consistent with the Solicitor-General's authority under Georgia law. The resolution is intended to promote a uniform referral process and facilitate consistent enforcement of the school bus stop-arm law in furtherance of public safety.

Approve or deny.

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-08-13

Approvals:

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

Attachments:

Resolution

STATE OF GEORGIA

COUNTY OF HALL

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HALL COUNTY, GEORGIA ESTABLISHING THE COUNTY'S POLICY THAT ALL VIOLATIONS OF O.C.G.A. § 40-6-163 SHALL BE REFERRED TO THE OFFICE OF THE SOLICITOR-GENERAL FOR PROSECUTION

WHEREAS, Art. IX, Sec. II, Para. I of the Georgia Constitution authorizes counties to adopt reasonable resolutions and regulations relating to their property, affairs, and local government which are not inconsistent with general or local law; and

WHEREAS, The Board of Commissioners recognizes the importance of protecting Hall County's school children entering and exiting school buses; and

WHEREAS, the General Assembly has enacted O.C.G.A. § 40-6-163 to prevent motorists from unlawfully passing a stopped school bus that place children and citizens at risk of harm; and

WHEREAS, the Board believes the vigorous enforcement of O.C.G.A. § 40-6-163 is essential to serving an important public safety purpose; and

WHEREAS, the Board of Commissioners of Hall County, Georgia (the "Board") has received input from County staff regarding certain duties and authority of the Solicitor General of Hall County pursuant to O.C.G.A. § 15-18-66 to prosecute such cases; and

WHEREAS, O.C.G.A. §15-18-66 (b)(4), provides authority to the Solicitor General to prosecute civil actions to enforce any civil penalty set forth in O.C.G.A. § 40-6-163; and

WHEREAS, the Board desires to establish a uniform procedure for the referral of such cases for prosecution; and

NOW, THEREORE, BE IT RESOLVED by the Board, and it is hereby resolved as follows:

1. It shall be the policy of Hall County that every citation, accusation, or civil enforcement action arising under O.C.G.A. § 40-6-163 and investigated by a county department, the Sheriff's Office, or any other County agency, shall be referred to the Office of the Solicitor-General for review and prosecution or civil enforcement, as authorized by

Georgia law.

2. The Sheriff and all other county agencies are requested and directed, to the extent permitted by law, to coordinate with the Office of the Solicitor-General to ensure the prompt prosecution of all violations of O.C.G.A. § 40-6-163.
3. The Solicitor-General is authorized to obtain all investigative reports, body camera, school bus camera evidence, witness statements, and any other evidence necessary to prosecute such cases.
4. Nothing in this Resolution shall be construed to enlarge or restrict the statutory jurisdiction of the Solicitor-General, District Attorney, any municipal prosecutor, or any court established by laws or the Constitution of the State of Georgia.
5. This Resolution is intended solely to establish Hall County's policy for referring matters to the prosecuting authority having jurisdiction.
6. This Resolution shall take effect immediately upon adoption and shall remain in full force and effect until modified, superseded, or repealed by subsequent action of the Board.

SO RESOLVED AND ADOPTED, this the 13th day of August, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

_____

David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin Lawhon, County Attorney

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Development Services

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 469/2026

SUBJECT: Public Hearing on the Malt Beverage and Wine Package Alcohol License for Shell Food Mart located at 3009 Harmony Church Road, Gainesville, GA 30507. The owner of the business is RDawdani Corporation. The managing agent is Riyaz Dawdani and the registered agent is Lonnie Osley III. Commission District 3.

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: BS

Recommendation:
Staff recommends approval of the applicants request.

Purpose of Request:
Public Hearing on the Malt Beverage and Wine Package Alcohol License for Shell Food Mart located at 3009 Harmony Church Road, Gainesville, GA 30507. The owner of the business is RDawdani Corporation. The managing agent is Riyaz Dawdani and the registered agent is Lonnie Osley III. Commission District 3.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration

Submit	Approve	Attorney	Administration
BS	KT	JL	CR
Clerk			
JR			

Attachments:

Board Memo
Map
Land Survey

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUISNESS LICENSE DIVISION

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6815 | f: 770.531.4953

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

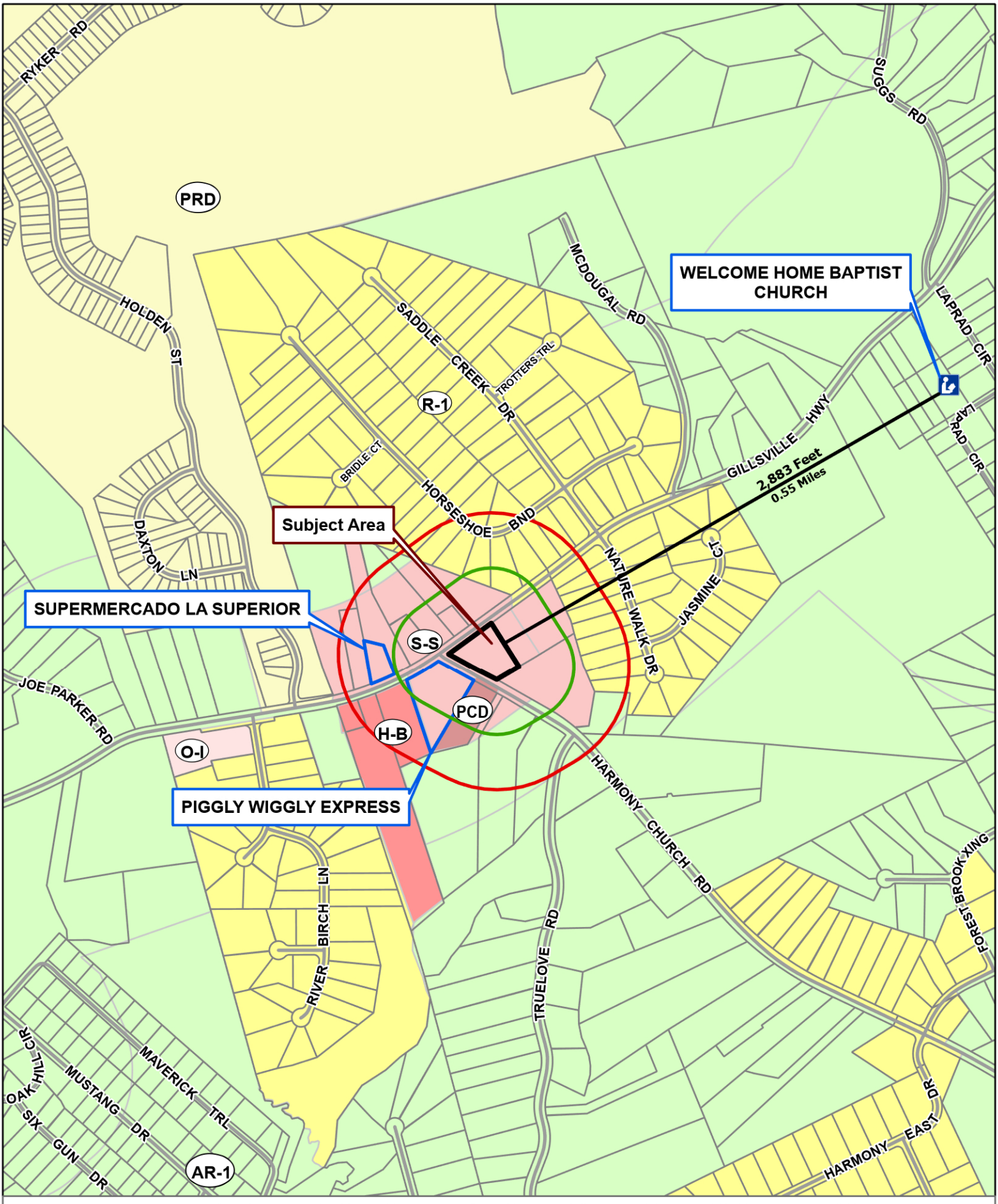
BUSINESS LICENSE DIRECTOR
Brandi Smith

To:	David Gibbs, Chairman Kathy Cooper, District 1 Commissioner Billy Powell, District 2 Commissioner Gregg Poole, District 3 Commissioner Jeff Stowe, District 4 Commissioner
From:	Kristie Turner, Development Services Director Brandi Smith, Business License Director
Date:	July 20, 2026
Subject:	Approval of Malt Beverage & Wine Package License
Applicant:	Shell Food Mart Managing Agent – Riyaz Dawdani Registered Agent - Lonnie Osley III
Location:	3009 Harmony Church Road
Commission District:	Three

The request before you is to approve the Malt Beverage & Wine Package License for Shell Food Mart located at 3009 Harmony Church Road, Gainesville, GA 30507.

Please find enclosed a map of the area and land surveyor statement.

Staff recommends **approval** of the applicant's request.



Date: 8/6/2026

Subject Property: 3009 Harmony Church Road, Gainesville, GA 30507

N

0 250 500 1,000 Feet

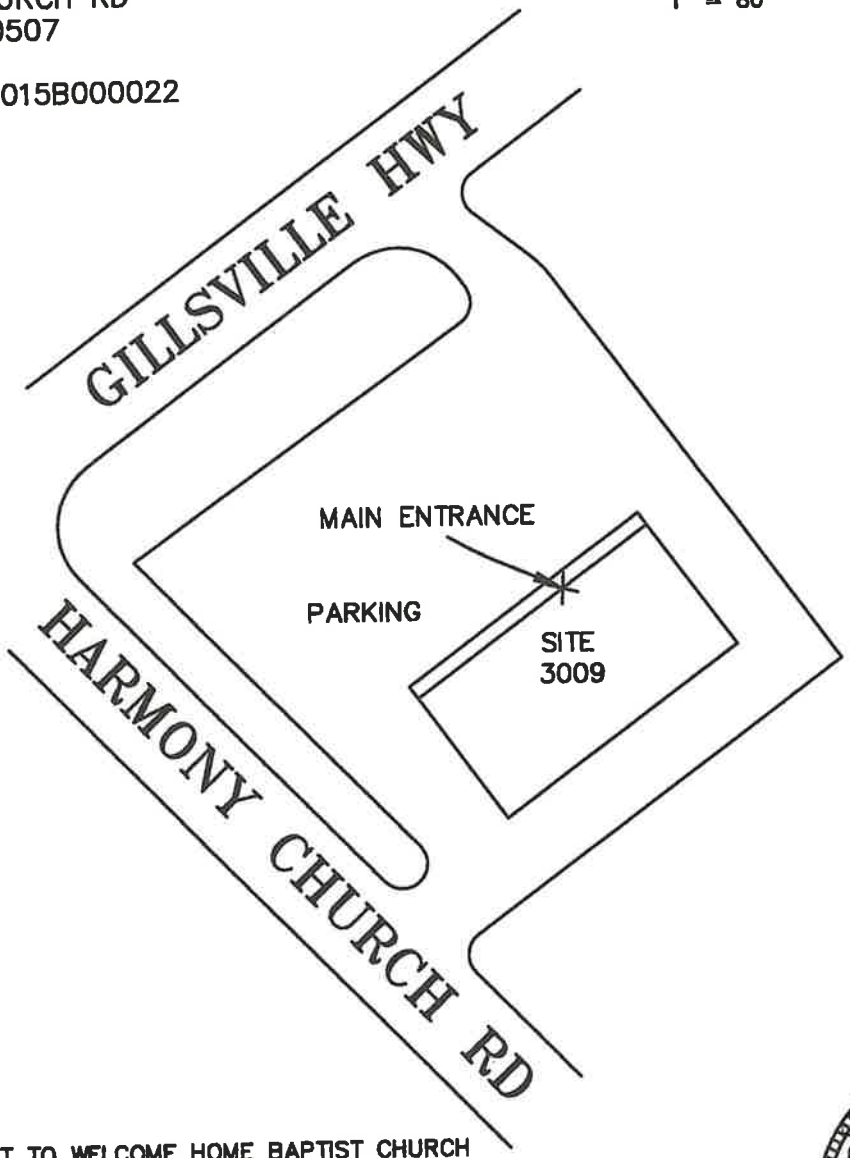
- Subject Area
- City Limits
- Place of Worship
- Zoning Boundary
- 300ft Church Buffer
- 600ft School Buffer
- Active Alcohol Licenses

APPLICATION FOR: HALL COUNTY

SITE ADDRESS:
3009 HARMONY CHURCH RD
GAINESVILLE, GA 30507
ZONING: S-S
TAX PARCEL ID: 15015B000022

80 40 0 40 80 160
GRAPHIC SCALE
1" = 80'

MAGNETIC
N



1. CHURCH: 2,772 FEET TO WELCOME HOME BAPTIST CHURCH
   3339 LAPRAD CIRCLE GAINESVILLE, GA 30507
2. SCHOOL: 4,252 FEET TO TADMORE ELEMENTARY SCHOOL
   3278 GILLSVILLE HWY GAINESVILLE, GA 30507
3. LIQUORE STORE: 14,250 FEET TO 129 PACKAGE STORE
   2126 ATHENS HWY GAINESVILLE, GA 30507

DISTANCE MEASURED BY STRAIGHT LINE DISTANCE

GEORGIA REGISTERED Gordon Persons No. 1918 6-30-26 LAND SURVEYOR GORDON PERSONS

Advance Survey, Inc.
1923 JOSHUA DRIVE
LAWRENCEVILLE, GA. 30045
OFFICE: (770) 995-0938

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ADVANCE SURVEY INC.
LSF000455
ALL MATTERS OF TITLE EXCEPTED

ALCOHOL BEVERAGE SURVEY FOR:
SHELL FOOD MART

LAND LOT:	---	SCALE:	1"=80'
DISTRICT:	GMD 268	DATE:	6/30/2026
SECTION:	---	DRAWN BY:	LAR
COUNTY:	HALL	CHK BY: AGP	PC: LAR
STATE:	GEORGIA	JOB NO:	260171

HALL COUNTY
GEORGIA
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GEORGIA REGISTERED LAND SURVEYOR STATEMENT

I, Gordon Persons, a Georgia Registered Land Surveyor

(# 1918) hereby certify I am familiar with the premises

Rdawdani Corporation DBA Shell Food Mart 3009 harmony Church Rd Gainesville GA 30507
(business name and location)

For which Rdawdani Corporation/Riyaz Dawdani application
(applicant's name)

has been made for the issuance of a license to sell malt beverages and wine at retail and that the nearest point to the main structure of this business is more than 300 feet from the nearest point of the main structure of any church, or more than 600 feet from the nearest point of the main structure of any school as measured in a straight line between the two structures. (The word *school* shall include kindergartens, primary and secondary schools, colleges and other educational institutions whether public or private.)

GEORGIA PROFESSIONAL No. 1918 LAND SURVEYOR A. GORDON PERSONS

This 30 day of June, 2026

Gordon Persons
Signature and seal of surveyor

Business address:
1923 Joshua Dr.
Lawrenceville, Ga 30045

Sworn to and subscribed before me

This 30th day of June, 2026

Gabrielle Sidney Ossege Ragan
Signature, notary public

SEAL

GABRIELLE SIDNEY OSSEGE RAGAN NOTARY PUBLIC My Commission Expires 07-23-2029 BARROW COUNTY, GEORGIA

AGENDA ITEM

Financial Services

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 513/2026

SUBJECT: First public hearing regarding Hall County's intent to levy a 2026 millage rate for the County's General Fund greater than the calculated full rollback per the State of Georgia formula as required per O.C.G.A. § 48-5-32.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: TS

Recommendation:
Approve

Purpose of Request:
First public hearing regarding Hall County's intent to levy a 2026 millage rate for the County's General Fund greater than the calculated full rollback per the State of Georgia formula as required per O.C.G.A. § 48-5-32.

History:

Facts and Issues:
As required per the State of Georgia Official Code, Hall County is required to have three (3) Public Hearings on this matter prior to final millage rate adoption for the 2026 Tax Year (FY 2027).

The Public Hearings are scheduled for August 13, 2026, August 24, 2026, and August 27, 2026. The County has also prepared the required advertisements in the Times preceding each scheduled public hearing along with a press release.

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? 2026-08-13

Approvals:

Submit	Budget	Finance	Attorney
TS	JM	TS	JL

Administration	Clerk
CR	JR

Attachments:

Notice of Property Tax Increase and Instructions

Hall County Government
FINANCIAL SERVICES

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

July 28, 2026

The Times
Ms. Jacqueline Wildes
Metro Market Media Classifieds and Legals Clerk

Re: Public Notice for the Hall County Board of Commissioners

Ms. Wildes,

Please publish the attached advertisement on the following dates:

Wednesday, August 5, 2026
Wednesday, August 12, 2026
Wednesday, August 19, 2026

It is very important that this notice be ran on these specific dates in order for the county to comply with the legal statutes governing the establishment of property tax millage rates.

By law the notice must be published in a **prominent location** in the newspaper and **cannot be published with the legal advertisements.** Please format this as follows: Width – 6.5" and Height – 5".

Please let me know if you have additional questions or need further instruction.

Sincerely,

Taylor F. Samples, CPA, MBA

NOTICE OF PROPERTY TAX INCREASE

The **Hall County Board of Commissioners** has tentatively adopted a 2026 millage rate which will require an increase in property tax by **14.12** percent.

All concerned citizens are invited to the public hearing on the tax increase to be held at the **Hall County Government Center, Commission Meeting Room located at 2875 Browns Bridge Rd, Gainesville, GA** on **Thursday, August 13, 2026 at 6:00 PM.**

Times and places of additional public hearings on this tax increase will be held at the **Hall County Government Center, Commission Meeting Room located at 2875 Browns Bridge Rd, Gainesville, GA** on **Monday, August 24, 2026 at 3:00 PM** and **Thursday, August 27, 2026 at 6:00 PM.**

This tentative increase will result in a millage rate of **3.565** mills, an increase of **.441** mills. Without this tentative increase, the millage rate will be no more than **3.124** mills. The proposed tax increase for a home with a fair market value of **$ 475,000** is approximately **$ 83.79** and the proposed tax increase for non-homestead property with a fair market value of **$ 500,000** is approximately **$ 88.20**.

AGENDA ITEM

Fire Rescue

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 510/2026

SUBJECT: Approve the purchase of tuition, books and fees for Paramedic and EMT Training Programs for Fire Rescue to Lanier Technical College of Gainesville, GA. The estimated cost is $202,000.00.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: CJS

Recommendation:
Approve.

Purpose of Request:

Approve the purchase of tuition, books and fees for Paramedic and EMT Training Programs for Fire Rescue to Lanier Technical College of Gainesville, GA. The estimated cost is $202,000.00.

History:
The department has utilized Lanier Technical College for paramedic and EMT training for over 35 years.

Facts and Issues:
Paramedics are required for ambulance service. Fire Rescue requires all firefighters to be dual trained in EMS and must obtain their EMT and Advanced EMT certification.

Education and Training is an exemption from bidding and contract requirements under the purchasing ordinance per Hall County Code of Ordinances Section 3.10.030 - Exemptions.

This agenda item would be to approve the cost of the services provided in FY 2027.

The spend for FY 2026 was $203,100.00.

Options:

Funding Requested $ 202,000.00

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?	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
Proposal

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 510/2026

Funds Requested: $ 202,000.00

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	523700-EDUCATION AND TRAINING	$202,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CJS

Phone: 404-597-0084

EMT to AEMT Program for Hall County Fire Rescue

This proposal outlines the comprehensive plan to cover the necessary classes, books, and fees for completing the EMT (Emergency Medical Technician) and AEMT (Advanced Emergency Medical Technician) diploma programs at Lanier Technical College. These programs will provide students with the knowledge and skills to obtain both the Emergency Medical Technician Certificate and Advanced Emergency Medical Technician Certificate.

Upon completion of these programs, students will be eligible to challenge the National Registry of Emergency Medical Technicians (NREMT) exam for EMT certification and the NREMT-A exam for AEMT certification. It is important to note that students **must** pass the NREMT exam before they are eligible to challenge the NREMT-A exam. NOTE: Any student that has not been successful in challenging the NREMT exams within 2 years or are unsuccessful in 6 attempts will have to retake the program.

This proposal includes the following components:

1. **Class Enrollment**: The student will be enrolled in the required courses for both EMT and AEMT certifications, covering foundational and advanced emergency medical procedures, patient assessment, trauma care, and medical emergencies.
2. **Books and Materials**: All necessary textbooks, study materials, and other resources required for the EMT and AEMT programs will be provided or covered under the proposal.
3. **Fees**: The proposal will cover the tuition, testing fees, and any other required fees for both the EMT and AEMT programs, including fees for the NREMT and NREMT-A exams.
4. **Credentialing Exam Preparation**: Students will receive the necessary training and preparation to challenge both the NREMT and NREMT-A exams, ensuring they meet the

ADMISSION CRITERIA:

1. Be a high school graduate or obtain GED.
2. Have applied for admission to Lanier Technical College.
3. Have taken the ACCUPLACER/COMPASS/ASSET exams as required for admission to Lanier Technical College.
4. Be current employee of Hall County Fire Rescue.

ESTIMATED TUITION AND COSTS			**Approximate Costs:**
Lanier Technical College application fee			$25.00
Program completion requirements			
EMSP 1110	Intro EMT Professions	3	321.00
EMSP 1120	EMT Assessment/Airway Management	3	321.00
EMSP 1130	Medical Emergencies/EMT	3	321.00
EMSP 1140	Special Patient Populations	3	321.00
EMSP 1150	Shock/Trauma for EMT	3	321.00
EMSP 1160	Clinical/Practical Apps/EMT	1	107.00
EMSP 1510	Advanced Concepts/AEMT	3	321.00
EMSP 1520	Advanced Patient Care/AEMT	3	321.00
EMSP 1530	Clinical Applications/AEMT	1	107.00
EMSP 1540	Clinical/Practical Apps/AEMT	3	321.00
Estimated resident tuition		**26**	**$2782.00**

EMT to AEMT Program for Hall County Fire Rescue

Estimated cost of required items:

AHA BLS Provider Manual (text optional)	10.00/card
EMT Platinum Planner	90.00
AEMT Platinum Planner	130.00
FISDAP for EMT	84.00
Limmer Creative (EMT and AEMT)	35.00
ACEMAPP	50.00
FISDAP for AEMT	105.00
NREMT EMT Cognitive Exam (Paid to NREMT) 1st attempt	104.00
NREMT AEMT Cognitive Exam (Paid to NREMT) 1st attempt	159.00

To Be Completed Before Clinical Begins

Criminal History Background Check (Advantage)	100.00
Uniforms (polo/scrubs)	100.00
Health physical/Immunizations * (est. if no previous immun.)	Varies
Malpractice Insurance	42.60/year

Mandatory College Fees 425.00/semester

(Activity fee-45.00 / Registration fee-55.00 / Facilities fee-40.00 / Security fee-40.00/ Technology fee-110.00 / Insurance-6.00 / Instructional fee-60.00 / Program fee-25.00 / Wellness fee-4.00)

Books

Prehospital Emergency Care Textbook 12th edition 140.00
By: Joseph J. Mitsovich, Keith J. Karren, Brent Hafen
Pearson Publisher
(digital rental- included in tuition)

Advanced EMT: A Clinical Reasoning Approach, 2nd Edition 160.00
By: Melissa Alexander, Richard Belle
(digital rental- included in tuition)

Estimated Total Cost of EMT/AEMT Training at LTC $4541.60 or $4966.60 if over 1 semester fees are required.

Tuition: $2782 Program Fees/Books $1334.60 College Fees: $425/semester

Revised 10/20/2021

AGENDA ITEM

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 505/2026

SUBJECT: Approve the ratification of the application, award, and any supplemental funding for the FY 2027 Georgia Department of Transportation's Metropolitan Transportation Planning Services Grant for the Gainesville-Hall Metropolitan Planning Organization (MPO) to aid in regional transportation planning in the amount of $390,635.67, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 20% in-kind match is required.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: JB

Recommendation:
Approve.

Purpose of Request:
Approve the ratification of the application, award, and any supplemental funding for the FY 2027 Georgia Department of Transportation's Metropolitan Transportation Planning Services Grant for the Gainesville-Hall Metropolitan Planning Organization (MPO) to aid in regional transportation planning in the amount of $390,635.67, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 20% in-kind match is required.

History:

The Gainesville-Hall Metropolitan Planning Organization has received this funding annually since 2021.

Facts and Issues:
The 20% local match is split amongst the seven jurisdictions that comprise the Gainesville-Hall Metropolitan Planning Organization: The City of Gainesville, Flowery Branch, Braselton, Hoschton, Jackson County, and Hall County.

Options:

Funding Requested	$ 78,127.13
Are funds within current budget?	Yes
Source of Funds	Multiple Grant Fund and General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
FY27 GHMPO Planning Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 505/2026

Funds Requested: $ 78,127.13

Request Budgeted: Yes

Proposed Source of Funding:

Multiple Grant Fund and General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	7411-MPO	331150-FEDERALâ€OPERATING INDIRECT	$-312,508.54
2027	250-MULTIPLE GRANT FUND	7411-MPO	511100-SALARIES	$120,106.19
2027	250-MULTIPLE GRANT FUND	7411-MPO	512100-HEALTH INSURANCE	$19,216.99
2027	250-MULTIPLE GRANT FUND	7411-MPO	512102-LIFE INSURANCE	$2,402.12
2027	250-MULTIPLE GRANT FUND	7411-MPO	512200-FICA	$9,188.12
2027	250-MULTIPLE GRANT FUND	7411-MPO	512400-RETIREMENT	$9,608.20
2027	250-MULTIPLE GRANT FUND	7411-MPO	521000-PROFESSIONAL SERVICES	$112,513.90
2027	250-MULTIPLE GRANT FUND	7411-MPO	522321-EQUIPMENT RENTAL	$3,715.11
2027	250-MULTIPLE GRANT FUND	7411-MPO	523500-TRAVEL	$18,575.54
2027	250-MULTIPLE GRANT FUND	7411-MPO	523600-DUES, FEES, & SUBSCRIPTIONS	$3,715.11
2027	250-MULTIPLE GRANT FUND	7411-MPO	531100-GENERAL SUPPLIES AND MATERIALS	$13,467.26
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	511100-SALARIES	$30,026.55
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512100-HEALTH INSURANCE	$4,804.25
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512102-LIFE INSURANCE	$600.53
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512200-FICA	$2,297.03
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512400-RETIREMENT	$2,402.05
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	521000-PROFESSIONAL SERVICES	$28,128.47
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	522321-EQUIPMENT RENTAL	$928.78
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	523500-TRAVEL	$4,643.88
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	523600-DUES, FEES, & SUBSCRIPTIONS	$928.78
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	531100-GENERAL SUPPLIES AND MATERIALS	$3,366.82

Budget Transfer Items:

Additional Information/Comments:

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

Contact for Questions: JB **Phone:**

METROPOLITAN TRANSPORTATION
PLANNING SERVICES CONTRACT

HALL COUNTY ON BEHALF OF THE GAINESVILLE-HALL METROPOLITAN

PLANNING ORGANIZATION

FHWA METROPOLITAN PLANNING PROGRAM

PLANNING (PL) FUNDS
FISCAL YEAR (FY) 2027

CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER 20.205
FEDERAL-AID PARTICIPATING PROJECT
PI Number 0021647-PLN
48400-415-IGDPL2700042

Federal Share 80%	**$312,508.54**
Local Match Share 20%	**$78,127.13**
Total Contract Cost	**$390,635.67**

METROPOLITAN TRANSPORTATION PLANNING SERVICES CONTRACT
Between the
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
ONE GEORGIA CENTER, 600 WEST PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
and HALL COUNTY on behalf the
GAINESVILLE-HALL METROPOLITAN PLANNING ORGANIZATION

THIS AGREEMENT is made and entered into this _____day of _____ , 20___, by and between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the "DEPARTMENT", and **Hall County, on behalf the GAINESVILLE-HALL METROPOLITAN PLANNING ORGANIZATION**, organized and existing under the laws of the State of Georgia, hereinafter called the "DESIGNATED AGENCY".

WHEREAS, the DEPARTMENT is recognized by the United States Department of Transportation as the agency responsible for cooperative, comprehensive, continuing transportation planning pursuant to the provisions of Fixing America's Surface Transportation Act (FAST Act) of 2015, 23 U. S. C. Section 134, the Federal Transit Act, 49 U.S.C. Section 5303; and relevant amendments and subsequent legislation pertaining thereto; and

WHEREAS, the DEPARTMENT is authorized under O.C.G.A. § 32-2-2(7) to "accept and use federal funds…; and to do all things necessary, proper, or expedient to achieve compliance with the provision and requirements of all applicable federal-aid acts and programs"; and

WHEREAS, the DEPARTMENT is responsible for developing a workable formula for distributing the apportionment of planning funds pursuant to 23 U.S.C § 104 (d); and

WHEREAS, the DESIGNATED AGENCY is an approved metropolitan planning organization responsible for carrying out the transportation planning process in its urbanized area in accordance with 23 U.S.C. § 134; and

[WHEREAS, when executing the project duties and funding requirements required hereunder, the DESIGNATED AGENCY shall be responsible for coordinating with Hall County to the extent necessary and required as determined by the DESIGNATED AGENCY; and

WHEREAS, Hall County is authorized to sign and seal this Agreement on behalf of the DESIGNATED AGENCY; and

WHEREAS, the DESIGNATED AGENCY has developed its Unified Planning Work Program for Fiscal Year 2027, which describes its transportation planning priorities for Fiscal Year 2027 that are funded by FHWA-PL and FTA 5303 planning funds; and]

WHEREAS, the DEPARTMENT desires to participate jointly with the DESIGNATED AGENCY to perform certain services, which will consist of providing the DESIGNATED AGENCY with information for the continuing transportation planning process as set forth in **Exhibit A, "Work Program, Fiscal Year 2027"** (hereinafter referred to as the "PROJECT").

NOW THEREFORE, for and in consideration of the mutual promises, covenants and contracts contained herein, and other good and valuable consideration as set out hereinafter, it is agreed by and between the DEPARTMENT and the DESIGNATED AGENCY that:

ARTICLE I
SCOPE AND PROCEDURES

The scope and procedure of the PROJECT shall be that stated in the Work Program, which is affixed to this Agreement under the label of **Exhibit A, entitled "Work Program, Fiscal Year 2027"**, the same as if fully set forth herein. The DESIGNATED AGENCY shall perform or cause to be performed the services to accomplish the PROJECT, the work for which is set forth in the aforementioned **Exhibit A, "Work Program, Fiscal Year 2027".**

The DESIGNATED AGENCY shall perform the PROJECT activities, and shall do so under such control and supervision by the DEPARTMENT as the DEPARTMENT may deem appropriate.

The DEPARTMENT shall perform the services incumbent upon it as stated in **Exhibit A, "Work Program, Fiscal Year 2027".**

ARTICLE II
EMPLOYMENT OF DEPARTMENT'S PERSONNEL

The DESIGNATED AGENCY shall not employ any person or persons in the employ of the DEPARTMENT for any work required by the terms of this Agreement, without the written permission of the DEPARTMENT except as may otherwise be provided for herein.

ARTICLE III
REVIEW OF WORK

Authorized representatives for the DEPARTMENT and the Federal Government may at all reasonable times review and inspect the PROJECT activities and data collected under this Agreement

and amendments thereto. All reports, drawings, studies, specifications, estimates, maps, and computations, prepared by or for the DESIGNATED AGENCY, shall be made available to authorized representatives of the DEPARTMENT and representatives of the Federal Government for inspection and review at all reasonable times. Acceptance shall not relieve the DESIGNATED AGENCY of its professional obligation to correct, at its own expense, any of its errors in the work.

ARTICLE IV
AUTHORIZATION AND APPROVAL

TIME IS OF THE ESSENCE TO THIS AGREEMENT. The DESIGNATED AGENCY shall initiate the work as described in Article I, Scope and Procedures, on July 01, 2026. The work outlined therein shall be completed no later than June 30, 2027. The work shall be carried on expeditiously and in accordance with the work schedule as set forth in **Exhibit B**, **"Schedule"**, attached hereto and incorporated by reference.

ARTICLE V
RESPONSIBILITY FOR CLAIMS AND LIABILITY

The DESIGNATED AGENCY shall be responsible for any and all damages to property or persons and shall save harmless the DEPARTMENT, its officers, agents and employees from all suits, claims, actions, or damages of any nature whatsoever resulting from the negligence of the DESIGNATED AGENCY in the performance of work under this Agreement.

ARTICLE VI
COMPENSATION

A. Total Cost

1. The DEPARTMENT and the DESIGNATED AGENCY agree that the total estimated allowable cost for the completion of the PROJECT, as shown in **Exhibit C**, "**Budget Estimate, Fiscal Year 2027"**, attached hereto and incorporated herein by reference, is **Three Hundred Ninety Thousand Six Hundred Thirty-Five Dollars and Sixty-Seven Cents ($390,635.67)**. It is agreed that the amount which the DEPARTMENT shall be obligated to pay is eighty percent (80%) of total cost, which represents the Federal Share of the cost of the PROJECT up to **Three Hundred Twelve Thousand Five Hundred Eight Dollars and Fifty Four Cents ($312,508.54)**. However, if the sum total of the actual allowable cost for the PROJECT is less than the total estimated allowable cost, then it is further agreed that the DEPARTMENT shall

be obligated to pay only the 80% Federal Share of the actual allowable cost incurred. In no event shall the DEPARTMENT be obligated to pay more than the maximum Federal Share of **$312,508.54**. In no event shall the DEPARTMENT be required to pay the Federal Share, if the Federal Share is not provided to the DEPARTMENT by the Federal Highway Administration.

2. The DESIGNATED AGENCY shall be obligated to pay twenty percent (20%) of the total allowable cost, which represents the Local Match rate of the cost of the PROJECT up to **Seventy Eight Thousand One Hundred Twenty Seven Dollars and Thirteen Cents ($78,127.13).** However, if the sum total of the actual allowable cost for the PROJECT is less than the total estimated allowable cost, the DESIGNATED AGENCY shall pay a 20% Local Match rate of the actual allowable cost incurred. In no event shall the DESIGNATED AGENCY be obligated to pay more than the maximum Local Match of the Federal Share **($78,127.13).** Any portion of the Local Match may consist of "soft" match and/or "in-kind" services as referenced in Title 23, Part 420, Subchapter E of the Code of Federal Regulations ("C.F.R."), "Planning and Research Program Administration", and 2 C.F.R., Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards", and all other relevant sections of Federal law, Federal regulations and Federal guidance applicable to the subject, as appropriate, in lieu of a traditional cash match. The Local Match sum total of any traditional cash match and any "soft" match and/or "in-kind" services must constitute 20% of the cost of the PROJECT up to **$78,127.13** or a 20% match rate of the allowable cost incurred.

B. Allowable Costs

Allowable costs shall include both direct and indirect costs incurred by the DESIGNATED AGENCY, which is provided for in **Exhibit C**, "**Budget Estimate, Fiscal Year 2027"**, "and subject to the maximum limitation prescribed in Subsection A of Article VI and the limitations outlined below:

1. Direct Cost

The DEPARTMENT shall pay to the DESIGNATED AGENCY for the performance of this Agreement an amount equal to such direct costs as are incurred by the DESIGNATED AGENCY and are chargeable to the PROJECT under generally accepted accounting principles and as allowed in 2 C.F.R. Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards", and not prohibited by the laws of the State of Georgia,

including salaries and wages, and the cost of travel, and other miscellaneous direct costs incurred by the DESIGNATED AGENCY. As specified in Article X, the validity of the direct costs may be verified from the cost records of the DESIGNATED AGENCY by authorized representatives of the DEPARTMENT and the Federal Government as the work progresses, and in any event, before final settlement of the DESIGNATED AGENCY'S costs under the terms of this Agreement or amendments hereto.

The cost of any nonexpendable tools, instruments, or equipment used in the execution and performance of the PROJECT shall not be an allowable direct cost when such items are of the nature and kind of tools, instruments or equipment normally and generally used in an office or laboratory, provided however that the cost of data processing equipment shall be an allowable expense when such expenditure complies with the provisions of 2 C.F.R. § 200 ("Uniform Grant Guidance") and is specifically detailed in **Exhibit A**, **"Work Program, Fiscal Year 2027"**, and **Exhibit C**, "**Budget Estimate, Fiscal Year 2027"**, of this Agreement. If at any time during the duration of the useful life of the PROJECT's data processing equipment the DESIGNATED AGENCY fails to utilize such equipment for the purpose of accomplishing the PROJECT the DEPARTMENT at its discretion may require the DESIGNATED AGENCY to remit to the DEPARTMENT 100% of the DEPARTMENT'S Federal and State Share of the fair market value, if any, of such equipment. For the purpose of this Article, the fair market value shall be deemed to be the value of the equipment as determined by an appraisal conducted as soon as feasible after such withdrawal or misuse occurs or the actual proceeds from the public sale of such equipment, whichever is approved by the DEPARTMENT.

The rate of compensation for work performed on the PROJECT by a professional staff member or employee of the DESIGNATED AGENCY shall not exceed the salary rate that is applicable to said person's other activities for the DESIGNATED AGENCY. Charges for salaries and wages of the individuals will be supported by time and attendance and payroll distribution records. Premiums pay for overtime, extra-pay shifts, and multi-shift work are not reimbursable under this Agreement unless such costs are included in **Exhibit C,** "**Budget Estimate, Fiscal Year 2027"**, or unless such costs have been given prior written approval by the DEPARTMENT.

No expense for travel outside the State of Georgia shall be an allowable direct cost under this Agreement unless such travel is listed in **Exhibit C**, "**Budget Estimate, Fiscal Year 2027"**, or approved in advance by the DEPARTMENT. Staff from the DESIGNATED AGENCY seeking travel approval should submit the details for the requested travel expenses to the DEPARTMENT in advance and must include information on how the travel request will benefit the transportation

planning process of the DESIGNATED AGENCY. In addition, all expenses for food, fuel, mileage, and lodging accommodations incurred from travel within or outside of the State of Georgia shall be limited to the currently approved amounts posted on the United States General Services Administration (GSA) website for the corresponding geographic location.

2. Indirect Costs

The DEPARTMENT shall reimburse the DESIGNATED AGENCY for such indirect costs as are properly chargeable to the PROJECT under generally accepted accounting principles and as allowed in 2 C.F.R. Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards", and not prohibited by the laws of the State of Georgia. Fringe benefits shall be reimbursed at a provisional overhead rate of **59**% of the amount paid as direct salaries and wages to persons employed by the DESIGNATED AGENCY on the PROJECT. Indirect Personnel cost shall be reimbursed at a provisional overhead rate of **49.8**% of the amount paid as direct salaries, wages and fringe benefits to persons employed by the DESIGNATED AGENCY that are chargeable to the PROJECT. Upon completion of the PROJECT, the DEPARTMENT will determine final payment for indirect costs by audit of the DESIGNATED AGENCY'S accounts to establish the actual allowable overhead rate experienced during the period of performance of this Agreement. The DESIGNATED AGENCY understands and agrees that the DEPARTMENT may accept, in lieu of its own audit, a federal audit or, an audit by an independent accountant or accounting firm. The audit of an independent accountant or accounting firm shall be made and reported in accordance with audit requirements, 2 C.F.R. Part 200. The DESIGNATED AGENCY shall ensure that the independent accountant or accounting firm shall make available upon request to authorized representatives of the DEPARTMENT all audit work papers pertaining to this AGREEMENT to determine said final payment for indirect costs.

In the event the DESIGNATED AGENCY'S actual allowable overhead rate during the period of this Agreement is less than the provisional overhead rate established herein, the DESIGNATED AGENCY shall reimburse the DEPARTMENT the difference between the indirect cost actually paid and the actual allowable indirect cost as determined by the final audit in accordance with the provisions of this Article.

The DESIGNATED AGENCY further agrees that the decision of the DEPARTMENT in the establishment of the actual allowable overhead rate for final payment of indirect costs shall be final.

The validity of these indirect cost payments may be verified from the indirect cost records of the DESIGNATED AGENCY by authorized representatives of the DEPARTMENT and the

Federal Government as the work progresses and in any event before final settlement of the DESIGNATED AGENCY'S costs under this Agreement, or amendments hereto.

ARTICLE VII
SUBSTANTIAL CHANGES

If, prior to the satisfactory completion of the services, under this Agreement, the DEPARTMENT materially changes the scope, character, complexity, or duration of the services from those required under the basic Agreement, a supplemental agreement may be executed between the parties. Minor changes that do not involve compensation in the Scope and Procedure, extension of the term, or changes in the goals and objectives of the PROJECT may be made by written notification of such change by either party with written approval of the other party.

ARTICLE VIII
PARTIAL PAYMENT

The DESIGNATED AGENCY shall submit to the DEPARTMENT itemized vouchers showing, in reasonable detail, the actual allowable costs per work element, incurred by the DESIGNATED AGENCY on the PROJECT for the voucher period. A summary of the cost breakdown and work progress for each work element shall accompany each voucher. Upon the basis of its review of such vouchers, the DEPARTMENT may, at the request of the DESIGNATED AGENCY, make payment to the DESIGNATED AGENCY as the work progresses but not more often than twelve times during the fiscal year. The vouchers shall be numbered consecutively and subsequent vouchers shall be submitted every three months, but no later than forty-five (45) days after the end of each quarter, until the PROJECT is completed. Payment shall be made in the amount of sums earned less previous partial payments.

ARTICLE IX

FINAL PAYMENT

IT IS FURTHER AGREED that upon satisfactory completion by the DESIGNATED AGENCY and acceptance by the DEPARTMENT of the work described in Article I of this Agreement, the DESIGNATED AGENCY shall submit to the DEPARTMENT a written submission for final payment not more than forty-five (45) days after the completion date of the PROJECT. Upon receipt of any final written submission by the DESIGNATED AGENCY, the DEPARTMENT shall pay the DESIGNATED AGENCY a sum equal to one hundred percent (100%) of the allowable cost set forth herein less the total of all previous partial payments, paid or in the process of payment.

The DESIGNATED AGENCY agrees that acceptance of this final payment shall be in full and final settlement of all claims arising against the DEPARTMENT for work done, materials furnished, costs incurred, or otherwise arising out of the Agreement and shall release the DEPARTMENT from any and all further claims of whatever nature, whether known or unknown for and on account of said Agreement, and for any and all work done, and labor and materials furnished, in connection with same.

ARTICLE X

MAINTENANCE OF CONTRACT COST RECORDS

The DESIGNATED AGENCY shall maintain all books, documents, papers, accounting records, and other evidence pertaining to costs incurred on the PROJECT and shall make material available at all reasonable times during this period of the Agreement, and for three years from the date of final payment under the Agreement, for inspection by the DEPARTMENT, and the Federal Highway Administration and any reviewing agencies, and copies thereof shall be furnished upon request.

The DESIGNATED AGENCY shall certify that items of equipment included in direct costs have been excluded from the indirect costs.

The DESIGNATED AGENCY agrees that the provisions of this Article shall be included in any contracts it may make with any subcontractor, assignee, or transferee.

ARTICLE XI

SUBCONTRACTS, ASSIGNMENT, OR TRANSFER RESTRICTIONS

The DESIGNATED AGENCY agrees not to assign, sublet, or transfer any or all of its interest in the Agreement without prior written approval of the DEPARTMENT and the Federal Highway Administration. The DESIGNATED AGENCY also agrees that all subcontracts shall be subject to the provisions contained in this Agreement. The DESIGNATED AGENCY also agrees that any subcontracts exceeding Ten Thousand Dollars ($10,000) in cost shall contain all the required provisions of this Agreement. All consultants hired by the DESIGNATED AGENCY shall be on the DEPARTMENT'S pre-qualified consultants list.

ARTICLE XII

USE OF DOCUMENTS

The DESIGNATED AGENCY agrees that all reports, drawings, studies, specifications, estimates, maps, computations, and other data, prepared by or for it under the terms of this Agreement shall be made available to the DEPARTMENT and the Federal Highway Administration at all reasonable times during the period of the Agreement and upon termination or completion of the work. The DEPARTMENT shall have the right to use the same without restriction or limitation and without compensation to the DESIGNATED AGENCY other than that provided for in this Agreement.

ARTICLE XIII

TERMINATION

The DEPARTMENT reserves the right to terminate this Agreement at any time for just cause, or for any cause, upon 30 days written notice to the DESIGNATED AGENCY, notwithstanding any just claims by the DESIGNATED AGENCY for payment of services rendered prior to the date of termination.

Should the work under this Agreement be terminated by the DEPARTMENT pursuant to this Article, final payment to the DESIGNATED AGENCY shall be made in the amount of sums earned, less previous partial payments. Any work elements that are incomplete by the termination date shall be reimbursed based upon the percentage of work completed for said work element(s).

ARTICLE XIV

PUBLISHED REPORTS

It is agreed that articles, papers, bulletins, data, studies, statistics, interim or final reports, oral transmittals or any other materials reporting the plans, progress, analyses, results, or findings of work conducted under this Agreement shall not be presented publicly or published without prior written approval by the DEPARTMENT.

It is further agreed that all published reports shall include a disclaimer provision on the cover or title page in the following form:

> "The opinions, findings, and conclusions in this publication are those of the author(s) and not necessarily reflect the official views or policies of those of the Department of Transportation, State of Georgia, or the Federal Highway Administration. This publication does not constitute a standard, specification, or regulation."

All reports published by the DESIGNATED AGENCY shall contain a credit reference to the Federal Highway Administration such as:

> "Prepared in cooperation with the Department of Transportation, State of Georgia, and the Federal Highway Administration."

It is further agreed that any information concerning the PROJECT, its conduct, results or data gathered or processed shall not be released other than as required under the Georgia Open Records Act, O.C.G.A. § 50-18-70, et seq. Any request directed to the DESIGNATED AGENCY pursuant to the Georgia Open Records Act, for documents or information that are either received or maintained by the DESIGNATED AGENCY in the performance of the work under this Contract, for or on behalf of the DEPARTMENT, shall be released pursuant to the provisions of the Act. Further, the DESIGNATED AGENCY agrees to consult with the DEPARTMENT prior to releasing the requested documents, where required by the DEPARTMENT.

ARTICLE XV

COPYRIGHTING

The DESIGNATED AGENCY shall be free to copyright material developed under this Agreement with the provisions that the DEPARTMENT and the Federal Highway Administration reserve a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, or otherwise use, and authorize others to use, the work for government purposes.

ARTICLE XVI

COVENANT AGAINST CONTINGENT FEES

The DESIGNATED AGENCY shall comply with all relevant federal, state and local laws. The DESIGNATED AGENCY warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the DESIGNATED AGENCY, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the DESIGNATED AGENCY, any fee, commission, percentage, brokerage fee, gifts or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the DEPARTMENT shall have the right to annul this Agreement without liability or, at its discretion, to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

ARTICLE XVII

CONTRACT DISPUTES

This Agreement shall be deemed to have been executed in Fulton County, Georgia, and all questions of interpretation and construction shall be governed by the laws of the State of Georgia.

ARTICLE XVIII

COMPLIANCE WITH APPLICABLE LAW

A. The undersigned certify that the provisions of the Official Code of Georgia Annotated ("O.C.G.A."), Sections 45-10-20 through 45-10-28, relating to conflict of interest, have been complied with in full.

B. It is further agreed that the DESIGNATED AGENCY shall comply with and shall require its subcontractors to comply with the regulations for compliance with Title VI of the Civil Rights

Act of 1964 as amended, and 23 C.F.R. Part 200 as stated in **Appendix A**, **"Notice of Contractors, Compliance with Title VI of the Civil Rights Act of 1964"**, of this Agreement.

C. It is further agreed that and certified by the DESIGNATED AGENCY that neither it nor any of its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State or Federal department or agency, and is eligible to receive the Federal funding assistance provided for in this Agreement, as provided for in **Appendix B**, "**Certification Regarding Debarment, Suspension, Proposed Debarment, and Other Responsibility Matters**".

D. It is further agreed that and certified by the DESIGNATED AGENCY that the provisions of the O.C.G.A §§ 50-24-1 through 50-24-6, relating to the "Drug-Free Workplace Act", have been complied with in full as stated in **Appendix C**, **"Drug-Free Workplace Certificate"**.

E. It is further agreed that and certified by the DESIGNATED AGENCY that the provisions of the O.C.G.A § 13-10-91, relating to the "Georgia Security and Immigration Compliance Act" have been complied with in full as stated in **Appendix D**, "**Georgia Security and Immigration Compliance Act Affidavit**".

F. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

ARTICLE XIX

AUDITS OF COST RECORDS

The DEPARTMENT shall have the right to perform an audit of all documents and records pertaining to costs incurred on this PROJECT for a period of three (3) years after the final payment under Article IX is made by the DEPARTMENT to the DESIGNATED AGENCY under this Agreement. If requested, the DESIGNATED AGENCY shall assist in making the result of the audit performed pursuant to 2 C.F.R. Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" available to the DEPARTMENT. To the extent such audit is applicable, the DEPARTMENT, in its sole discretion, may agree to accept the Single Audit in lieu of its audit as herein allowed. Further, the DESIGNATED AGENCY agrees to reimburse the DEPARTMENT for the DEPARTMENT's share of any and all costs disallowed as a result of either the Single Audit or by the audit allowed hereunder by the DEPARTMENT.

ARTICLE XX

INSURANCE

The SPONSOR shall provide insurance under this Agreement as follows:

1. It is understood that the SPONSOR *(complete the applicable statement)*:

   □ is self-insured and all claims against SPONSOR will be handled through _____

   OR

   □ shall, obtain coverage from SPONSOR's private insurance company or cause its consultant/contractor to obtain coverage.

   Prior to beginning the work, SPONSOR shall furnish to the DEPARTMENT, a copy of the certificates and the endorsement page for the minimum amounts of insurance indicated below in this Article XVII (Insurance) of the Agreement.

2. Minimum Amounts. The following minimum amount of insurance from insurers rated at least A– by A. M. Best's and registered to do business in the State of Georgia:

a) Commercial General Liability Insurance of at least $1,000,000 per occurrence $3,000,000 aggregate, including Automobile Comprehensive Liability Coverage with

bodily injury in the minimum amount of $1,000,000 combined single limits each occurrence. DEPARTMENT shall be named as an additional insured and a copy of the policy endorsement shall be provided with the insurance certificate.

b) Workmen's Compensation Insurance, in accordance with the laws of the State of Georgia.

c) Professional Liability (Errors and Omissions) Insurance with limits of at least:

i. For Professionals – $1,000,000 per claim and $1,000,000 in aggregate coverage;
ii. For Sub-consultant Engineers and Architects – $1,000,000 per claim and $1,000,000 in aggregate coverage;
iii. For Other Consultants – $1,000,000 per claim and $1,000,000 in aggregate coverage.
iv. Professional liability insurance that shall be either a practice policy or project-specific coverage. Professional liability insurance shall contain prior acts coverage for services performed for this PROJECT. If project-specific coverage is used, these requirements shall be continued in effect for two years following final completion for the PROJECT.

A. The above-listed insurance coverages shall be maintained in full force and effect for the entire term of the Agreement.

B. The insurance certificate must provide the following:

i. Name, address, signature and telephone number of authorized agents.
ii. Name and address of insured.
iii. Name of Insurance Company.
iv. Description of coverage in standard terminology.
v. Policy number, policy period and limits of liability.
vi. Name and address of DEPARTMENT as certificate holder.
vii. Thirty (30) day notice of cancellation.
viii. Details of any special policy exclusions.

C. Waiver of Subrogation: There is no waiver of subrogation rights by either party with respect to insurance.

D. If and to the extent such damage or loss (including costs and expenses) as covered by this indemnification set forth herein is paid by the State Tort Claims Trust Fund, the State Authority Liability Trust Fund, the State Employee Broad From Liability Fund,

the State Insurance and Hazard Reserve Fund, and other self-insured funds established and maintained by the State of Georgia Department of Administrative Services Risk Management Division or any successor agency (all such funds hereinafter collectively referred to as the "Funds"), in satisfaction of any liability, whether established by judgment or settlement, the SPONSOR and its consultant/contractor agrees to reimburse the Funds for such monies paid out by the Funds.

(SIGNATURES CONTAINED ON THE NEXT PAGE)

IN WITNESS WHEREOF, said parties have hereunto set their hands and affixed their seals the day and year above first written.

GEORGIA DEPARTMENT OF TRANSPORTATION

_____
Commissioner

ATTEST:

_____
Treasurer

HALL COUNTY ON BEHALF OF THE GAINESVILLE-HALL METROPOLITAN PLANNING ORGANIZATION

_____
Executive Director

IN THE PRESENCE OF:

_____
Witness

Signed, Sealed and Delivered

This _____day of _____, _____ in the presence of:

_____
NOTARY PUBLIC

I attest that the corporate seal attached to this Document is in fact the seal of the Corporation executing this Document does in fact occupy the official position indicated and is duly authorized to execute such document on behalf of this Corporation.

ATTEST:

_____

_____
Federal Employee Tax No.

EXHIBIT A

WORK PROGRAM
FISCAL YEAR 2027

GAINESVILLE-HALL
Metropolitan Planning Organization

FY 2027

UNIFIED PLANNING WORK PROGRAM (UPWP)

Adopted: February 10, 2026



GAINESVILLE-HALL
Metropolitan Planning Organization

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

A Resolution by the Gainesville-Hall Metropolitan Planning Organization Policy Committee Adopting the FY 2027 Unified Planning Work Program

WHEREAS, the Gainesville-Hall Metropolitan Planning Organization (GHMPO) is the designated Metropolitan Planning Organization for transportation planning within the Gainesville Metropolitan Area Boundary which includes all of Hall County and a portion of Jackson County following the 2020 Census; and

WHEREAS, the Infrastructure Investment and Jobs Act (IIJA) requires the Metropolitan Planning Organization to develop and adopt a Unified Planning Work Program; and

WHEREAS, the Unified Planning Work Program is consistent with all plans, goals, and objectives of the Gainesville-Hall Metropolitan Planning Organization.

NOW, THERE, BE IT RESOLVED that the Gainesville-Hall Metropolitan Planning Organization adopts the FY 2027 Unified Planning Work Program for the period from July 1, 2026 to June 30, 2027.

A motion was made by PC member Marty Clark and seconded by PC member Jeff Stowe and approved this the 10th Day of February, 2026.

Chairman David Gibbs, Chair
GHMPO Policy Committee

Joseph Boyd, Director
GHMPO

This document contains the most up-to-date FY 2027 Unified Planning Work Program (UPWP). Since its original adoption on February 10, 2026, the following amendments and administrative modifications have been conducted:

AMENDMENTS

Amendment Number	Date of Adoption	Amendment Description	Amendment Link
none at this time			

ADMINISTRATIVE MODIFICATIONS

Amendment Number	Date of Adoption	Amendment Description	Amendment Link
Admin Mod #1	April 6, 2026	Moved the "State Route 124 Study: SR 332 to Creek Nation Road" from unfunded into Task #4: System Planning, Sub-Element 4.5: Special Transportation Studies	Click Here

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INTRODUCTION



INTRODUCTION

A. Purpose of the Unified Planning Work Program

The Fiscal Year 2027 Unified Planning Work Program (UPWP) describes the organization's planning goals and activities, provides cost estimates for each activity, identifies funding sources, and outlines a work schedule for the period July 1, 2026 through June 30, 2027. The document is organized into six major sections as follows:

1. Administration
2. Public Involvement
3. Data Collection
4. System Planning
5. Transit Planning
6. Safe and Accessible Transportation Options/Complete Streets

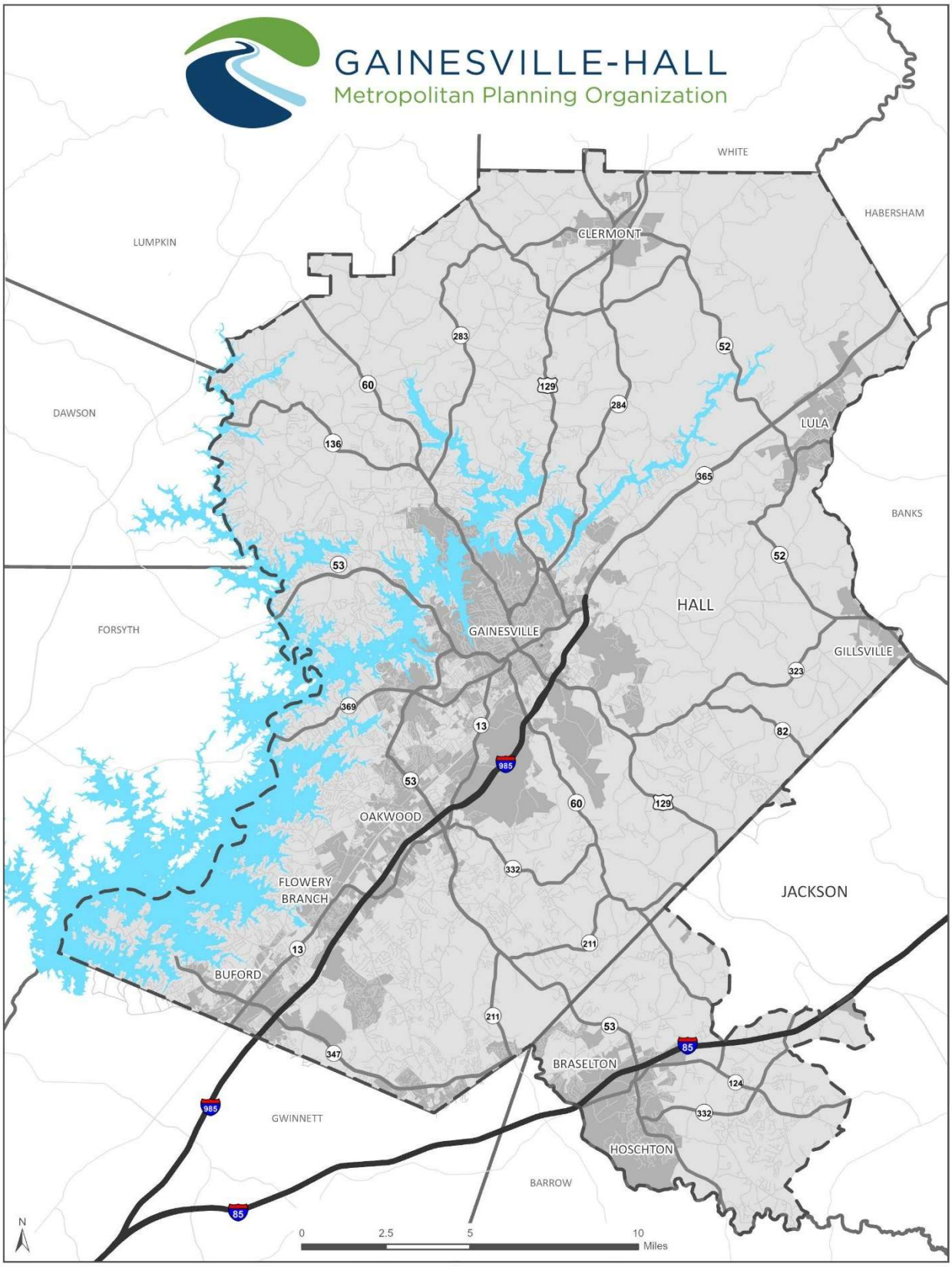
The six sections of the UPWP include information on the parties responsible for carrying out the various planning activities. These activities are mostly geared towards the preparation and development of the Metropolitan Transportation Plan (MTP) with at least a 25-year horizon and a Transportation Improvement Program (TIP) which defines funded projects over four years. Public participation is an integral part throughout the planning process.

B. Infrastructure Investment and Jobs Act Planning Factors

The transportation planning process must explicitly address the eleven planning factors included in the Infrastructure Investment and Jobs Act (IIJA) and previously outlined in the Fixing America's Surface Transportation Act (FAST Act), 23 CFR 450 Subpart C, 23 CFR 420 Subpart A, and 49 CFR Subtitle A, listed below:

1. Support the economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency;
2. Increase the safety of the transportation system for motorized and non-motorized users;
3. Increase the security of the surface transportation system for motorized and non-motorized users;
4. Increase the accessibility and mobility options available to people and for freight;
5. Protect and enhance the environment, promote energy conservation, and improve quality of life;
6. Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight;
7. Promote efficient system management and operation;
8. Emphasize the preservation of the existing transportation system;
9. Improve transportation system resiliency and reliability;
10. Reduce (or mitigate) the storm water impacts of the surface transportation; and
11. Enhance travel and tourism.

The overall planning program is designed to comply with the requirements of IIJA, which was signed into law on November 15, 2021. It encourages MPOs to address the planning factors listed above when solving current and future transportation issues.


GAINESVILLE-HALL
Metropolitan Planning Organization
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HABERSHAM
LUMPKIN
CLERMONT
283
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DAWSON
LULA
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GAINESVILLE
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BUFORD
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C. 2055 MTP Goals

This section outlines the 2055 MTP goals and objectives that were identified in the latest MTP adoption on May 6, 2025 and how those goals directly relate to each of the tasks and sub-elements within the FY 2027 UPWP. Those goals are:

1. **Coordination and Outreach** – This goal discusses how best to educate and seek feedback and input from as many people as possible during the plan development process so as to make the final plan a document based on the input of as wide a variety of stakeholders as possible. GHMPO will continue to work towards this goal more specifically in the following FY 2027 UPWP Work Elements:

    - *2.1 Community Outreach/Education* - Establish and maintain a record-keeping system that documents official actions of transportation planning processes and related public review. Advertise the availability of draft documents for public review and comment. Provide adequate notice of GHMPO activities as outlined in the Participation Plan. Maintain and update database of community stakeholders for mail and electronic notification of transportation activities. Continue to engage the Citizens Advisory Committee (CAC) through innovative and new public involvement techniques to increase participation and public outreach.

2. **Multimodal Connectivity** – This goal seeks to ensure that the plan will provide a more integrated multimodal and intermodal transportation system. By taking into account alternative modes of transportation, such as biking, walking, and transit, throughout the planning process, the plan aims to enhance travel options for all road users. GHMPO will continue to work towards this goal more specifically in the following FY 2027 UPWP Work Elements:

    - *1.1 Operations and Administration* – Coordinate and assist local jurisdictions on applications for Transportation Alternatives (TA) and Carbon Reduction Funds related projects.
    - *4.1 Intermodal Planning* – Work with local jurisdictions on expansions to the Highlands to Islands trail network.
    - *6.1 Safe & Accessible Transportation Options* – Work to fulfill the vision, principles, and strategies outlined in the GHMPO Complete Streets Policy.

3. **Safety and Security** – Safety and security are key components of a good transportation system. Establishing a safe and secure transportation system for both motorized and non-motorized users is a vital goal of the metropolitan transportation planning process. Achieving compliance with federal and state performance measures and addressing the safety needs identified by the public and stakeholders is a high priority. GHMPO will continue to work towards this goal more specifically in the following FY 2027 UPWP Work Elements:

    - *3.1 Socioeconomic Data, Models, and Analysis* – Continue monitoring the transportation network through all available methods, including traffic counts and crash data. Create crash profiles annually highlighting the most dangerous

intersections and corridors and ensure projects are being considered to create a safer network.
- *4.1 Intermodal Planning* – Continue to plan for bicycle and pedestrian projects that will lead to an increase in safety for all users of the roadway; all users should feel secure while using the GHMPO transportation network.
- *4.3 Long-Range Plan* – Continuously monitor and update the MTP.

4. **System Preservation and Maintenance** – The purpose of this goal is to ensure the preservation of the existing transportation system. As the region grows and evolves, preserving and maintaining the existing infrastructure is the first step in ensuring continued support for the local economy and population. GHMPO will continue to work towards this goal more specifically in the following FY 2027 UPWP Work Elements:

    - *1.1 Operations and Maintenance* – Continue monitoring the transportation network through crash data and data related to pavement and bridge conditions, and conduct amendments and administrative modifications to all documents as necessary.
    - *4.4 Transportation Improvement Program* – Continue monitoring the TIP and conduct amendments and administrative modifications to keep all projects up-to-date to allow for quick delivery to the network.

5. **Environment** – Develop a transportation system that promotes the attainment of air quality standards, protects the natural environment, promotes public health, and improves system resiliency. GHMPO will continue to work towards this goal more specifically in the following FY 2027 UPWP Work Elements:

    - *4.6 Air Quality* – Work with GDOT, FHWA, and the Atlanta Regional Commission on continuing to improve air quality in the region and to meet all air quality standards and practices required for the GHMPO planning area. Utilize CMAQ funding when available to help air quality.
    - *6.1 Safe & Accessible Transportation Options* – Continue to plan for alternative modes of transportation such as bike lanes, multiuse paths, and trails that will allow for more users to travel without a vehicle.

6. **Economic Vitality** – The region's growth must be supported by its transportation system. Transportation infrastructure is a key driver of economic vitality and is thus an important goal for the transportation planning process. As a result, this plan aims to advance the region's economic competitiveness through improvements in the transportation infrastructure. GHMPO will continue to work towards this goal more specifically in the following FY 2027 UPWP Work Elements:

    - *4.2 GIS & Model Development and Applications* – Continue to reference the 2055 MTP travel demand model and identify key bottle necks that may need projects programmed. This allows for better movement across the region, including for freight.
    - *4.5 Special Transportation Studies* – Conduct a full update to the GHMPO Freight Plan utilizing additional PL funds.

7. **Efficiency** – Transportation systems must ensure not only the safety of road users but also get them from point A to point B efficiently. Maximizing efficiency enables the transportation system to meet all other goals established. The planning process should seek to minimize deficiencies and ensure that processes are continuing, cooperative, and comprehensive. GHMPO will continue to work towards this goal more specifically in the following FY 2027 UPWP Work Elements:

    - *3.1 Socioeconomic Data, Models, and Analysis* – Continue monitoring the transportation network through all available methods, including traffic counts and crash data. Create crash profiles annually highlighting the most dangerous intersections and corridors and ensure projects are being considered to create a safer network.
    - *4.2 GIS & Model Development and Applications* – Continue to reference the 2055 MTP travel demand model and identify key bottle necks that may need projects programmed. This allows for better movement across the region, including for freight.

8. **Fairness** – A foundational aspect of the transportation planning process is to use a fairness lens when making transportation decisions, ensuring that areas of persistent poverty are both involved in the process and accounted for when analyzing adverse impacts is a fundamental step in the planning process. GHMPO will continue to work towards this goal more specifically in the following FY 2027 UPWP Work Elements:

    - *2.1 Community Outreach/Education* - Establish and maintain a record-keeping system that documents official actions of transportation planning processes and related public review.
    - *3.1 Socioeconomic Data, Models, and Analysis* – Utilize socioeconomic data to identify vulnerable populations that may be impacted by projects during the pre-engineering and scoping phases in coordination with GDOT.
    - *5.1 Transit Program Support & Administration* – Continue working with Hall Area Transit (WeGo) and Jackson County Transit to advance transit options across the region.

D. Gainesville-Hall Metropolitan Planning Organization (GHMPO) Planning Process

The UPWP originated from the Federal-Aid Highway Act of 1973 and is prepared annually to describe the ongoing transportation planning process for a Metropolitan Planning Organization (MPO). The Infrastructure Investment and Jobs Act (IIJA) is the most recent law establishing federal surface transportation policy and funding reauthorizations.

As the designated MPO for the Gainesville-Hall area, the Gainesville-Hall Metropolitan Planning Organization is responsible under Section 134 of Title 23, United States Code, for carrying out a "continuing, cooperative and comprehensive" (3-C) transportation planning process. The process uses three committees (Policy Committee (PC) – the decision making body, Technical Coordinating Committee (TCC) – the staff, and Citizens Advisory Committee (CAC) – the public) to develop and carry out a comprehensive transportation planning process and to ensure that programs, improvements, and expenditures are consistent with regional goals, policies, and plans.

- The Policy Committee is the decision making body and is represented by elected officials from the member jurisdictions and an official from the Georgia Department of Transportation (GDOT). The committee is responsible for taking into consideration the recommendations from the Citizens Advisory Committee and the Technical Coordinating Committee when adopting plans or setting policy.
- The Technical Coordinating Committee membership includes staff from the member jurisdictions, various federal, state, and local agencies and associations that have a technical knowledge of transportation or planning. The TCC evaluates transportation plans and projects based on whether or not they are technically warranted and financially feasible.
- The Citizens Advisory Committee consists of volunteer members who are interested in transportation issues. They are appointed by their member jurisdictions. The CAC is responsible for ensuring that values and interests of the citizens in Hall County and a portion of Jackson County are taken into consideration in the transportation planning process.

The following agencies have roles in the development, implementation, approval of, and/or funding of this UPWP:

U.S. Department of Transportation

The Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) jointly approve the UPWP. These two federal agencies provide valuable input into the process leading to the development of this document.

FHWA develops regulations, policies, and guidelines to achieve safety, access, economic development, and other goals of FHWA programs, and provides federal financial resources, technical training, education, and assistance to state and local transportation agencies.

FTA provides financial assistance and oversees grants to state and local transit providers, primarily through its regional and metropolitan offices. FTA is responsible for ensuring that grantees follow federal mandates along with statutory and administrative requirements. To better facilitate grant applications for the FTA's 5303 funds, the estimated FY 2028 funds are shown for the appropriate work categories.

Georgia Department of Transportation

The Georgia Department of Transportation (GDOT) serves as the liaison between the MPO, the state, and the United States Department of Transportation (USDOT). The MPO works cooperatively with GDOT on various transportation tasks, which include: Transportation Improvement Program, Metropolitan Transportation Plan, and travel demand modeling. GDOT is the direct recipient of federal planning funds, and the MPOs are sub-recipients of these funds. Therefore, GDOT provides grant oversight of Federal Planning (PL) funds. GDOT also reviews and approves UPWPs and TIPs before requesting concurrency from FHWA and FTA.

E. FY 2026 Accomplishments

GHMPO accomplished the following activities and studies in FY 2026:

1. Completed the Hoschton Transportation Plan
2. Completed the Highlands to Islands Trail Study – UNG to McEver Road
3. Continued the TCC Trails Subcommittee
4. Began work on the FY 2027-2030 TIP
5. Adopted amendments to the MTP/TIP

F. GHMPO's Planning Priorities in FY 2027

GHMPO will work towards the following 12 planning priorities in FY 2027:

1. Complete updates as necessary to the 2055 Metropolitan Transportation Plan. (See Task #2, Sub-Element 2.1 & Task #4, Sub-Element 4.3)
2. Complete updates as necessary to the FY 2024-2027 Transportation Improvement Program. (See Task #2, Sub-Element 2.1 and Task #4, Sub-Element 4.4)
3. Adopt the new FY 2027-2030 Transportation Improvement Program by November 10, 2027 in coordination with GDOT, FHWA, and ARC. (See Task #2, Sub-Element 2.1 and Task #4, Sub-Element 4.4)
4. Conduct a full update to the GHMPO Freight Plan, which was last updated in 2018. Will require an application for additional PL funds through the PL Funds Review Committee. (See Task #4, Sub-Element 4.5)
5. Conduct a State Route 124 Corridor Study in Jackson County. (See Task #4, Sub-Element 4.5).
6. Update the Title VI Program and Environmental Justice (EJ) Analysis by February 2027. (See Task #1, Sub-Element 1.1, Task #2, Sub-Element 2.1, and Task #3, Sub-Element 3.1)
7. Conduct a Skelton Road Corridor Study in Gainesville. (See Task #4, Sub-Element 4.5)
8. Continue to plan for and help advance the Highlands to Islands Trail Network through the continuation of the TCC Trails Subcommittee. (See Task #4, Sub-Element 4.1)
9. Take steps to continually monitor and maintain the transportation system. (See Task #1, Sub-Element 1.1 and Task #4, Sub-Elements 4.3, 4.4, and 4.5)
10. Support the Safety Performance Management Targets approved by the Georgia Department of Transportation regarding fatalities, rate of fatalities, serious injuries, rate of serious injuries, and the number of non-motorized fatalities and serious injuries. (See Appendix A)
11. Support the Safety (PM 1) Pavement and Bridge Condition (PM 2) and Performance of National Highway System, Freight, and Congestion Mitigation & Air Quality (PM 3) Performance Management Targets approved by the Georgia Department of Transportation regarding fatalities, rate of fatalities, serious injuries, rate of serious injuries, and the number of non-motorized fatalities and serious injuries. (See Appendix A)
12. Support the Transit Asset Management Targets approved by the Georgia Department of Transportation regarding inventory and condition of capital assets. (See Appendix B)

FY 2027 BUDGET

TASKS & SUB-ELEMENTS



TASK # 1: ADMINISTRATION

Sub-Element 1.1: Operations and Administration

Objective

- Coordinate and conduct the transportation planning activities of the GHMPO in compliance with all federal, state, and local laws, regulations and requirements.
- Provide overall management of GHMPO's transportation planning program, and ensure compliance with applicable federal and state requirements.
- Support various transportation related committees and ensure communication among and between the committees.
- Manage the staff contributing to planning activities.
- Monitor consultant contracts performed as part of the MPO process.

FY 2026 Activities

- In FY 2026, the three GHMPO committees had three regular meetings. Meeting minutes were prepared and later archived on the GHMPO website.
- Quarterly reports, reimbursable forms, and an annual report were prepared and submitted to the GDOT Planning Office.
- Attended Interagency Consultation Group meetings.
- Coordinated and worked with local governments and agencies regarding rulemaking on MPO planning area reform and performance measures development.
- Represented GHMPO on Atlanta Regional Commission's Transportation Coordinating Committee.
- Attended various project specific meetings with GDOT, ARC, and other local agencies.
- Appointed new members to the Citizens Advisory Committee.
- Upon request, presented information on the GHMPO structure, budget, and current projects to local jurisdictions.
- GHMPO was an active member of the Association of Metropolitan Planning Organizations (AMPO), American Planning Association (APA), and the Georgia Planning Association (GPA).

FY 2027 Activities

- Provide opportunities for an open and inclusive process assuring continuing, comprehensive, and cooperative decision making with all jurisdictions in the GHMPO planning area.
- Prepare proper study records for the development of progress and performance reports, certification, and reimbursement procedure.
- Coordinate activities of the GHMPO committees, including arranging meetings and preparing meeting minutes.
- Continue coordination surrounding the regional transportation planning activities.
- Coordinate/participate with other resource agencies at both state and local level on various project specific and/or on-going activities.
- Work with the Georgia Association of Metropolitan Planning Organizations (GAMPO) and other state and national organizations on the role of MPOs in statewide and metropolitan transportation planning. Support statewide GAMPO activities through participation in meetings and events.

- Staff will continue to inform the MPO committees of legislative and regulatory actions impacting transportation planning and funding.
- GHMPO will continue to provide staff that will be the local expert in transportation areas, assisting planning partners in transportation project development, building consensus and value in alternatives analysis, shared planning products, and providing a forum for regional decision making.
- Task # 1.1 will address GHMPO planning priority numbers 1 through 10.

Product

- GHMPO committee meeting agendas and minutes
- Quarterly FY 2027 Reports and an Annual Performance Report FY 2027
- Accounting narratives and invoices

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Operations and administration

TARGET START AND END DATES	7/01/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$115,508.54
LOCAL IN-KIND MATCH (20%)	$28,877.13
TOTAL	**$144,385.67**

TASK # 1: ADMINISTRATION

Sub-Element 1.2: Training/Employee Education

Objective

Develop staff knowledge of transportation planning through relevant workshops and conferences.

FY 2026 Activities

In relation to the MPO activities, staff attended the following:

- Staff attended the 2025 Association of Metropolitan Planning Organizations Annual Conference in Providence, Rhode Island from September 16, 2025 to September 19, 2025.
- Staff attended the 2026 American Planning Association in Detroit, Michigan from April 25 – April 28, 2026.

FY 2027 Activities

- Staff plans to attend the 2026 Association of Metropolitan Planning Organizations Annual Conference in September 2026.
- Staff plans to attend the 2027 American Planning Association National Conference in Houston, Texas in May 2027.
- Staff plans to attend the fall and spring conferences of the Georgia Planning Association.
- Staff may attend other transportation related conferences, seminars and courses including those offered by the Georgia Transit Association (GTA), National Highway Institute (NHI), Transportation Research Board (TRB), U.S. Environmental Protection Agency (EPA), Georgia Environmental Protection Division (EPD), FHWA, FTA, and GDOT.
- Task # 1.2 will address GHMPO planning priority numbers 7 through 10.

Product

- Ongoing staff improvement and education

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Training and employee education

TARGET START AND END DATES	7/1/2026 – 6/30/2027	LEAD AGENCY	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$15,000.00
LOCAL IN-KIND MATCH (20%)	$3,750.00
TOTAL	**$18,750.00**

TASK # 1: ADMINISTRATION

Sub-Element 1.3: Equipment and Supplies

Objective

- Maintain computer systems used by the MPO for relevant transportation planning activities.
- Acquire software and hardware, as necessary, to maintain the MPO's transportation planning process.
- Purchase Geographic Information System (GIS) software and application materials for system planning.
- Purchase necessary office equipment to operate the MPO.

FY 2026 Activities

- Maintained computer systems and other office equipment used by the MPO in line with relevant transportation planning activities.
- Purchased licenses for ArcGIS Pro.

FY 2027 Activities

- Maintain computer systems and other office equipment used by the MPO in line with relevant transportation planning activities.
- Task # 1.3 will address GHMPO planning priority number 7.

Product

- Adequate technology and office equipment to operate the MPO

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Equipment and supplies

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$10,000.00
LOCAL IN-KIND MATCH (20%)	$2,500.00
TOTAL	**$12,500.00**

TASK # 1: ADMINISTRATION

Sub-Element 1.4: UPWP

Objective

- Identify work tasks undertaken by the GHMPO to address metropolitan area transportation planning.
- Collect public and committee input on a proposed FY 2028 UPWP.
- Take into consideration MPO progress made on FY 2027 UPWP.
- Develop and draft final UPWP.

FY 2026 Activities

- Developed the FY 2027 UPWP and annual budget.
- Submitted GHMPO's FY 2025 Annual Performance Report to GDOT.
- Program was reviewed and approved by the three committees.
- Legal advertisement was published in the *Gainesville Times* seeking public comment on draft FY 2027 UPWP, per the Participation Plan.
- Draft UPWP was posted on the GHMPO website for public review.

FY 2027 Activities

- Identify transportation planning work tasks and sub-elements, prepare descriptive narrative and cost estimate for each sub-element, and coordinate input for the FY 2028 UPWP.
- Amend FY 2027 UPWP, as needed.
- Incorporate and support the adopted Statewide Safety, Bridge and Pavement Performance, and Transit Asset Management Targets (See Appendices A and B).
- Task # 1.4 will address GHMPO planning priority numbers 7 through 10.

Product

- Adopt FY 2028 UPWP by February 2027

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	UPWP

TARGET START AND END DATES	10/1/2026 – 6/30/2027	LEAD AGENCY	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$10,000.00
LOCAL IN-KIND MATCH (20%)	$2,500.00
TOTAL	**$12,500.00**

TASK # 2: PUBLIC INVOLVEMENT

Sub-Element 2.1: Community Outreach/Education

Objective

- Gain input from the general public on transportation planning.
- Comply with the federal and local public participation requirements.
- Provide opportunities for convenient public access to review and comment on the GHMPO planning and programming documents and the data and processes leading to those documents.
- Identify and involve stakeholders and traditionally underserved groups in the transportation planning process.

FY 2026 Activities

- Published legal advertisements in the Times seeking public input on all MPO document updates and amendments (UPWP, TIP, MTP, Participation Plan, Title VI/EJ document, etc.).
- Delivered presentations to various stakeholder groups, such as Greater Hall Chamber of Commerce Issues Committee and Vision 2030 Transportation Committee on transportation issues.
- Updated and maintained the GHMPO website.
- Updated and expanded mail and e-mail contact lists of citizens and stakeholders.
- Interviewed with the Gainesville Times and Access WDUN on current local transportation topics for news dissemination.

FY 2027 Activities

- Provide opportunity for public comment and review on various GHMPO and Hall Area Transit (HAT) documents and activities.
- Establish and maintain a record-keeping system that documents official actions of transportation planning processes and related public review.
- Advertise the availability of draft documents for public review and comment.
- Provide adequate notice of GHMPO activities as outlined in the Participation Plan.
- Maintain and update database of community stakeholders for mail and electronic notification of transportation activities.
- Review and update the Participation Plan as appropriate. Annually report on the status of the Participation Plan, Title VI compliance, Environmental Justice outreach, and Limited English Proficiency analysis. Staff will annually attend training events for ADA, Title VI, EJ, and LEP, as available.
- Continue to engage the Citizens Advisory Committee through innovative and new public involvement techniques to increase participation and public outreach.
- Continue to develop visualization tools and techniques to better communicate the transportation planning process, MPO plans, and programs for the public and local officials.
- Continue to carry out the strategies and policies identified in the Participation Plan for all documents and plans, as appropriate, including the 2055 MTP.
- Continue to explore ways to make GHMPO transportation planning process more transparent and inclusionary.
- Maintain and update information on GHMPO website regarding Performance Based Planning and Program and in regards to the statewide targets.

- Task # 2.1 will address GHMPO planning priority numbers 1 through 10.

Product

- Ongoing community outreach and education
- Updated GHMPO website
- Updated mailing list
- Updated e-mail list

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Community outreach & education

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$10,000.00
LOCAL IN-KIND MATCH (20%)	$2,500.00
TOTAL	**$12,500.00**

TASK # 3: DATA COLLECTION

Sub-Element 3.1: Socioeconomic Data, Models, and Analysis

Objective

- Collect and prepare socioeconomic data for the development of long-range transportation plan and transportation studies.
- Collect and analyze data for the development and update of transportation plan and studies.
- Areas covered include appropriate database development and maintenance for transportation planning issues and activities leading to the Metropolitan Transportation Plan (MTP) and TIP.
- As needed for transportation planning efforts, use technical data.

FY 2026 Activities

- Established Safety, Bridge and Pavement, and Transit Asset Management (TAM) performance targets, consistent with the state targets, as required per the IIJA's Performance Based Planning & Programming.
- Provided early coordination request data from GDOT on various projects.

FY 2027 Activities

- Monitor socioeconomic data, and update, as necessary.
- Continue to use GIS as an analytical and data management tool in spatial work projects including MTP updates and demographic studies.
- Collect 2026 crash data, and update crash reports for Hall County and Jackson County.
- Continue to monitor, support, and assist as needed with the Statewide Safety Performance Management Targets.
- Task # 3.1 will address GHMPO planning priority numbers 1 through 10.

Product

- 2026 Hall County and Jackson County Crash Profiles by June 2027

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Socio-economic data review and update

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$8,000.00
LOCAL IN-KIND MATCH (20%)	$2,000.00
TOTAL	**$10,000.00**

TASK # 4: SYSTEM PLANNING

Sub-Element 4.1: Intermodal Planning

Objective

- Plan for intermodal modes of transportation.

FY 2026 Activities

- Continued work with the TCC Trails Subcommittee to actively advance the planned Highlands to Islands Trail network.
- Completed and adopted the Highlands to Islands Trail Study – UNG to McEver Road.

FY 2027 Activities

- Work with Hall Area Transit on transit expansion or improvement initiatives, including on the microtransit service branded "WeGo".
- Work with local jurisdictions on Highlands to Islands trail expansions through the TCC Trails Subcommittee, particularly the previously identified Gainesville Airport Trail, Tumbling Creek Trail, Thurmon Tanner Trail, Hog Mountain Trail, and Flowery Branch Downtown Trail segments.
- Task # 4.1 will address GHMPO planning priority numbers 6 and 7.

Product

- Assistance to local governments on trails grant applications, trail planning, expansion projects, and transit changes

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Intermodal planning

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$8,000.00
LOCAL IN-KIND MATCH (20%)	$2,000.00
TOTAL	**$10,000.00**

TASK # 4: SYSTEM PLANNING

Sub-Element 4.2: GIS & Model Development and Applications

Objective

- Update travel demand and air quality models as necessary.
- Apply GIS to develop maps for transportation plans and studies.

FY 2026 Activities

- Updated Hall County and Jackson County crash profiles, mapped crashes, and identified high crash locations.

FY 2027 Activities

- Create GIS maps, as necessary, for analysis.
- Task # 4.2 will address GHMPO planning priority numbers 1 through 10.

Product

- Travel demand model updates as necessary
- GIS map creation as necessary

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GDOT	Travel demand model development
GHMPO	Travel demand model & GIS applications

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GDOT

FUNDING SOURCE	AMOUNT
FHWA (80%)	$8,000.00
LOCAL IN-KIND MATCH (20%)	$2,000.00
TOTAL	**$10,000.00**

TASK # 4: SYSTEM PLANNING

Sub-Element 4.3: Long-Range Plan

Objective

- The Metropolitan Transportation Plan (MTP) provides the basis for transportation investment of regionally significant projects and programs within the planning area. The MTP addresses various modes of transportation as well as the safety and security of the region's transportation system. The 2055 MTP is the latest version of the GHMPO long-range plan document and was adopted on May 6, 2025.
- Develop and update a long-range, multi-modal Metropolitan Transportation Plan for the GHMPO planning area. This is a continuing work element.

FY 2026 Activities

- Amended the 2055 MTP, per request from GDOT, to add projects for funding and implementation.

FY 2027 Activities

- Continue to manage the implementation of the transportation projects in the 2055 MTP update and amend as necessary.
- Task # 4.3 will address GHMPO planning priority numbers 1, 7, 8, 9, and 10.

Product

- Continued updates to the 2055 MTP as needed

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Long-range planning

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$8,000.00
LOCAL IN-KIND MATCH (20%)	$2,000.00
TOTAL	**$10,000.00**

TASK # 4: SYSTEM PLANNING

Sub-Element 4.4: Transportation Improvement Program

Objective

- Undertake transportation planning activities that will lead to the development/implementation of a Transportation Improvement Program (TIP). The TIP is a process for selecting and scheduling all federally funded and regionally significant projects in a manner consistent with the MTP. The TIP is updated at least every four years and amended as required.

FY 2026 Activities

- Began early coordination with GDOT on the new 2027-2030 STIP/TIP.
- Attended quarterly pre-construction project meetings at the GDOT District 1 Office.
- Coordinated with GDOT and local jurisdictions on project status and dollar amounts.
- Maintained and amended the 2024-2027 TIP document with the input of GDOT, the public, and the three GHMPO committees.

FY 2027 Activities

- Create and adopt the new 2027-2030 Transportation Improvement Program in coordination with GDOT/FHWA by November 10, 2026.
- Maintain and amend the 2024-2027 Transportation Improvement Program as needed.
- Incorporate and support the adopted Statewide Safety Performance and Management Targets, Bridge and Pavement Performance Targets, and Transit Asset Management Targets.
- Task # 4.4 will address GHMPO planning priority numbers 2, 3, 7, 8, 9, and 10.
- Coordinate with GDOT, as needed, for future TIP projects and updates.

Product

- Amendments to the 2024-2027 Transportation Improvement Program as necessary
- Adopt the 2027-2030 Transportation Improvement Program

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Transportation Improvement Program

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$32,000.00
LOCAL IN-KIND MATCH (20%)	$8,000.00
TOTAL	**$40,000.00**

TASK # 4: SYSTEM PLANNING

Sub-Element 4.5: Special Transportation Studies

Objective

- Integrate land use planning activities with transportation planning.
- Provide information and recommendations to member jurisdictions and other planning and design agencies.

FY 2026 Activities

- Completed the Hoschton Transportation Plan.
- Completed a partial update to the Jackson County Transportation Plan.
- Completed the Highlands to Islands Trail Study – UNG to McEver Road.

FY 2027 Activities

- Conduct a Skelton Road Corridor Study, with local match paid by Hall County and Gainesville.
- Conduct a State Route 124 Corridor Study in Jackson County.
- Apply for funding to conduct an update to the GHMPO Freight Plan at September 2026 GAMPO meeting.
- Complete additional smaller studies with local jurisdictions as needed.
- Task # 4.5 will address GHMPO planning priority numbers 4 and 7.

Product

- Additional small plans and intersection/corridor studies as needed

TRANSPORTATION RELATED PLANNING ACTIVITY	
ORGANIZATION	ACTIVITY
GHMPO	Special Transportation Studies

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE (PL Funds – Base Grant)	AMOUNT	FUNDING SOURCE (PI. TBD – State Route 124 Corridor Study)	AMOUNT
FHWA (80%)	$80,000.00	FHWA (Additional Award) (80%)	$160,000.00
LOCAL IN-KIND MATCH (20%)	$20,000.00	LOCAL CASH MATCH (20%)	$40,000.00
TOTAL	**$100,000.00**	**TOTAL**	**$200,000.00**

TASK # 4: SYSTEM PLANNING

Sub-Element 4.6: Air Quality

Objective

- Improve air quality in the GHMPO region as part of the Atlanta air quality maintenance area.
- Comply with air quality conformity requirements.

FY 2026 Activities

- Completed conformity determination short form for amendments to the Transportation Improvement Program (TIP).
- Adopted resolutions, complying with air quality conformity requirements, for Atlanta Regional Commission TIP amendments.
- Staff attended the Interagency Consultation Group led by ARC.

FY 2027 Activities

- Continue to coordinate and cooperate with the Atlanta Regional Commission, Georgia Department of Natural Resources' Environmental Protection Division, Environmental Protection Agency, and other interagency partners in air quality management.
- Staff will continue to attend the Interagency Consultation Group led by ARC.
- Task #4.6 will address GHMPO planning priority numbers 1 through 10.

Product

- Conformity determination reports for the Atlanta Regional Commission
- Adopted resolutions for air quality conformity, as needed

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Air Quality Planning

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (80%)	$8,000.00
LOCAL IN-KIND MATCH (20%)	$2,000.00
TOTAL	**$10,000.00**

TASK # 5: TRANSIT PLANNING

Sub-Element 5.1: Program Support & Administration (FTA ALI Code 44.21.00)

Objective

- Administer and operate the MPO transit planning process by properly coordinating MPO functions with the Georgia Department of Transportation, the Federal Transit Administration, and all involved stakeholders, including accounting for all MPO transit planning-related activities during fiscal year 2027.

FY 2026 Activities

- Developed the transit section in the 2027 UPWP and presented to the GHMPO committees.
- Adopted the FY 2027 UPWP in February 2026.
- Managed the FY 2026 Section 5303 contract and successfully completed all tasks listed in the grant program.
- Prepared and submitted the FY 2027 Section 5303 grant application to GDOT.

FY 2027 Activities

- Provide transit planning administration and assistance to HAT and Jackson County Transit.
- Continue coordination with HAT in developing the transit work element for the FY 2027 UPWP.
- Participate and present transit related information and activities before municipalities and/or appropriate committees.
- Task # 5.1 will address GHMPO planning priority numbers 1 through 10.

Product

- FY 2028 Section 5303 grant application by September 2026
- Accounting report at the end of each fiscal quarter

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Program Support & Administration

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FTA	$54,740.75
STATE 5303 MATCH	$6,842.59
LOCAL CASH MATCH	$6,842.59
TOTAL	**$68,425.93**

Anticipated Funding for FY 2028

FUNDING SOURCE	AMOUNT
FTA	$55,288.16
STATE 5303 MATCH	$6,911.02
LOCAL CASH MATCH	$6,911.02
TOTAL	**$69,110.20**

TASK # 5: TRANSIT PLANNING

Sub-Element 5.2: Long Range Transportation Planning (Project Level) (FTA ALI Code 44.23.01)

Objective

- Develop and keep current the transit portion of the 2055 MTP.

FY 2026 Activities

- Process amendments as necessary to the 2055 MTP.

FY 2027 Activities

- Process amendments as necessary to the 2055 MTP.
- Task # 5.2 will address GHMPO planning priority numbers 1 and 7.

Product

- 2055 MTP amendments as necessary
- Various other studies or reports as needed

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Long Range Transportation Planning (Project Level)

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FTA	$54,740.74
STATE 5303 MATCH	$6,842.59
LOCAL CASH MATCH	$6,842.59
TOTAL	**$68,425.92**

Anticipated Funding for FY 2028

FUNDING SOURCE	AMOUNT
FTA	$55,288.16
STATE 5303 MATCH	$6,911.02
LOCAL CASH MATCH	$6,911.02
TOTAL	**$69,110.20**

TASK # 5: TRANSIT PLANNING
Sub-Element 5.3: Transportation Improvement Program (FTA ALI Code 44.25.00)

Objective

- Update and amend Transportation Improvement Program (TIP) as necessary.

FY 2026 Activities

- Adopted amendments to the 2024-2027 TIP.
- Began work on the new FY 2027-2030 TIP.

FY 2027 Activities

- Update and amend the FY 2024-2027 Transportation Improvement Program as necessary.
- Adopt the new FY 2027-2030 TIP.
- Task # 5.3 will address GHMPO planning priority numbers 2 and 3.

Product

- Amend the FY 2024-2027 TIP and adopt the FY 2027-2030 TIP

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Transportation Improvement Program

TARGET START AND END DATES	7/1/2026 – 6/30/2027	LEAD AGENCY	GHMPO

FUNDING SOURCE	AMOUNT
FTA	$7,236.51
STATE 5303 MATCH	$904.57
LOCAL CASH MATCH	$904.57
TOTAL	**$9,045.65**

Anticipated Funding for FY 2028

FUNDING SOURCE	AMOUNT
FTA	$7,308.88
STATE 5303 MATCH	$913.62
LOCAL CASH MATCH	$913.62
TOTAL	**$9,136.12**

TASK # 6: SAFE & ACCESSIBLE TRANSPORTATION OPTIONS/COMPLETE STREETS

Sub-Element 6.1: Safe & Accessible Transportation Options

Objective

- Provide safe and accessible transportation options.
- Work to fulfill the vision, principles, and strategies outlined in the GHMPO Complete Streets Policy.

FY 2026 Activities

- Began an update to the GHMPO Complete Streets Policy.
- Continued work on advancing the Highlands to Islands Trail network.

FY 2027 Activities

- Complete update to the Complete Streets Policy and maintain Complete Streets project list.
- Continue the expansion of the Highlands to Islands Trail network in partnership with the TCC Trails Subcommittee.

Product

- Updated Complete Streets Policy and maintained Complete Streets project list

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Complete Streets Planning

TARGET START AND END DATES	7/1/2026 – 6/30/2027	**LEAD AGENCY**	GHMPO

FUNDING SOURCE	AMOUNT
FHWA (Y410)	$8,013.05
NO LOCAL MATCH REQUIRED	$0.00
TOTAL	**$8,013.05**

GHMPO BUSINESS PLAN & UPCOMING UNFUNDED STUDIES

Objective

- Provide GHMPO planning partners information on current and future unfunded projects and required planning activities.

Anticipated Unfunded Products in FY 2027

Product	Cost Estimate & Funding Source	Date of Completion
GHMPO Freight Plan Update	$200,000	FY 2027
State Route 13 Corridor Study – Oakwood to Flowery Branch	$200,000	FY 2027

Potential Unfunded Products in Future Years

Product	Cost Estimate	Potential Funding Year
North Hall Parkway Study	$200,000	FY 2028

GHMPO FIVE YEAR FUNDING TABLE

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FHWA Allocation	$312,508.54	$315,633.62	$318,789.96	$321,977.86	$325,197.63
FHWA PL Apply	$160,000	$0.00	$0.00	$0.00	$0.00
Y410	$8,013.05	$8,093.18	$8,174.11	$8,255.85	$8,338.41
FTA Allocation	$116,718.00	$117,885.18	$119,064.03	$120,254.67	$121,457.22
State Match	$14,589.75	$14,735.65	$14,883.00	$15,031.83	$15,182.15
Local Match	$132,716.88	$14,735.65	$14,883.00	$15,031.83	$15,182.15
Total Revenue	**$744,546.22**	**$471,083.28**	**$475,794.11**	**$480,552.05**	**$485,357.57**
Contracts	$200,000.00	$0.00	$0.00	$0.00	$0.00
Staff/Direct	$544,546.22	$471,083.28	$475,794.11	$480,552.05	$485,357.57
Total Expenditures	**$744,546.22**	**$471,083.28**	**$475,794.11**	**$480,552.05**	**$485,357.57**

1% annual growth in allocation.

Staff/Direct includes: salaries, fringe, indirect and other direct charges.

FHWA PL Apply are prior year funds GHMPO must apply for.

FUNDING SOURCE BY TASK

FUNDING SOURCE	TASK NO.	TASK DESCRIPTION	FHWA	FHWA-SPR	FEDERAL TOTAL	STATE PL MATCH	STATE SPR MATCH	STATE TOTAL	LOCAL MATCH	TOTAL
PL	1.1	Operations & Administration	115,508.54	0	115,508.54	0	0	0	28,877.13*	144,385.67
PL	1.2	Training/Employee Education	15,000.00	0	15,000.00	0	0	0	3,750.00*	18,750.00
PL	1.3	Equipment & Supplies	10,000.00	0	10,000.00	0	0	0	2,500.00*	12,500.00
PL	1.4	UPWP	10,000.00	0	10,000.00	0	0	0	2,500.00*	12,500.00
PL	2.1	Community Outreach/Education	10,000.00	0	10,000.00	0	0	0	2,500.00*	12,500.00
PL	3.1	Socio-Economic Data	8,000.00	0	8,000.00	0	0	0	2,000.00*	10,000.00
PL	4.1	Intermodal Planning	8,000.00	0	8,000.00	0	0	0	2,000.00*	10,000.00
PL	4.2	GIS, Model Development & Apps.	8,000.00	0	8,000.00	0	0	0	2,000.00*	10,000.00
PL	4.3	Long Range Plan	8,000.00	0	8,000.00	0	0	0	2,000.00*	10,000.00
PL	4.4	TIP	32,000.00	0	32,000.00	0	0	0	8,000.00*	40,000.00
PL	4.5	Special Transportation Studies	80,000.00	0	80,000.00	0	0	0	20,000.00*	100,000.00
FHWA (Additional Awards)	4.5.1	State Route 124 Corridor Study	160,000	0	160,000	0	0	0	40,000	200,000.00
PL	4.6	Air Quality	8,000.00	0	8,000.00	0	0	0	2,000.00*	10,000.00
PL	**1.1 - 4.6**	**Total**	**472,508.54**	**0**	**472,508.54**	**0**	**0**	**0**	**118,127.13**	**590,635.67**

**In-kind local match*

FUNDING SOURCE BY TASK

FUNDING SOURCE	TASK NO.	TASK DESCRIPTION	FTA – 5303	FEDERAL TOTAL	STATE 5303 MATCH	STATE TOTAL	LOCAL MATCH	TOTAL
5303	5.1	Program Support & Administration	54,740.75	54,740.75	6,842.59	6,842.59	6,842.59	68,425.93
5303	5.2	Long Range Planning	54,740.74	54,740.74	6,842.59	6,842.59	6,842.59	68,425.92
5303	5.3	TIP	7,236.51	7,236.51	904.57	904.57	904.57	9,045.65
5303	**5.1 - 5.3**	**Total**	**116,718.00**	**116,718.00**	**14,589.75**	**14,589.75**	**14,589.75**	**145,897.50**

FUNDING SOURCE BY TASK

FUNDING SOURCE	TASK NO.	TASK DESCRIPTION	FHWA	FHWA-SPR	FEDERAL TOTAL	STATE PL MATCH	STATE SPR MATCH	STATE TOTAL	LOCAL MATCH	TOTAL
Y410	6.1	Safe & Accessible Transportation Options	8,013.05	0	8,013.05	0	0	0	0	**8,013.05**

FY 2027 TOTAL BUDGET

GHMPO's total budget for FY 2027 is **$744,546.22** from all sources:

		PL Funds ($)			PL Funds (Additional Awards)			Y410 Funds ($)		Section 5303 Funds ($)				
	Work Elements	Budget Amount (100%)	FHWA (80%)	Local Match (20%)	Budget Amount (100%)	FHWA (80%)	Local Cash Match (20%)	Budget Amount (100%)	FHWA (100%)	Budget Amount (100%)	FTA (80%)	GDOT Match (10%)	Local Match (10%)	Total Budget Amount ($)
1.0	**Administration**													
	1.1 Operations and Administration	144,385.67	115,508.54	28,877.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,385.67
	1.2 Training/Employee Education	18,750.00	15,000.00	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,750.00
	1.3 Equipment and Supplies	12,500.00	10,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
	1.4 UPWP	12,500.00	10,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
	Work Element 1.0 Total	**188,135.67**	**150,508.54**	**37,627.13**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**188,135.67**
2.0	**Public Involvement**													
	2.1 Community Outreach/Education	12,500.00	10,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
	Work Element 2.0 Total	**12,500.00**	**10,000.00**	**2,500.00**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**12,500.00**
3.0	**Data Collection**													
	3.1 Socioeconomic Data	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	Work Element 3.0 Total	**10,000.00**	**8,000.00**	**2,000.00**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**10,000.00**
4.0	**System Planning**													
	4.1 Intermodal Planning	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	4.2 GIS, Model Development & Applications	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	4.3 Long-Range Plan	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	4.4 Transportation Improvement Program	40,000.00	32,000.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	4.5 Special Transportation Studies	100,000.00	80,000.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
	4.5.1 Special Transportation Studies (Additional Award)	200,000.00	160,000.00	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.000.00
	4.6 Air Quality	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	Work Element 4.0 Total	**380,000.00**	**304,000.00**	**76,000.00**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**380,000.00**
5.0	**Transit Planning**													
	5.1 Program Support & Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,425.93	54,740.75	6,842.59	6,842.59	68,425.93
	5.2 Long Range Transportation Planning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,425.92	54,740.74	6,842.59	6,842.59	68,425.92
	5.3 Transportation Improvement Program	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,045.65	7,236.51	904.57	904.57	9,045.65
	Work Element 5.0 Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**145,897.50**	**116,718.00**	**14,589.75**	**14,589.75**	**145,897.50**
6.0	**Complete Streets**													
	6.1 Safe & Accessible Transportation Options	0.00	0.00	0.00	0.00	0.00	0.00	8,013.05	8,013.05	0.00	0.00	0.00	0.00	8,013.05
	Work Element 5.0 Total	0.00	0.00	0.00	0.00	0.00	0.00	**8,013.05**	**8,013.05**	0.00	0.00	0.00	0.00	**8,013.05**
	Total Work Elements ($)	**590,635.67**	**472,508.54**	**118,127.13**	**0.00**	**0.00**	**0.00**	**8,013.05**	**8,013.05**	**145,897.50**	**116,718.00**	**14,589.75**	**14,589.75**	**744,546.22**

IN-KIND MATCH COSTS AND SALARIES

The Gainesville-Hall MPO claims **$7,650.00** in direct costs per quarter from the following sources:

Work Element	Cost
1.1 Study Coordination and Operations	
Office Space (3 office rooms)	*$7,650.00*
Total	**$7,650.00**

Additionally, the Gainesville-Hall MPO collects in-kind match from local jurisdiction staff performing work directly related to MPO activities, using the following hourly rates:

GHMPO In-Kind Match Salary Table	
City/County/Town Manager	$76 - $112
Public Works Director	$91 - $96
Assistant Public Works Director	$59 - $93
Assistant City/County/Town Manager	$79 - $81
Planning/Development Director	$44 - $71
Public Works - Other	$54 - $59
Transit Director	$29 - $58
GIS Manager	$50 - $56
Administrative Assistant/Grants Specialist	$22 - $30

METROPOLITAN PLANNING FACTORS TO BE CONSIDERED

METROPOLITAN PLANNING FACTORS TO BE CONSIDERED IN THE 2027 UPWP												
Work Element	**Work Sub-Element**	**METROPOLITAN PLANNING FACTORS**										
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**
1.0 Program Support & Administration	1.1: Operations & Administration	X	X	X	X	X	X	X	X	X		X
	1.2: Employee Training & Development	X	X	X	X	X	X	X	X			
	1.3: Equipment & Supplies	X						X				
	1.4: Unified Planning Work Program	X	X	X	X	X	X	X	X			
2.0 Public Involvement	2.1: Community Outreach/Education	X	X	X	X	X	X	X	X			
3.0 Data Collection	3.1: Socio-Economic Data	X						X				
4.0 System Planning	4.1: Intermodal Planning		X	X	X		X	X		X	X	X
	4.2: GIS, Model Development & Applications							X				
	4.3: Long Range Plan	X	X	X	X	X	X	X	X	X	X	X
	4.4: Transportation Improvement Program	X	X	X	X	X	X	X	X	X	X	X
	4.5: Special Transportation Studies							X	X			
	4.6: Air Quality	X	X	X	X	X	X	X	X	X	X	X
5.0: Transit Planning	5.1: Program Support & Administration	X	X	X	X	X	X	X	X	X		X
	5.2: Long Range Transportation Planning (Project Level)	X			X			X		X	X	X
	5.3: Transportation Improvement Program	X			X			X		X	X	X
6.0: Safe & Accessible Transportation Options/Complete Streets	6.1: Safe & Accessible Transportation Options	X	X	X	X	X	X	X	X	X	X	X

FY 2027 UPWP SCHEDULE

FY 2027 GHMPO UNIFIED PLANNING WORK PROGRAM SCHEDULE

Work Element	Work Sub-Element	2026						2027					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1.0 Administration	1.1: Operations and Administration	X	X	X	X	X	X	X	X	X	X	X	X
	1.2: Training/Employee Education	X	X	X	X	X	X	X	X	X	X	X	X
	1.3: Equipment and Supplies	X	X	X	X	X	X	X	X	X	X	X	X
	1.4: Unified Planning Work Program			X	X	X	X	X	X			X	
2.0 Public Involvement	2.1: Community Outreach/Education	X	X	X	X	X	X	X	X	X	X	X	X
3.0 Data Collection	3.1: Socio-Economic Data, Models, and Analysis	X	X	X	X	X	X	X	X	X	X	X	X
4.0 System Planning	4.1: Intermodal Planning	X	X	X	X	X	X	X	X	X	X	X	X
	4.2: GIS & Model Development and Applications	X	X	X	X	X	X	X	X	X	X	X	X
	4.3: Long Range Plan	X			X			X			X		
	4.4: Transportation Improvement Program	X	X	X	X			X			X		
	4.5: Special Transportation Studies	X	X	X	X	X	X	X	X	X	X	X	X
	4.6: Air Quality	X	X	X	X	X	X	X	X	X	X	X	X
5.0: Transit Planning	5.1: Program Support and Administration	X	X	X	X	X	X	X	X	X	X	X	X
	5.2: Long Range Transportation Planning (Project Level)	X			X			X			X		
	5.3: Transportation Improvement Program	X	X	X	X	X		X	X		X	X	
6.0: Safe & Accessible Transportation Options/Complete Streets	6.1: Safe & Accessible Transportation Options	X	X	X	X	X	X	X	X	X	X	X	X

PLANNING DOCUMENTS DEVELOPMENT SCHEDULE

	Metropolitan Transportation Plan (MTP)	Transportation Improvement Program (TIP)	Unified Planning Work Program (UPWP)	Participation Plan (PP)	Title VI Program and Environmental Justice (EJ) Analysis
Required Update Timeline	Every five years	Every four years	Annually	Every five years	Every three years
Latest Update	5/6/2025	8/8/2023	2/10/2026	2/13/2024	2/13/2024
Next Update Due By	5/5/2030	8/10/2027	2/9/2027	2/13/2029	2/13/2027
Public Meetings	Two full rounds of review by all three GHMPO committees	Two full rounds of review by all three GHMPO committees	Two full rounds of review by all three GHMPO committees	Two full rounds of review by all three GHMPO committees	Two full rounds of review by all three GHMPO committees
Public Comment Period	30 days	30 days	30 days	45 days	30 days
Public Comment Period for Amendments	15 days	15 days	15 days	45 days	15 days

Appendix A:

PERFORMANCE MANAGEMENT TARGETS RESOLUTION



GAINESVILLE-HALL
Metropolitan Planning Organization

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

A Resolution by the Gainesville-Hall Metropolitan Planning Organization Policy Committee Setting Performance Management Targets

WHEREAS, federal regulations require that the Metropolitan Transportation Plans and the Transportation Improvement Programs include Safety Performance Management Targets for urbanized areas; and

WHEREAS, the Gainesville-Hall Metropolitan Planning Organization (GHMPO), in coordination with the Federal Highway Administration, Federal Transit Administration, and the Georgia Department of Transportation (GDOT), has reviewed the requirement to adopt PM1 (Safety), PM 2 (Bridge and Pavement), and PM 3 (National Highway System, Freight, and CMAQ) Performance Management Targets for use in the transportation process; and

WHEREAS, the Technical Coordinating Committee (TCC) and the Citizens Advisory Committee (CAC) at their meetings on October 29, 2025 and October 30, 2025, respectively, recommended that GHMPO support the Performance Management Targets approved by GDOT as follows:

PM 1 Targets for 2026

GHMPO supports the following Safety Performance Management Targets approved by the Georgia Department of Transportation for calendar year 2026:

PERFORMANCE MEASURE	2026 GEORGIA STATEWIDE PERFORMANCE TARGETS
Number of Fatalities	1,574
Number of Serious Injuries	8,103
Fatality Rate	1.245
Serious Injury Rate	6.408
Total Number of Non-Motorized Fatalities and Serious Injuries	1,312

GAINESVILLE-HALL
Metropolitan Planning Organization

2875 Browns Bridge Road
Gainesville, GA 30504
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PM 2 Targets

Table 1 Bridge Level of Service Measure

ASSET	PERFORMANCE MEASURE	DESCRIPTION	2-YEAR TARGET	4-YEAR TARGET
Bridge Structures	Percent of NHS Bridge in **Poor condition** as a percentage of total NHS bridge deck area	Bridge Conditions are based on results of inspection on all Bridge structures. Bridges rated as "Poor" are safe to drive on; however, they are nearing a point where it is necessary to either replace the bridge or extend its service life through substantial rehabilitations investments	≤ 10% (NHS) in Poor Condition	≤ 10% (NHS) in Poor Condition
Bridge Structures	Percent of NHS Bridges in **Good condition** as a percentage of total NHS bridge deck area	Bridges rated as "Good" will be evaluated as to cost of to maintain Good condition. Bridges rated as "Fair" will be evaluated as to cost of replacement vs. rehabilitation to bring the structure back to the condition rating of Good.	≥ 50% (NHS) in Good Condition	≥ 60% (NHS) in Good Condition

Table 2 Pavement Level of Services

ASSET	PERFORMANCE MEASURE	DESCRIPTION	2-YEAR TARGET	4-YEAR TARGET
Interstate NHS	Percent of Interstate NHS pavements in **Poor condition**	Pavement conditions are measured through field inspections. Pavements in "poor" condition are in need of work due to either the ride quality or due to a structural deficiency.	≤ 5% (NHS) in Poor Condition	≤ 5% (NHS) in Poor Condition
Interstate NHS	Percent of Interstate NHS pavements in **Good condition**	Interstate pavement rated as "good" will be considered for potential pavement preservation treatments to maintain the "good" rating.	≥ 50% (NHS) in Good Condition	≥ 50% (NHS) in Good Condition
Non-Interstate NHS	Percent of NHS pavements in **Poor condition**	Non-interstate NHS pavements in "poor" condition are in need of major maintenance. These will be evaluated for potential projects.	≤ 12% (NHS) in Poor Condition	≤ 12% (NHS) in Poor Condition
Non-Interstate NHS	Percent of NHS pavements in **Good condition**	Non-interstate NHS pavements in "good" condition will be evaluated for potential preservation treatments.	≥ 40% (NHS) in Good Condition	≥ 40% (NHS) in Good Condition

GAINESVILLE-HALL
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PM 3 Targets

Summary of the PM 3 Performance Measures

PERFORMANCE MEASURE	GEOGRAPHIC EXTENT	APPLICABLE ROADWAYS
Percentage of person-miles traveled on the Interstate that are reliable	Statewide	Interstate
Percentage of person-miles traveled on the non-Interstate NHS that are reliable	Statewide	Non-Interstate
Truck Travel Time Reliability (TTTR) Index	Statewide	Interstate
Annual Hours of Peak Hour Excessive Delay (PHED) Per Capita*	Atlanta Urbanized Area	Entire NHS
Percent of Non-Single Occupancy Vehicle (SOV) Travel*	Atlanta Urbanized Area	All Roads
Total Emissions Reduction	Statewide	All Roads

**GDOT, Atlanta Regional Commission and Cartersville-Bartow Metropolitan Planning Organization are required to establish and report single targets for Annual Hours of Peak Hour Excessive Delay (PHED) Per Capita and Percent of Non-Single Occupancy Vehicle (SOV) Travel for Atlanta urbanized area.*

PM 3 Targets

PERFORMANCE MEASURE	2-YEAR TARGET	4-YEAR TARGET
Percent of person-miles traveled on the Interstate that are reliable	73.9%	68.4%
Percent of person-miles traveled on the non-Interstate NHS that are reliable	87.3%	85.3%
Truck Travel Time Reliability (TTTR) Index	1.62	1.65
Annual Hours of Peak Hour Excessive Delay (PHED) Per Capita	23.7 hours	27.2 hours
Percent of Non-Single Occupancy Vehicle (SOV) Travel	22.7%	22.7%
Total Emissions Reduction	VOC: 139.200 kg/day; NOx: 456.000 kg/day	VOC: 280.500 kg/day; NOx: 930.100 kg/day

GAINESVILLE-HALL
Metropolitan Planning Organization

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NOW, THEREFORE, BE IT RESOLVED that the GHMPO Policy Committee (PC) concurs with the recommendations of the TCC and CAC that GHMPO agree to support the Safety Performance Management Targets, Bridge and Pavement Performance Management Targets, and the Targets for Performance of the National Highway System, Freight, and Congestion Mitigation and Air Quality, as approved by GDOT.

A motion was made by PC member Jeff Stowe and seconded by PC member Sam Couvillon and approved this the 12th Day of November, 2025.

Chairman David Gibbs, Chair
Policy Committee

Joseph Boyd, MPO Director
Gainesville-Hall Metropolitan Planning Organization

Appendix B:

TRANSIT ASSET MANAGEMENT TARGETS RESOLUTION



A Resolution by the Gainesville-Hall Metropolitan Planning Organization Policy Committee Setting Transit Asset Management Targets

WHEREAS, the Gainesville-Hall Metropolitan Planning Organization (GHMPO) is the designated Metropolitan Planning Organization (MPO) for transportation planning within the Gainesville-Hall Planning Area which includes entire Hall County and a western portion of Jackson County; and

WHEREAS, federal legislation and rulemaking under MAP-21 (Moving Ahead for Progress in the 21st Century) and the FAST Act (Fixing America's Surface Transportation) established new performance management requirements to ensure state Departments of Transportation (DOT) and MPOs focus the use of federal transportation funds on projects which address national transportation goals; and

WHEREAS, GHMPO, in coordination with the Federal Transit Administration and the Georgia Department of Transportation (GDOT), has reviewed the requirement to adopt a Group Transit Asset Management Plan for use in the transportation planning process; and

WHEREAS, transit providers are required to establish and assess state of good repair performance targets; and

WHEREAS, MPOs are required to establish state of good repair transit performance targets after the transit providers establish their initial targets; and

WHEREAS, in consultation with GDOT and transit providers, GHMPO may update its state of good repair targets annually; and

WHEREAS, the Technical Coordinating Committee (TCC) and the Citizens Advisory Committee (CAC) at their meetings on January 16th and January 31st respectively recommended that GHMPO support the Group Transit Asset Management Plan Targets approved by the GDOT as follows:

Transit Asset Management 2019-2022 Performance Targets:

Asset Category/Class	Total Number	Useful Life Benchmark (ULB)	Number Exceeding ULB [1] / 3.0 TERM Rating	% Exceeding ULB / 3.0 TERM Rating	Proposed FY19 Targets
Rolling Stock	**775**		**96**	**12.4%**	
BU-Bus (35' - 40')	82	14 yrs.	8	9.8%	15%
BU-Bus (29' - 30')	54	12 yrs.	21	38.9%	35%
CU-Cutaway bus	593	7 yrs.	52	8.8%	10%
MV-Minivan	1	8 yrs.	1	100.0%	50%
SB-School bus [2]	33	15 yrs.	8	24.2%	50%
VN-Van	12	8 yrs.	6	50.0%	50%
Equipment	**55**		**23**	**42.6%**	
AO - Automobile	18	8 yrs.	11	61.1%	55%
Trucks and other Rubber Tire Vehicles	31	10 yrs.	11	35.5%	55%
Equip. > $50,000 [3]	6	14 yrs.	n/a	n/a	n/a
Facilities	**83**		**7**	**8.4%**	
Administration	62	n/a	2	3.2%	25%
Maintenance	11	n/a	5	45.5%	25%
Passenger / Parking Facilities	10	n/a	0	0%	10%

[1] For facilities, number below 3.0 TERM rating is used

[2] Refers to vehicle type, not type of service operated

[3] For equipment, FTA requires performance targets to only be set for non-revenue or service vehicles

NOW, THEREFORE, BE IT RESOLVED that the GHMPO Policy Committee (PC) concurs with the recommendations of the TCC and CAC that GHMPO agree to support the Group Transit Asset Management Targets as approved by GDOT.

A motion was made by PC member Danny Dunagan and seconded by PC member Richard Higgins and approved this the 12th of February, 2019.

Mayor Mike Miller, Chair
Policy Committee

Subscribed and sworn to me this the 12th of February, 2019

Emily Foote
Notary Public
Hall County
State of Georgia
My commission expires July 31, 2022

Notary Public

My commission expires 7/31/2022

EXHIBIT B

SCHEDULE
FISCAL YEAR 2027

FY 2027 UPWP SCHEDULE

FY 2027 GHMPO UNIFIED PLANNING WORK PROGRAM SCHEDULE

Work Element	Work Sub-Element	2026						2027					
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1.0 Administration	1.1: Operations and Administration	X	X	X	X	X	X	X	X	X	X	X	X
	1.2: Training/Employee Education	X	X	X	X	X	X	X	X	X	X	X	X
	1.3: Equipment and Supplies	X	X	X	X	X	X	X	X	X	X	X	X
	1.4: Unified Planning Work Program			X	X	X	X	X	X			X	
2.0 Public Involvement	2.1: Community Outreach/Education	X	X	X	X	X	X	X	X	X	X	X	X
3.0 Data Collection	3.1: Socio-Economic Data, Models, and Analysis	X	X	X	X	X	X	X	X	X	X	X	X
4.0 System Planning	4.1: Intermodal Planning	X	X	X	X	X	X	X	X	X	X	X	X
	4.2: GIS & Model Development and Applications	X	X	X	X	X	X	X	X	X	X	X	X
	4.3: Long Range Plan	X			X			X			X		
	4.4: Transportation Improvement Program	X	X	X	X			X			X		
	4.5: Special Transportation Studies	X	X	X	X	X	X	X	X	X	X	X	X
	4.6: Air Quality	X	X	X	X	X	X	X	X	X	X	X	X
5.0: Transit Planning	5.1: Program Support and Administration	X	X	X	X	X	X	X	X	X	X	X	X
	5.2: Long Range Transportation Planning (Project Level)	X			X			X			X		
	5.3: Transportation Improvement Program	X	X	X	X	X		X	X		X	X	
6.0: Safe & Accessible Transportation Options/Complete Streets	6.1: Safe & Accessible Transportation Options	X	X	X	X	X	X	X	X	X	X	X	X

EXHIBIT C

BUDGET ESTIMATE
FISCAL YEAR 2027

FY 2027 TOTAL BUDGET

GHMPO's total budget for FY 2027 is **$744,546.22** from all sources:

		PL Funds ($)			PL Funds (Additional Awards)			Y410 Funds ($)		Section 5303 Funds ($)				
	Work Elements	Budget Amount (100%)	FHWA (80%)	Local Match (20%)	Budget Amount (100%)	FHWA (80%)	Local Cash Match (20%)	Budget Amount (100%)	FHWA (100%)	Budget Amount (100%)	FTA (80%)	GDOT Match (10%)	Local Match (10%)	Total Budget Amount ($)
1.0	**Administration**													
	1.1 Operations and Administration	144,385.67	115,508.54	28,877.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,385.67
	1.2 Training/Employee Education	18,750.00	15,000.00	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,750.00
	1.3 Equipment and Supplies	12,500.00	10,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
	1.4 UPWP	12,500.00	10,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
	Work Element 1.0 Total	**188,135.67**	**150,508.54**	**37,627.13**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**188,135.67**
2.0	**Public Involvement**													
	2.1 Community Outreach/Education	12,500.00	10,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
	Work Element 2.0 Total	**12,500.00**	**10,000.00**	**2,500.00**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**12,500.00**
3.0	**Data Collection**													
	3.1 Socioeconomic Data	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	Work Element 3.0 Total	**10,000.00**	**8,000.00**	**2,000.00**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**10,000.00**
4.0	**System Planning**													
	4.1 Intermodal Planning	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	4.2 GIS, Model Development & Applications	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	4.3 Long-Range Plan	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	4.4 Transportation Improvement Program	40,000.00	32,000.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	4.5 Special Transportation Studies	100,000.00	80,000.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
	4.5.1 Special Transportation Studies (Additional Award)	200,000.00	160,000.00	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.000.00
	4.6 Air Quality	10,000.00	8,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
	Work Element 4.0 Total	**380,000.00**	**304,000.00**	**76,000.00**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**380,000.00**
5.0	**Transit Planning**													
	5.1 Program Support & Administration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,425.93	54,740.75	6,842.59	6,842.59	68,425.93
	5.2 Long Range Transportation Planning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,425.92	54,740.74	6,842.59	6,842.59	68,425.92
	5.3 Transportation Improvement Program	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,045.65	7,236.51	904.57	904.57	9,045.65
	Work Element 5.0 Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**145,897.50**	**116,718.00**	**14,589.75**	**14,589.75**	**145,897.50**
6.0	**Complete Streets**													
	6.1 Safe & Accessible Transportation Options	0.00	0.00	0.00	0.00	0.00	0.00	8,013.05	8,013.05	0.00	0.00	0.00	0.00	8,013.05
	Work Element 5.0 Total	0.00	0.00	0.00	0.00	0.00	0.00	**8,013.05**	**8,013.05**	0.00	0.00	0.00	0.00	**8,013.05**
	Total Work Elements ($)	**590,635.67**	**472,508.54**	**118,127.13**	**0.00**	**0.00**	**0.00**	**8,013.05**	**8,013.05**	**145,897.50**	**116,718.00**	**14,589.75**	**14,589.75**	**744,546.22**

EXHIBIT D

FEDERAL AWARD IDENTIFICATION

REQUIRED ELEMENTS

Federal Award Identification:

1. Sub-recipient Name: Hall County on behalf of the Gainesville-Hall Metropolitan Planning Organization
2. Sub-recipient's DUNS Number (Data Universal Numbering System, required under 2 CFR § 200.32**)**: 078124617
3. Federal Award Identification Number: 0021647
4. Federal Award Date (2 CFR 200.39, date when the federal award is signed by the federal awarding agency): 07/01/2026
5. Sub-award Period of Performance start and end date: 07/01/2026 to 06/30/2027
6. Amount of federal funds obligated by this action: $312,508.54
7. Total amount of the federal funds obligated to sub-recipient: $312,508.54
8. Total Amount of the federal award: $312,508.54
9. Federal Award Project Description (as required under the Federal Funding Accountability and Transparency Act): Planning Services Contract for Gainesville-Hall Metropolitan Planning Organization – FY 2027
10. Name of Federal Awarding Agency: Federal Highway Administration, Pass through entity: Georgia Department of Transportation's Office of Planning, contact information for the awarding official: FHWA Georgia Division, 75 Ted Turner Drive SW, Suite #1000, Atlanta, GA 30303
11. CFDA Number and Name: 20.205
12. Is this a Research and Development Project? No
13. Indirect cost rate if used (2C.F.R. § 200.414): 49.8%

EXHIBIT E

CERTIFICATION OF DESIGNATED AGENCY

I hereby certify that I am the _and duly authorized representative of the **Hall County on behalf of the Gainesville-Hall Metropolitan Planning Organization**, whose address **P.O. Box 1435, Gainesville, GA 30503** and that neither I nor the entity I here represent has:

(a) Employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above commission to solicit or secure the Agreement.

(b) Agreed, as an express or implied condition for obtaining this Agreement, to employ or retain the services of any firm or person in connection with carrying out the Agreement, or

(c) paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the above commission) any fee, contribution, donation, or consideration of any kind, or in connection with, procuring or carrying out the Agreement; except as here expressly stated (if any):

I acknowledge that this certificate is to be furnished to the Georgia Department of Transportation and the Federal Highway Administration, U.S. Department of Transportation, in connection with the Agreement involving participation of Federal-Aid highway funds, and is subject to applicable State and Federal laws, both criminal and civil.

_____ _____

Date Signature of Authorized Representative

_____

Type or Print Name

EXHIBIT F
CERTIFICATION OF DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

I hereby certify that I am the COMMISSIONER of the Department of Transportation of the State of Georgia, and that the **Hall County on behalf of the Gainesville-Hall Metropolitan Planning Organization**, or its representative has not been required, directly, or indirectly, as an express or implied condition in connection with obtaining or carrying out this Agreement to:

(a) Employ or retain, or agree to employ or retain, any firm or person, or

(b) pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind;

except as here expressly stated (if any):

I acknowledge that this certificate is to be furnished the Federal Highway Administration, U. S. Department of Transportation, in connection with this Agreement involving participation of Federal- Aid highway funds, and is subject to applicable State and Federal laws, both criminal and civil.

_____ _____

Date Commissioner

APPENDIX A

NOTICE OF CONTRACTORS
COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACTS OF 1964 AS AMENDED BY THE CIVIL RIGHTS RESTORATION ACT OF 1987 FOR FEDERAL-AID CONTRACTS

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

(1) **Compliance with Regulations:** The Contractor will comply with the Regulations of the U.S. Department of Transportation relative to nondiscrimination in Federally-assisted programs of the Department of Transportation (Title 49, Code of Federal Regulations, Part 21, hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

(2) **Nondiscrimination:** The Contractor, with regard to the work performed by it after award and prior to completion of contract work, will not discriminate on the ground of race, color, national origin or sex in the selection and retention of subcontractors including procurement of materials and leases of equipment. The Contractor will not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program, set forth in Appendix B of the Regulations. In addition, the Contractor will not participate either directly or indirectly in the discrimination prohibited by 23 CFR 200 (b).

(3) **Solicitations for Subcontracts, Including Procurement of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiations made by the Contractor for work to be performed under a subcontract, including procurement of materials or equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this contract and the Regulations relative to nondiscrimination on the ground of race, color, national origin or sex.

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

(5) **Sanctions for Noncompliance:** In the event of the Contractor's noncompliance with the nondiscrimination provisions of this contract, the DEPARTMENT shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to,

(a) withholding of payments to the Contractor under the contract until the Contractor complies, and/or

(b) cancellation, termination or suspension of the contract, in whole or in part.

(6) **Incorporation of Provisions:** The Contractor will include the provision of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, order, or instructions issued pursuant thereto. The Contractor will take such action with respect to any subcontract or procurement as the DEPARTMENT or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the State to enter into such litigation to protect the interests of the State, and in addition, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

APPENDIX B
CERTIFICATION FOR STATE REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS - PRIMARY COVERED TRANSACTIONS

The **Hall County on behalf of the Gainesville-Hall Metropolitan Planning Organization** as an Applicant for a Federal PL Fund grant or cooperative agreement, certifies to the best of its knowledge and belief, that its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal department or agency;

(2) Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State, or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph
(2) of this certification; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or Local) terminated for cause or default.

Where the State is unable to certify to any of the statements in this certification with respect to its principals, the State shall attach an explanation to this proposal.

THE **HALL COUNTY, ON BEHALF OF GAINESVILLE-HALL METROPOLITAN PLANNING ORGANIZATION** CERTIFIES OR AFFIRMS THE TRUTHFULNESS AND ACCURACY OF THE CONTENTS OF THE STATEMENTS SUBMITTED ON OR WITH THIS CERTIFICATION AND UNDERSTANDS THAT THE PROVISIONS OF 31 U.S.C. SECTIONS 3801 *ET SEQ.* ARE APPLICABLE THERETO.

Authorized Official

_____ _____

Date Executive Director

APPENDIX C
CERTIFICATION OF CONSULTANT
DRUG-FREE WORKPLACE

I hereby certify that I am a principal and duly authorized representative of **Hall County on behalf of Gainesville-Hall Metropolitan Planning Organization** whose address is **P.O. Box 1435, Gainesville, GA 30504** and further certify that:

(1) The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act," have been complied with in full; and

(2) A drug-free workplace will be provided for the consultant's employees during the performance of the contract; and

(3) Each subcontractor, if any, hired by the DESIGNATED AGENCY shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. The DESIGNATED AGENCY shall secure from that subcontractor the following written certification:

> "As part of the subcontracting agreement with the **Hall County on behalf of Gainesville-Hall Metropolitan Planning Organization** certifies that a drug free workplace will be provided for the subcontractor's employees during the performance of this contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated Section 50-24-3", and

(4) It is certified that the undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the contract.

_____ _____

Date Executive Director

APPENDIX D
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Name of Contracting Entity: **Hall County on behalf of the Gainesville-Hall Metropolitan Planning Organization**

Name and Contract No.: METROPOLITAN TRANSPORTATION PLANNING SERVICES CONTRACT – FISCAL YEAR 2027
Contract No. **48400-415-IGDPL2700042**

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or entity which is contracting with the Georgia Department of Transportation has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.GA. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the Georgia Department of Transportation within five (5) business days after any subcontractor is retained to perform such service.

_____
E-Verify Company Identification Number

_____
Signature of Authorized Officer or Agent

_____
Date of Authorization for E-Verify

_____
Printed Name of Authorized Officer or Agent

_____
Title of Authorized Officer or Agent

_____
Date

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

_____ DAY OF _____, 20__

_____
Notary Public

[NOTARY SEAL]

My Commission Expires: _____

AGENDA ITEM

Northeastern Judicial Circuit

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 504/2026

SUBJECT: Approve the ratification of the application, award, and any further supplemental funding from the Criminal Justice Coordinating Council (CJCC) for the FY 2027 Children in Need of Services (CHINS) Grants Program for the Hall County Juvenile Court for $74,730.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: AD

Recommendation:
Approve

Purpose of Request:
Approve the ratification of the application, award, and any further supplemental funding from the Criminal Justice Coordinating Council (CJCC) for the FY 2027 Children in Need of Services (CHINS) Grants Program for the Hall County Juvenile Court for $74,730.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

History:

This will be Hall County's second year applying for CHINS funding.

Facts and Issues:

Options:

The Children in Need of Services (CHINS) Grants Program provides funding for the implementation of programming for prevention from the juvenile justice system and intervention services for youth as alternatives to detention. Hall County will use the funds to provide critical wraparound services such as intensive case management, mental health counseling, educational support, and family-based interventions.

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

Approvals:

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

Attachments:

FY27 Hall County CHINS Application
FY27 CHINS RFP

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 504/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

Multiple Grants Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2600-JUVENILE COURT	331150-FEDERALâ€OPERATING INDIRECT	$-74,730.00
2027	250-MULTIPLE GRANT FUND	2600-JUVENILE COURT	521000-PROFESSIONAL SERVICES	$74,730.00

Budget Transfer Items:

Additional Information/Comments:

The period of performance for this grant is from October 1, 2026, to September 30, 2027.

Contact for Questions: RO

Phone:

FY27 DOJ CJCC CHINS
Hall County, Georgia Application

Project Description

Hall County's proposed CHINS project seeks to expand access to comprehensive, evidence-based services for Children in Need of Services (CHINS) youth by leveraging and extending successful programming currently offered to delinquency-involved youth. With grant funding, we will bridge a critical service gap for CHINS youth, who are often present with similar behavioral health, substance use, family conflict, and social-emotional needs but lack access to adequate interventions due to funding limitations.

The project will support the delivery of a robust continuum of care that includes clinical assessments, group-based interventions, specialty support circles, and family-focused programs. Services will include:

<u>Clinical Assessments:</u>

- *American Society of Addiction Medicine (ASAM) Substance Use Assessments: $150–$200 per youth*

These assessments will guide individualized service planning and ensure that youth are matched with the most appropriate interventions based on clinical need.

<u>Group & Workshop Services:</u>

- *Life Skills, Peer Pressure, and Decision-Making Workshops: $50–$60 per session per youth*

These structured group interventions are designed to reduce risk behaviors, enhance self-regulation, and promote healthy decision-making.

<u>Specialty Programs:</u>

- *Individual therapy: $100/session*
- *Substance Use Counseling: $90/session*

These supportive peer-based circles provide safe spaces for addressing past trauma, resilience-building, and emotional wellness.

<u>Family & Academic Support:</u>

We will also expand two high-impact support services to CHINS youth and their families:

- *Triple P (Positive Parenting Program) Level 5: One-on-one parent coaching and family stabilization*
- *Tutoring Services: Academic support to improve school engagement and performance*

These services are essential for addressing the systemic and familial contributors to CHINS involvement and are especially critical for youth at risk of deeper justice system involvement.

Need Statement

Children in Need of Services (CHINS) youth represent a highly vulnerable population, often facing complex challenges including family instability, truancy, mental health concerns, and exposure to unsafe environments. Despite the growing needs of these young people, our program's ability to offer meaningful, comprehensive support is significantly hindered by limited funding. At present, our only consistent source of revenue comes from supervision fees collected from families. This creates an inherent equity issue, as families with fewer financial resources may struggle to contribute, and the funds we do receive are insufficient to support the breadth of services CHINS youth require to succeed.

Due to these constraints, we are currently unable to provide critical wraparound services such as intensive case management, mental health counseling, educational support, or family-based interventions. These are proven strategies that help stabilize youth and reduce the likelihood of future system involvement. Without access to these supports, many CHINS youth remain underserved, at risk of escalating behaviors, and without the tools they need to build successful futures.

To better serve this population and prevent deeper penetration into the juvenile justice system, there is a clear and urgent need for expanded funding. Grant support would allow us to enhance service offerings, ensure equitable access regardless of a family's financial situation, and ultimately promote better outcomes for CHINS youth and our community.

Project Goals

By utilizing the services outlined in this application: Triple P Parenting Instruction, individual counseling, individual substance use counseling, individualized tutoring, and supportive group sessions, Hall County Juvenile Court seeks to reduce the juvenile recidivism rate, reduce overall commitments to DJJ, reduce the annual secure detention rate in Hall County, and reduce the annual secure confinement rate of Hall County. The services will also aim to reduce truancy and overall, CHINS referrals.

Project Activities & Services

1. **Describe the project's service delivery plan. In other words, explain how the agency will achieve project goals:**

The project will support the delivery of a robust continuum of care that includes clinical assessments, group-based interventions, specialty support circles, and family-focused programs. Services will include:

Clinical Assessments:

• American Society of Addiction Medicine (ASAM) Substance Use Assessments: $150–$200 per youth

These assessments will guide individualized service planning and ensure that youth are matched with the most appropriate interventions based on clinical need.

Group & Workshop Services:

• Life Skills, Peer Pressure, and Decision-Making Workshops: $50–$60 per session per youth

These structured group interventions are designed to reduce risk behaviors, enhance self-regulation, and promote healthy decision-making.

Specialty Programs:

• Individual therapy: $100/session

• Substance Use Counseling: $90/session

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Family & Academic Support:

We will also expand two high-impact support services to CHINS youth and their families:

• Triple P (Positive Parenting Program) Level 5: One-on-one parent coaching and family stabilization

• Tutoring Services: Academic support to improve school engagement and performance

These services are essential for addressing the systemic and familial contributors to CHINS involvement and are especially critical for youth at risk of deeper justice system involvement.

2. **State how services will be implemented or enhanced. Outline proposed programming, a timeline for implementing services, as well as an explanation of how youth will be identified and referred into services. Applicants must attach a process**

map for how referrals and services will be determined for the target population, where decisions are made for services and administration of the grant.

Services will be delivered in collaboration with existing providers. Youth will be referred based on risk and needs identified through initial assessments. Services will be offered at no cost to families to remove financial barriers to participation.

***3.*Explain how the plan for project activities will meet the target population's needs as described in the needs statement.**

The project activities outlined in this application will help to address familial instability through Triple P parenting with Wellroot Services. Truancy will be addressed through individual counseling, support groups, and tutoring services. Affected youth will also have wider access to mental health counseling and individualized substance abuse counseling. These evidence-based services will address the main drivers that create CHINS referrals.

4. How will the program overcome barriers of engaging the entire family?

Hall County Juvenile Court hopes to address the barrier of a lack of transportation to and from tutoring services by providing transportation services to families. Additionally, the services offered through Triple P parenting will allow families the opportunity to engage in a holistic and evidence-based manner.

5. Describe the primary roles and responsibilities for each grant-funded position *(ensure you to attach a job description for each position on the "Personnel" budget page).*

NA- all funding requested for Consultants/Contractors.

6. Explain how these cases (type of CHINS) are handled within your program.

The CHINS process begins based on the type of charge being considered—such as truancy, ungovernable behavior, or running away. The initial steps vary slightly depending on the nature of the charge.

Pre-Staffing:

- *Truancy Cases: A pre-staffing meeting is held with the school social worker who initiated the charge.*
- *Ungovernable or Runaway Cases: A pre-staffing meeting is conducted with the child and their family.*

Intake Decision:

Following the pre-staffing, an intake decision is made. This decision considers several factors including the specific charge, the child's age, behavioral history, and current circumstances.

Case Routing:

The case can proceed in one or two ways:

- *CHINS Panel Review:*
  - *If the case is routed to the CHINS Panel, the child and family participate in up to three review sessions. If the child successfully completes all conditions outlined in the CHINS Agreement, the case is dismissed. However, if the agreement is not fulfilled, the case is forwarded for formal court intervention.*
- *Formal Processing:*
  - *In some instances, the case is sent directly to formal court proceedings without panel review, depending on the intake assessment.*

CHINS Panel Composition:

The CHINS Panel includes representatives from a variety of agencies and organizations, such as:

- *Division of Family and Children Services (DFCS)*
- *Community service providers*
- *Public Defender's Office*
- *Office of the District Attorney*
- *School Social Workers*
- *Probation Officers*
- *Department of Behavioral Health and Developmental Disabilities (DBHDD)*
- *Local Interagency Planning Team (LIPT) Chairperson*

Target Population

1. **Provide a detailed description of the target population to be served during the grant period.**

The target population will be juveniles aged 6-16 in Hall County who are low-risk offenders. Typically, with a zero on the Delinquency Assessment Instrument (DAI). There are approximately 36,000 youths in that age range for Hall County, and at least 22% are affected by CHINS-related issues.

Sustainability Plan

1. **Describe the specific activities that will take place during this upcoming grant period to ensure sustainability, including any barriers for the program and how the organization intends to address said issues.**

The Hall County Juvenile Court has a multitude of community partners that support this program and other programs that are implemented to reduce youth recidivism in Hall County. The following community partners have provided support on various levels: Department of Juvenile Justice, Avita Community Partners, Hall County Public Defender's Office, Hall County District Attorney's Office, Hall County Family Connection, Hall County School System, Centerpoint Counseling, Impact Counseling, Gainesville City School System, Center for Hope and Healing, Grace Harbour, Inc., and Evidence Based Associates (EBA).

2. List the current juvenile related funding sources (state, federal, and/or private) and amount of funding for your organization.

Hall County Juvenile Court was awarded $450,000 for MST and FFT counseling services through CJCC's JJIG program. This funding only applies to high-risk youth.

3. Identify potential state, federal, and/or private funding streams for program support.

The Hall County Juvenile Court continues to research all funding opportunities. Support from the Criminal Justice Coordinating Council will be utilized when such funds become available. For FY2026, Hall County is requesting a total of $100,000 for its CHINS program. Federal grant opportunities will be diligently monitored by court direction.
There are multiple other potential funding streams that will continue to be explored by Hall County staff. Notably, many of the youth and families to serve in this program are also likely to be 'cross-over youth' involved with other public systems such as child welfare (Department of Families and Children) as well as the Juvenile Court.

4. **List the community partners and their description and contribution, if any, to the proposed program.**

The Hall County Juvenile Court has a multitude of community partners that support this program and other programs that are implemented to reduce youth recidivism in Hall County. The following community partners have provided support on various levels: Department of Juvenile Justice, Avita Community Partners, Hall County Public Defender's Office, Hall County District Attorney's Office, Hall County Family Connection, Hall County

School System, Centerpoint Counseling, Impact Counseling, Gainesville City School System, Center for Hope and Healing, Grace Harbour, Inc., and Evidence Based Associates (EBA).

Budget Narrative

- Tutoring Services = $55.00 per hour * 440 units = $24,200.00
    - Tutoring Services: Academic support to improve school engagement and performance
- Substance Abuse Assessments = $200.00 per assessment*27units = $5,400.00.
    - These assessments will guide individualized service planning and ensure that youth are matched with the most appropriate interventions based on clinical need.
- Parenting Instruction = $75.00 per session * 110 units = $8,250.00.
    - Triple P (Positive Parenting Program) Level 5: One-on-one parent coaching and family stabilization.
- Individual Counseling = $90.00 per session * 330 sessions = $29,700.
    - These supportive peer-based circles provide safe spaces for addressing past trauma, resilience-building, and emotional wellness.
- Life Skills Guidance = $60.00 per session * 83 sessions = $4,980.
    - These structured group interventions are designed to reduce risk behaviors, enhance self-regulation, and promote healthy decision-making.
- WEGO Transportation = $5.00 per ride * 440 rides = $2,200.00.
    - This line item will provide transportation for participants at no cost to the family.

Total Federal Request: $74,730.00
Total Cost Share/Match Amount: $0.00
Total Project Cost: $74,730.00

CJCC Budget Detail Worksheet

Agency Name:	Hall County Juvenile Court
Subgrant Number:	
Project Name:	Hall County CHINS Grant Application
Select grant type:	

Purpose: This Budget Detail Worksheet is used to verify all Subgrant Expenditure Requests (SERs) and to determine whether costs are allowable, reasonable and justified. Please fill it out completely with the Subgrant Adjustment Request (SAR) #1 in your award packet and for each subsequent SAR that requires a budget change. All required information must be present in the budget narrative, regardless of format.

NOTE - If you need extra lines in the spreadsheet under one of the categories: 1) Highlight an entire row or block of lines within the same category 2) Keeping your mouse over the highlighted row or block, right click and select the copy option by left clicking 3) Next, right click with your mouse again on the highlighted row or block and chose the option "insert copied cells" by left clicking If you selected only a block and not the entire row, a new tile will open up and select the option "Shift cells down" and click OK. Use of this technique will ensure that you don't change the formulas inserted in the spreadsheet.

A (1). Personnel-- List each position by title and name of employee, if available. In order to calculate the budget enter the annual salary and the percentage of time to be devoted to the program. Compensation of employees engaged in program activities must be consistent with that for similar work within the applicant agency.

Title	First and Last name	Salary Rate	% Time to Project	Select Pay Period Frequency	Cost	Match?
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A

Title	First and Last name	Hourly wage	Hours per week on project	Weeks worked annually	Select Pay Period Frequency	Cost	Match?
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
				PERSONNEL TOTAL		**$0**	

A (2). Volunteers -- If applicable, simply enter the number of hours of service volunteers will perform. Volunteers must be valued at $15/hour unless approved by CJCC staff for a higher rate. Do not change the drop-down selection box from "In-kind" or your match will not calculate correctly.

	Hours	Rate	Total value	Match
Volunteers			$ -	In-Kind
	VOLUNTEERS TOTAL		**$0.00**	

A (3). Fringe-- Amounts should be based on actual costs or a formula for personnel listed above, utilizing the percentage of time devoted to the program. Fringe benefits on overtime hours are limited to FICA, Worker's Compensation and State Unemployment Compensation. Costs included within this category are: FICA (employer's portion of Social Security and Medicare taxes), employer's portion of retirement, employer's portion of insurance (health, life, dental, etc.), employer's portion of Worker's Compensation and State Unemployment Compensation.

Title	First and Last name	Total annual salary or wages	Select fringe type	Enter rate of each fringe benefit as a pecentage of salary or wages	% Time to Project	Cost	Match?
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
						$0.00	N/A
					FRINGE TOTAL	**$0.00**	

PERSONNEL GRAND TOTAL	**$0**

B. Travel-- Funds must be budgeted in compliance with State of Georgia Statewide Travel Regulations. Itemize travel expenses of program personnel by category (e.g. mileage, meals, lodging, incidentals, and airfare) and purpose (e.g. training, field interviews, and advisory group meetings) and identify the location, if known. For training programs, list travel and meals for participants separately. Show the budget calculation (e.g. six people attending three-day training at $X airfare, $X lodging, $X meals/ incidentals). **If selecting "airfare" enter 1 in the nights/days field and use the round-trip costs.** Please note that the maximum reimbursement rate is $0.565 per mile, but if your agency's reimbursement rate is lower you must use that

Trainings and Conferences ***All trainings and conferences must be pre-approved by submitting an agenda to your Specialist or Auditor.*

Purpose of Travel	Staff member	Item	Cost	# Individuals	# Nights/Days	# Trips	Cost	Match?

							$0.00	**N/A**
							$0.00	**N/A**
							$0.00	**N/A**
							$0.00	**N/A**
							$0.00	**N/A**

Mileage

Purpose of Travel	Staff member	Location or Coverage Area	Cost per mile	Miles per grant year	Total Cost	Match?
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
				TRAVEL TOTAL	**$0.00**	

C. Equipment-- List non-expendable items to be purchased. Applicants should analyze the benefit of purchased versus leased equipment, especially high cost and electronic or digital items. Explain how the equipment is necessary for the success of the program. Show the budget calculation. Attach a narrative describing the procurement method to be used. Please note that all items must be greate than or equal to $10,000 per unit to be classified as equipment. Otherwise please list items in "Supplies."

Equipment Item	Cost per Unit	# Items	Vendor	Cost	Match?
				$0.00	N/A
				$0.00	N/A
				$0.00	N/A
				$0.00	N/A
			EQUIPMENT TOTAL	**$0.00**	

D. Supplies-- List items by type (e.g. office supplies, postage, copier usage, training supplies, publications, audio/video (batteries, film, CD/DVD's, etc.), office furniture, computer software, educational/therapeutic supplies, uniforms, weapons (law enforcement and prosecution units only). Show budget calculation. For example, where an item is office supplies, enter $100 for cost per unit; "month" for define unit; 12 for # units, and Office Palooza for Vendor. Leave "define unit" blank if not applicable.

Item	Cost per unit	# Units	Vendor	Cost	Match?
				$0.00	N/A
				$0.00	N/A
				$0.00	N/A
				$0.00	N/A
			SUPPLY TOTAL	**$0.00**	

E. Printing-- List items by type (e.g. letterhead/envelopes, business cards, training materials). Show budget calculation. For example, where an item is business cards, enter $15 for cost per unit; "box" for define unit; 2 for # units, and Print Mania for Vendor. Leave "define unit" blank if it is not applicable.

Item	Cost per unit	# Units	Vendor	Cost	Match?
				$0.00	N/A
				$0.00	N/A
				$0.00	N/A
				$0.00	N/A
			PRINTING TOTAL	**$0.00**	

F. (1) Other Costs-- List items by type (e.g. real property lease, repairs/maintenance, utilities, copier rental/lease, postage meter, insurance & bonding, dues & subscriptions, advertising, registration fees, film processing, notary services, public relations, communication services - indicate if DOAS is provider). Show budget calculation. For example, provide the office space square footage and the lease rate or provide the monthly lease amount and the number of months leased. For unit enter time period as applicable (i.e., "month" for utility costs) or leave blank for items such as registration that require a one-time fee.

Item	Cost per unit	# of Units	% Charged to Grant	Vendor	Cost	Match?
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
				F. (1) Subtotal	**$0.00**	

F. (2) Consultant Fee: Enter the name, if known, and service to be provided. Show the budget calculation; for example, the hourly or daily rate (8 hours) multiplied by the estimated number of units (eg., 1 hour of therapy).

Name of Consultant	Service Provided	Cost per unit	Define Unit of Service	# Units	Cost	Match?
TBD	Tutoring Services	$55.00	Youth	440.00	$24,200.00	N/A
WeGo	Transportation Services	$5.00	Ride	440.00	$2,200.00	N/A
TBD	Parenting Instruction	$75.00	Session	110.00	$8,250.00	N/A
TBD	Counseling	$90.00	Session	330.00	$29,700.00	N/A
TBD	Substance Abuse Assessments	$200.00	Assessment	27.00	$5,400.00	N/A
TBD	Life Skills Education	$60.00	Session	83.00	$4,980.00	N/A
			F. (2)Subtotal		**$74,730.00**	

F. (3) Contracts: Provide a description of the product or service to be procured by contract and a cost estimate. Applicants are strongly encouraged to use a competitive procurement process in awarding contracts. A separate justification must be provided for sole source contracts in excess of $100,000.

Name of Consultant	Service Provided	Cost per unit	Define Unit of Service	# Units	Cost	Match?
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A
					$0.00	N/A

					$0.00	N/A
				F. (2)Subtotal	$0.00	

F. (4) Indirect Cost: If your agency has a negotiated rate, a copy of the Indirect Cost Rate Agreement must be submitted with your contract budget. Applicants may elect to use an amount up to the ten percent (15%) de Minimis rate of their Modified Total Direct Costs (MTDC) base. MTDC includes the cost of salaries, wages and fringe benefits of personnel that work directly on the project, and other operational costs such as supplies, printing, and travel that are directly related to the project. To use the de Minimus indirect cost rate complete the MTDC Calculator in the next tab. When you have completed this calculator, the total indirect cost will transfer to the space below.

Indirect Cost	**$0**

F. OTHER TOTAL	**$74,730**

G. Match Waiver: If your agency would like to request a match waiver, you should submit a letter, on your agency's letterhead, to the Georgia Criminal Justice Coordinating Council (CJCC). The letter should outline the reasons why your agency will have trouble meeting the full match requirement and should indicate the amount of match you are able to provide for the

G. Match Waiver Amount:	

Budget Summary--When you have completed this budget worksheet, the totals for each category will transfer to the spaces below. The total costs and total project costs will be computed via Excel formula. Indicate the amount of grant funds requested and the amount of non-grant funds that will support the project.

Budget Category		Amount	
A. Personnel and Fringe		$0	
B. Travel		$0	
C. Equipment		$0	
D. Supplies		$0	
E. Printing		$0	
F. Other		$74,730	
TOTAL PROJECT COSTS		$74,730	
Award		FALSE	
Match Amount		FALSE	
Match Breakdown	Cash	$0	#DIV/0!
	In-Kind	$0	#DIV/0!

Budget Narrative

Tutoring Services = $55.00 per hour *440 units = $24,200.00. Tutoring Services: Academic support to improve school engagement and performance Substance Abuse Assessments = $200.00 per assessment * 27 units = $5,400.00. These assessments will guide individualized service planning and ensure that youth are matched with the most appropriate interventions based on clinical need. Parenting Instruction = $75.00 per session * 110 units = $8,250.00. Triple P (Positive Parenting Program) Level 5: One-on-one parent coaching and family stabilization. Individual Counseling = $90.00 per session * 330 sessions = $29,700. These supportive peer-based circles provide safe spaces for addressing past trauma, resilience-building, and emotional wellness. Life Skills Guidance = $60.00 per session * 83 sessions = $4,980. These structured group interventions are designed to reduce risk behaviors, enhance self-regulation, and promote healthy decision-making. WEGO Transportation = $5.00 per ride * 440 rides = $2,200.00. This line item will provide transportation for participants at no cost to the family.

NOTE: If a Non-Grant expense amount is entered, make sure those items for which they will be used must be incorporated into your overall budget. Indicate clearly throughout you budget narrative and detail worksheet for which items these funds will be used.

Sommer Green (Finance)

From: NoReply_grantsportal@cjcc.ga.gov
Sent: Friday, July 24, 2026 12:13 PM
To: Sommer Green (Finance)
Subject: CHINS-2027-078 has been successfully submitted to CJCC

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.

Hall County Juvenile Court's application for 2027 Children in Need of Services Grants Program Request for Proposals, CHINS-2027-078 has been successfully submitted to CJCC for review.

BRIAN P. KEMP
GOVERNOR

JAY NEAL
DIRECTOR

The Criminal Justice Coordinating Council (the Council) is pleased to announce that it is seeking applications for competitive funding for local jurisdictions within the State of Georgia under the Office of Justice Programs (OJP), U.S. Department of Justice (DOJ), Office of Juvenile Justice and Delinquency Prevention (OJJDP) (CFDA 16.540).

FY2027 Children in Need of Services (CHINS) Grants Program Request for Proposals

Eligibility

Applicants are limited to local county commissions/boards of commissioners, city governments, or school districts. The availability of funds is dependent on appropriations from OJP. The Office reserves the right to reduce the amount of funds available based on government budgetary actions. The U.S. Department of Justice, Office of Juvenile Justice and Delinquency Prevention, administers these funds at the national level.

Deadline

Applications are due by Wednesday, July 22, 2026 at 4:00 p.m.

Available Funding

Maximum Dollar Amount per Award
Rural: maximum - $50,000
Non-rural: maximum - $100,000

The amount to be awarded to each agency will be determined by the Council under the advisement of the Juvenile Justice State Advisory Group.

Award Period

October 1, 2026 – September 30, 2027

Contact Information

For assistance with the requirements of this solicitation, contact:
Stephanie Mikkelsen at Smikkelsen@cjcc.ga.gov

Release Date: May 1, 2026

THIS IS A FEDERAL GRANT SUBJECT TO FEDERAL RULES AND REGULATIONS

SECTION I: OVERVIEW AND INSTRUCTIONS

Eligible Applicants

Eligible applicants are limited to local units of governments (i.e. County Board of Commissioners, Board of Education, etc.) Priority will be given to applicants who have partnerships and/or letters of support with multiple agencies (i.e. juvenile court with law enforcement, or school with juvenile court).

This grant is open to new and returning applicants.

The Children in Need of Services (CHINS) Grants Program

The Children in Need of Services (CHINS) Grants Program provides funding for the implementation of programming for prevention from the juvenile justice system and intervention services for youth as alternatives to detention. Funding will be used to promote programming related to CHINS. Programming should be evidence supported or evidence based. Additionally, applicants may include time of a personnel position for the administration purposes of this grant, however, applications prioritizing funds for direct service will be prioritized.

Criminal Justice Coordinating Council

The Criminal Justice Coordinating Council is designated by the Governor of Georgia as the State Administering Agency for criminal justice and victims' assistance programs. Created by the General Assembly (O.C.G.A. § 35-6A-2), the Council is comprised of twenty-seven members representing various components of the criminal justice system.

Overview of the State of Georgia's Juvenile Justice State Advisory Group

The Juvenile Justice State Advisory Group (SAG) is a Governor appointed body which provide expertise for juvenile justice efforts across the state of Georgia. The SAG will serve as the advisory body to the Council for the grant award.

How to Apply

Interested applicants should review the Children in Need of Services (CHINS) Grants Program Packet in its entirety, and submit the completed application, including the requested information and all required attachments.

This application will be submitted through the new grants management system, https://grantsportal.cjcc.ga.gov/. The application must be completed and submitted in accordance with the RFP guidelines in order for the submission or proposal to be considered for funding. Before you submit, review your application from start to finish to ensure you submit complete and accurate information. **It is recommended that applicants allow adequate time to complete the application. Applications must be submitted using the required format.** Any

application that does not adequately answer all applicable questions will be considered incomplete and may not be reviewed for funding.

If the applicant is not the authorized official, the Criminal Justice Coordinating Council recommends the implementing agency applies on behalf of authorized official. The applicant **must** have permission by the authorized official to apply.

SECTION II: APPLICATION PROCESS

Application Review

Applications will be reviewed and assessed by the Council and the SAG members and its designated representatives who will consider the following:

1. Overall quality and completeness of the application;
2. Demonstration of clear, measurable and appropriate standards;
3. Demonstration of need including geographic location, local demographics, local statistics, other financial resources, etc.;
4. Adequate correlation between the cost of the project and the objective(s) to be achieved.

Only complete applications received by the deadline will be reviewed. **When an application is received by the Council, there is no commitment on the part of the Council to fund an application or to fund it at the amount requested**. Decisions related to these budget areas are based on both eligibility and reasonableness. The Council has full discretion to determine the reasonableness of budget items based on both objective and subjective decision-making tools. See "Restrictions on Use of Funds" subsection below to determine whether budget items requested are allowable prior to submitting your budget.

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

Competitive Funding Decisions

All funding decisions related to the program application received in response to this solicitation are made by the Council, based on the availability of funding and recommendations by the SAG. The Council will inform the applicant of funding decisions through a grant award. Applicants should not make assumptions regarding funding decisions until they have received official written notification of award or denial signed by the CJCC Executive Director.

Once an award is made, it is within the discretion of the Council to determine that a subgrantee is not compliant with applicable policies. Upon such a determination, the Council may terminate further funding and require reimbursement of grant funds. Each year, CJCC will release a RFP for continuation of funds for grantees to apply for funding the following year, for a total of three years. Once an award is made, it is within the discretion of the Council to determine that a subgrantee is not compliant with applicable policies. Upon such a determination, the Council may terminate further funding and require reimbursement of grant funds.

Priority consideration will be given to applications which partner with school systems to prevent and reduce violence and support mental health needs of at-risk within the schools.

Allowable Funds
Funds for this award can be used for delinquency prevention and alternatives to detention programming as well as training cost, supplies, travel, and grant administration.

Restriction of Funds
Grant funds cannot be used for: office space, utilities, food, furniture, the purchase of vehicles, weapons, overall agency supplies, and construction projects. Please note, this is not an exhaustive list. Please contact the assigned CJCC contact if you have any questions.

Supplanting of Funds
Funds cannot replace or supplant federal or nonfederal funds that have been appropriated for the same purpose.

Match Requirement
No match is required under this program.

Award Notification
Notification of award funding will be made **no later than September 16, 2026.**

SECTION III: POST-AWARD REQUIREMENTS

The Children in Needs (CHINS) Grants Program Subgrantee Workshop
As a requirement of the grant, all counties selected for funding will be required to attend a workshop to discuss the purpose of the grant.

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

Special Conditions
At the time of the subgrant award, the Council will assign special conditions as deemed appropriate for the program. The special conditions will outline the subgrantee's responsibilities, as well as federal and state regulations that must be adhered to, as a condition of accepting the grant award for the approved program. The special conditions will be included in the award packet and must be reviewed, signed, and returned to the Council within **forty-five (45) days** of the award date. The Council may assume your court rejects the grant award if these acceptance documents are not received by this submission deadline.

Per DOJ requirements, awardees will be required to have background checks on all personnel who will be directly interacting with the youth through this grant.

This is a federal reimbursement grant. Potential subgrantees are expected to abide by federal rules and regulations.

Fiscal Accountability

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

- Separate accountability of receipts, expenditures, disbursements, and balances. CJCC recommends creating an account in your accounting system for each grant using the grant number provided by CJCC.
- Itemized records supporting all grant expenditures in sufficient detail to show exact nature of activity.
- Data and information for each expenditure with proper reference to a supporting voucher or bill properly approved.
- Maintenance of billing records for project related expenses (i.e. service invoices)
- Provisions for payment by check (as applicable).

Subgrantees will select whether they would prefer to be reimbursed for grant expenses on monthly or a quarterly basis once awarded.

Risk Assessments

As a requirement of federal funding, prior to being awarded, grantees must complete the CJCC Risk Assessment.

Site Visits

Awarded grantees will receive programmatic and fiscal site visits as required. These may be in person or virtual.

Performance Measures and Reporting Requirements

Performance measurement can be defined as the process of routinely measuring the outputs and outcomes produced by a program, thereby allowing one to assess the effectiveness of program investments and activities. It has been found that measuring performance builds consensus and commitment within the justice community, assists with the goal of obtaining and allocating resources, demonstrates success, and improves accountability.

The Department of Justice, the federal entity that administers the Delinquency Prevention Grant Program, has developed performance measures for all funded program types. As such, the Council requires that all funded subgrantees complete a quarterly statistical report using DOJ's Performance Measurement Tool (PMT) that will be submitted to your CJCC contact The PMT will ultimately help states produce evidence-based guidance on monitoring and evaluating all programs.

PMT reporting is completed based on grant-funded activities. Reporting will be due:

Reporting Period	Due Date
October 1 – December 31	January 30

January 1 – March 31	April 30
April 1 – June 30	July 30
July 1- September 30	October 30

SECTION IV: PROGRAM DESIGN

Purpose

The overarching goal of this grant program is prevent CHINS youth from becoming further involved in the juvenile justice system, and improve community-based support for these youth while reducing unnecessary out-of-home placements, and better serve youth in the community.

The purpose of this grant opportunity is to provide funding for local programs designed to serve CHINS youth in the community. Applicants are encouraged to examine their local data to understand the profiles of youth who have a CHINS compliant filed, and who, with appropriate services, could have received services in their community. Recipients of this grant opportunity will be employing evidenced-supported and/or evidence-based programming appropriate to the needs of youth in the community.

Considerable evidence has shown that assessing each youth's need can help with classifying youth for appropriate levels/types of programming, as well as the necessary intensiveness of services. The challenge of this population is determining if the behavior is: "normal" teen behavior; a youth or family in crisis; or a youth who is a victim of abuse or neglect. Various acts of CHINS can be related to underlying issues in a child's life.

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

Communities applying for these funds will be expected to bring together system stakeholders, community leaders, and residents to identify and access existing local resources for the development of a multifaceted response to prevent further penetration in the justice system. Research shows that by implementing community-based and family-focused alternatives to court intervention, the state can reduce court caseloads, lower government costs, and provide meaningful and lasting support to children and families. Features of systems include: diversion from court, immediate response, triage process, accessible and effective services, and ongoing internal assessments.

By employing targeted and intentional programming for appropriate youth along with community support, the State of Georgia will increase public safety while decreasing recidivism among juveniles in the juvenile justice system.

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

For the purposes of this solicitation, prevention and alternatives to detention strategies should target to middle and high school age youth (ages 11–17).

Program Period
This grant award period covers October 1, 2026 through September 30, 2027.

Target Population
Youth (11-17 years of age) who are at risk to become involved with or prevent the further involvement with the juvenile justice system.

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

Goals

- Reduction in juvenile delinquency and recidivism.
- Implement services with fidelity.

Objectives

- Decrease the number of CHINS cases becoming further involved with the justice system.
- Increase protective factors to prevent delinquent behavior by youth.
- Provide child and family focused services to target population.
- Establish partnerships with local level-based organizations or service providers.

SECTION V: APPLICATION FORM
Interested applicants should review the Program Packet in its entirety, and submit the completed application, including the requested information and all required attachments.

- **General:** Clarify if you plan to create or expand a current program and provide the estimated number of youth served by program.
    - Have you previously been awarded funding from this grant program, or is this your first time applying?
        - Continuing Applicant or New Applicant
    - Are you planning to create a new or expand a current program?
    - Who will render services?

- **Project Description:** Provide a description of the project including the agency's name, agency type, and year founded. Include the geographic area targeted, estimated number of

individuals who will be served during the grant period, and relevant characteristics of the target population.

- **Target Population:** Provide a detailed description of the clearly defined target population to be served in the grant period, include the following:
    - Applicants must select which type of CHINS the proposal shall target from the list below.
        - Truancy
        - Habitually disobedient or ungovernable
        - Runaway
        - Loitering
        - Other
    - Please provide the number of CHINS offenses (based on the proposal target area) over the last three years. This data should include both complaints, petitioned, and/or adjudicated cases.
    - Number of projected youth to be served.
    - Target group/age range a) 11 - 14 years of age; b) 14 – 17 years of age; or c) 11 – 17 years of age
    - Gender: a) male only; b) female only; or c) male and female
    - County or counties to be served (please only apply for counties you are able to serve)
    - Other demographics, including at-risk population(s)
    - List assessment instruments to be used for selected target population and how they will be used to screen youth. If no screening tools are used, please explain how services will be determined.

- **Needs statement**:
    - Provide a statement of the specific problem(s)/gap(s) the project will address. Include data that supports this claim. Only use data that is verifiable and relevant to the target population. For example, do not use statewide data for a local problem statement and do not use national data for a statewide problem statement. This section should also discuss any previous or current attempts to address the need and provide an overview of existing system resources to identify gaps/barriers in available resources.

- **Project goals**:
    - State the goals of the proposed project. Explain how the project goals will meet the needs of the project's target population and/or impact the proposed service area. Include any accomplishments from previous years. For example, an estimated number of participants to be served during the grant period and the anticipated outcomes. Outcomes are defined as changes in attitudes, knowledge, skills, behaviors, and conditions. Goals must be specific, measurable, action-oriented, reasonable, and time-sensitive having performance indicators. Please prepare to explain in the evaluation plan section.

- **Project activities and services:**
    - Describe the project's service delivery plan. In other words, explain how the agency will achieve project goals.
    - Explain how these cases (type of CHINS) are handled within your agency.
    - State how services will be implemented or enhanced. Outline proposed programming, a timeline for implementing services, as well as an explanation of how youth will be identified and referred into services. Applicants must attach a process map for how referrals and services will be determined for the target population, where decisions are made for services and administration of the grant.
    - Explain how the plan for project activities will meet the target population's needs as described in the needs statement.
    - How will the program overcome barriers of engaging the entire family?
    - Staffing: Describe the primary roles and responsibilities for each grant-funded position. Attach a job description for each position discussed.

- **Other**
    - Does your county have a designated CHINS Coordinator?
    - Does your county currently have a CHINS Protocol?
    - Does your county currently have a Student and School Climate Committee (please note, these may also be called Student Attendance Committees, School Climate Tasks Force, etc.)?
    - Does your county have a Student and School Climate Protocol?

- **Sustainability:**
    - Describe any barriers to implementation experienced in Year 1.
    - Describe any successes to implementation experienced in Year 1.
    - Describe the specific activities that will take place during this upcoming grant period to ensure sustainability, including any barriers for the program and how the organization intends to address said issues.
    - List the current juvenile related funding sources (state, federal, and/or private) and amount of funding for your organization.
    - Identify potential state, federal, and/or private funding streams for program support.
    - List the community partners and their description and contribution, if any, to the proposed program.

Attachments

- Budget - All applicants must attach a budget using the provided **Budget Detailed Worksheet**. All line items within the budget are subject to review and approval. Decisions related to these budget line items are based on federal program guidelines, justification of costs in relation to project activities, and reasonableness of costs based on current market rates.
- CHINS Process Map. This should outline the process from a complaint to services ending

for a youth.

- Letter of Support (if available)
- MOU/Contracts - Please attach any contract or MOU between your agency and the established service providers. (if available)
- Job Description (if applicable)
- Personnel Description (if applying for 50% of a personnel position)
- Program timeline
- Federal Forms

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 499/2026

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

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: KA

Recommendation:
For Public Hearing only. This item will be presented to the Board of Commissioners for a vote on August 27, 2026.

Purpose of Request:
Public Hearing to amend the Hall County Forward 2045 Comprehensive Plan.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Public Engagement Summary Report
Comprehensive Plan Changes

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

PLANNING & ZONING DIRECTOR
Katie G. Ahmed

Hall County Government

Planning and Zoning

Comprehensive Plan & Unified Development Code
2026 Amendments

July 8, 2026
RE: Public Engagement Summary Report

Purpose

Hall County conducted a series of public engagement activities as part of the ongoing Comprehensive Plan Minor Update and Unified Development Code (UDC) Update. The purpose of these efforts was to provide residents, property owners, businesses, and stakeholders an opportunity to review proposed updates and provide feedback prior to final consideration.

Participation Summary

Hall County hosted three public engagement meetings throughout the county. A total of 173 individuals attended the meetings and participated in discussions regarding the proposed updates.

Public comments were accepted through online submissions, written comment forms, and email correspondence.

Participation totals included:

- Public Meeting Attendance: 173 participants
- Total Comments Received: 255 comments
    - Online Comments: 159
    - Written Comment Forms: 86
    - Email Comments: 10

Major Themes Identified

Staff identified several recurring themes from the comments received:

- Data Centers

Data centers generated the highest volume of public comments. Concerns focused on water consumption, energy demand, infrastructure impacts, environmental impacts, noise, and potential impacts to Lake Lanier. Several commenters expressed opposition to future data center development, while others supported maintaining strong regulations and oversight.

- Growth and Residential Development

Comments focused on traffic, school capacity, infrastructure limitations, development density, and preservation of Hall County's character.

- Infrastructure and Growth Management

Residents emphasized the importance of coordinating future growth with transportation, utilities, schools, and public services.

- Public Engagement and Communication

Many participants requested continued public involvement and clearer explanations of planning terminology, development regulations, and future growth expectations.

Next Steps

Staff is evaluating potential revisions to the draft Comprehensive Plan and UDC updates based on public feedback. Feedback received through the public engagement process will be considered as part of the final recommendations presented to the Hall County Board of Commissioners.

Potential revisions currently under consideration include:

- Additional provisions to clarify regulations for small-scale data centers.
- Revisions to Residential Single Family (R-SF) zoning to better align with existing Planned Residential development (PRD) Zoning.
- Adding definitions and explanatory language for Activity Centers and Urbanized Areas within the Comprehensive Plan.

Staff also identified valuable feedback related to growth management, development patterns, infrastructure capacity, and preservation of community character that warrant additional evaluation and public discussion, which will help inform the upcoming Major Comprehensive Plan Update, anticipated to begin following the July 23 Board of Commissioner public hearing.

In addition, a Frequently Asked Questions (FAQ) document has also been prepared to address common questions and provide additional clarification regarding the proposed updates.

Hall County appreciates the participation of all residents, stakeholders, property owners, businesses, and community partners who contributed to this process.

For questions, please contact: planhall@hallcounty.org

Regards,
Vamsee Polamarasetty
Senior Planner

Exhibits Attached

- Frequently Asked Questions
- Public Comment Map by Zip Code
- Public Comment Data

Frequently Asked Questions

General Questions

- **What is the timeline on these proposed changes to the UDC?**
  - Following the completion of public engagement activities, staff is reviewing comments and identifying potential revisions to the draft documents. The revised drafts are anticipated to be presented to the Board of Commissioners for consideration in August 2026.
- **Why are these changes being proposed?**
  - Following recent suspension on higher-density residential developments and data centers, Hall County initiated these updates to establish long-term development standards that address community concerns while supporting future planning efforts, including the upcoming 2027 Comprehensive Plan Update.

Zoning Districts

- **Why move from Planned Residential Developments to these new zoning districts?**
  - The proposed districts establish clear standards for different housing types while improving predictability for residents, developers, and staff. The districts also provide guidance regarding appropriate locations for development, encouraging growth in urbanized areas while reducing development pressure in rural areas.
- **What is considered urbanized and who determines this designation?**
  - Urbanized Areas generally include locations with existing development patterns, infrastructure availability, and higher concentrations of population or housing. These areas are identified using available data, including Census information, existing development patterns, and local planning analysis. These boundaries are determined by the US Census Bureau.

Planned Development Districts

- **Why keep Planned Developments if new residential zoning districts are being created?**
  - Planned Development Districts will be reserved only for exceptional cases which genuinely require flexibility. These proposals must demonstrate design quality and tangible public benefit, while still being context-specific and aligning to Comprehensive Plan goals.

Data Center

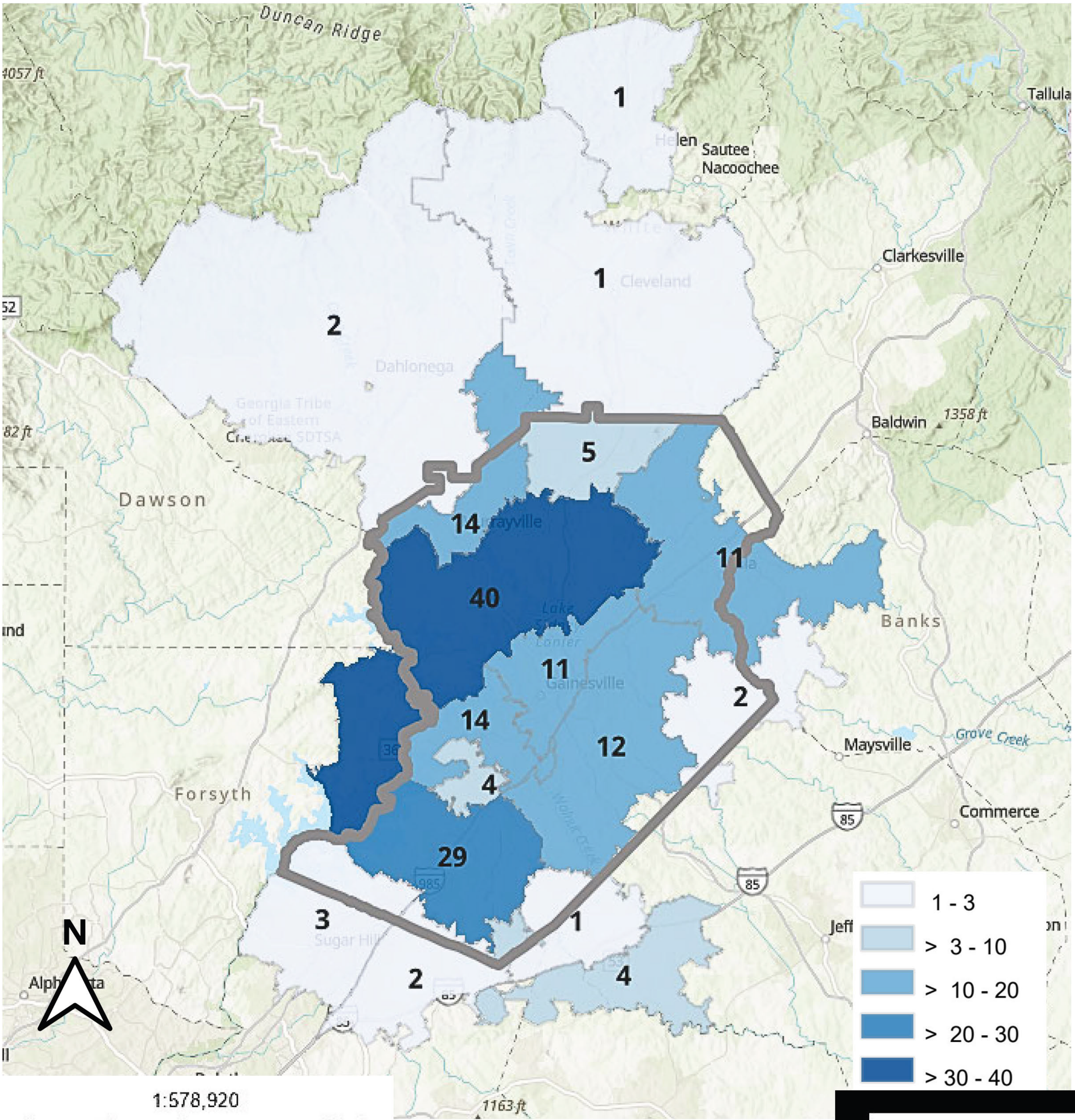
- **Why can’t hall county simply prohibit data centers?**
  - The Board of Commissioners ultimately determines land use policy. At this time, staff has been directed to prepare development standards for data centers because the current UDC does not contain regulations for these uses. Adoption of a data center ordinance does not guarantee approval of any future project, as individual proposals would still require a Special Use Permit and public hearings.
- **Who pays for the infrastructure improvements associated with a data center?**
  - Developers are responsible for the costs associated with infrastructure improvements required to serve a proposed project, including utilities and site-related improvements necessary to support development.
- **How will data center standards be monitored?**

    - The proposed ordinance requires annual reporting to the Planning and Zoning Department. These reports would be reviewed to verify compliance with approved development plans, zoning conditions, and applicable ordinance requirements. Hall County will contract with qualified consultants and engineers to review all required studies and annual reports. The cost of these reviews will be reimbursed by the applicants.
- **Are data centers less than 20,000 square feet permitted by right?**
    - Smaller data centers are often accessory uses associated with another principal use on a property. However, standalone facilities require special use approval. Staff is considering additional ordinance language to provide greater clarity regarding smaller-scale data centers.

Reversion

- **Will economic benefits be considered before a zoning approval is reverted?**
    - Yes. As part of the reversion review process, staff may evaluate factors such as economic impacts, consistency with the Comprehensive Plan, and community benefits. Staff recommendations would be provided to the Board of Commissioners, which retains the final decision-making authority.
- **If a project is consistent with the Comprehensive Plan, can the zoning approval remain in place?**
    - Consistency with the Comprehensive Plan will be considered during the reversion review process. Staff analysis and recommendations would be presented to the Board of Commissioners, who will have final determination whether the existing approval should remain in effect.

Public Engagement Online Comments by ZIP Code



Map showing public engagement comments received online, filtered by ZIP Code.
These comments were for 2026 UDC and Comprehensive Plan updates.

Hall County 2026 Long Range Updates

HALL COUNTY
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We have it all in Hall

ID	Format	ZIP	Comment on the Reversion Ordinance	Comment on the Data Center Ordinance	Comment on RSF and RTH ordinances	Comment on the Residential Mixed (RX) ordinance	Comment on the Residential Multi-Family ordinance	Comment on the Mixed-Use (MU) ordinance	Comment on the Planned Development (PD) District updates	Comment on Article 7 updates	Comment on Article 8 updates	Comment on the Comprehensive Plan minor adjustments
143603	Online	30542										Why do we spend money to create a comprehensive plan, only to have almost all submissions require a deviation from it? If we have a plan - STICK TO THE PLAN - NO ALLOWANCES
143746	Online	30519	site development entitlements, mostly for clients, but on occasion as the developer, also. It is my opinion that this Reversion Ordinance is extremely short sighted. It is as if the thinking is "once the rezoning occurs, the starter pistol is fired and everyone is immediately working to put a bulldozer in the dirt". In 2015, we purchased a 50 ac tract on Lake Lanier from a family that had owned it for years. It was zoned RL. There was time spent considering how we were going to serve the lots with SS, which would have required a pump station, outfall SS easements. Then we decided that the best measure was large lot layout. We had to find a development partner that saw our vision and was willing to partner with us. Then we put together the layout and began discussions with the county on design - how to access the property. The decision was made (and the county agreed) that we would build a roundabout on Chattahoochee Road.									
143796	Online	30564		Staff and County Commissioners: Thank you for the opportunity to provide comments regarding the proposed data center ordinance draft. After reviewing the document, I would like to share several observations, concerns, and recommended revisions. I appreciate that this draft ordinance is more detailed in certain areas than those adopted by many other counties. That said, I believe there are still several provisions that should be strengthened to better protect Hall County residents and the community as a whole. I also want to emphasize that nearly all Hall County residents are strongly opposed to having a data center in our county. In my view, the strongest position would be for Hall County to prohibit data centers altogether. However, because a draft ordinance has been prepared, it is clear that county officials are moving								
143911	Online	30504		We absolutely do not want ANY data centers of ANY size here. Data centers generate persistent, low-frequency hums (often around 40 to 60 dB) caused by massive server cooling fans and backup generators. These low-frequency sounds travel for miles and easily penetrate walls. Infrasoundâ€"sound below the human hearing thresholdâ€"is also increasingly reported to cause vertigo, headaches, and sleep disruption. We would be exposed to this disturbance 24 hours a day, 7 days a week. Their drain on our water supply will be unsustainable even if we werenâ€™t in a severe drought status, and our electricity bills are already hideously expensive.								

144037	Online	30564			County Commissioners: I object to your proposed so called "update". All this "update" does is make changes that significantly increase density, strain infrastructure, and alter the character of especially North Hall and in ways that cause a negative impact to the quality of life for Hall County residents. Your zoning update is not an update for well planned growth. It is a plan for expanding high density development and even in rural areas. Shame on you. Most of the provisions in this draft is designed to make high density development easier, faster, and more profitable for developers—while shifting the long-term burden onto us residents, our roads, our schools, water systems, and rural land. This draft does not represent the needs or desires of the very people who pay your salaries. YOU are effectively Gwinnetting our Hall. THIS IS NOT WHAT WE WANT. And YOU KNOW IT. I believe that							
144041	Online	30506		It seems like data centers are inevitably coming to Hall County. The level of Lake Lanier is my concern, as the water release is regulated by law. The water models used to create the supply and demand maps through the Appalachicola-Chattahooche-Flint River Basin did not take the development and demand of data centers into account. Please draft and pass an ordinance that ensures safe, treated wastewater is directly pumped back into Lake Lanier after use. Please also ensure that water used and recycled within the data centers ends up back in Lake Lanier as well. (Evaporative towers release water into the atmosphere, which is unlikely to rain back directly into its source) Thank you.								
144043	Online	30542		I would like to see an ordinance prohibiting data centers in Hall County. Data centers have been shown to greatly impact the quality of life on residents, from poor water quality, lack of water pressure, ambient noise, and air pollution. The ROI on data centers for a community is low to negative. Data centers do not employ many people, so they do not add jobs to a community. Often they also receive tax breaks from the federal and state government, so they do not contribute financially to a community.								
144051	Online	30542		No.data.center.period.								

144055	Online	30564							County Commissioners: As written, this draft provides a lot of flexibility to enable easier approvals for developers. It also gives broad power and discretion to staff and County Commissions. It lacks defined standards. Everything is subjective. Much of it seems more like broad suggestions rather than specific standards. It allows administrative changes and negotiations before the public is involved. Citizens want specific requirements that must be met and are not easily met. Protection of our rural character and how developments affect neighbors closest to it should be at the forefront of decisions. I request that the County revise the ordinance to include specific and strict standards, mandatory impact studies, clear limits on deviations from zoning, and stronger publicâ€'participation requirements. 5 acres is much too small for Planned Development. I feel strongly that it should be a minimum			
144190	Online	30507								Can we address the parking in the neighborhood road problem? Before we add more communities the parking in the road should be addressed .		
144289	Online	30506		I am against having a data center in Hall County. They seem to be detrimental to people and to the environment.								
144294	Online	30542		We need as much forward thinking as possible on data centers. While they can create jobs for Hall County residents, the significant impact they have on the environment, energy prices, infrastructure, etc is critical to consider								
144314	Online	30543		There should be no data centers in hall county		There are already enough apartments in hall county that are all unaffordable and very vacant. Everywhere you drive there are vacant apartments ready to be moved in.			As long as providing developers with more flexibility for design doesnâ€™t come at cost of causing environmental harm, this should be something beneficial for the community.	Fine, as long as the zonings emphasizes non-discrimination practices.	I do not think any AI centers should be constructed in Hall county. However if there is, the standards should be set in the public and environments best interest, such as water regulation, noise mitigation, building height and masses restriction.	Will this affect the infrastructure of lower density areas?
144316	Online	30543	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS
144373	Online	30564		No data centers in North Hall. Data centers, if approved, should only be allowed in industrial areas zoned as heavy industrial, they so not belong anywhere near residential or agricultural areas due to the constant noice, heat emmitted and the electrical radiation emmitted from them.								No subdivisions jowever small should be allowed in rural areas.
144375	Online	30501	Anything over 5 years with no development should revert back to prior code. Anyone wanting to do anything should have to come back in front of the commissioners.	There should be no minimum size. There should be no nonsense about the water. Buford Dam lets out over 1M gallons of water a minute when it is releasing water. Modern data centers don't use near anywhere the water that they used to. No one bats an eye at a home using 300-350 gallons a day and adding 40 kids per 100 units. The only provision should be data centers should have to provide their own power sources or pay their way. No carve outs for citizens to pay the increase on the grid. EMC's have a carve out now with the State, but local law should say all power companies and EMC's have to bill the data centers for power consumption and not the residents.	There should be no high density housing. no mare than 4 units an acre for sewer and no more than two units an acre for septic tank. Only one unit per acre for a well and septic. Attached housing is nothing but a money grab for the developers and a tax grab for the County. After 10-15 years these places are sold to new owners. They are not kept up and they become blights on the area. They will turn into low-income housing and become areas of high crime. This is not acceptable.	Same as above. Then also add in these builders say they are putting in amenities and green space. The ones built now have small pools. Small meeting and exercise rooms. No tennis/pickle ball courts and other stuff. They are jokes. The facilities should be large enough to accommodate the people they want living there.	12-16 units an acre and 75' max height on apartments and townhomes. Hall County doesn't have any urban areas that I can think of. So they must be thinking of making a few. All the urban areas I know of are in the City of Gainesville. That is just crazy.	Just more money grabs by developers and tax grabs. If people buy these units, why can't they park in the front yard if they have to? These restrictions only cause costs to go up. It is not the counties job to tell people what they can and can't do with their own property. Most driveways in these type of complexes can't hold two modern cars. No compacts are being built. SUV's and Truck's keep getting larger. If a family has 3 drivers, I guess they are just out of luck. Until the county pays the property owners taxes they should have no say in anything they do as long as it is not against the law.	This is just more nonsense to cause prices to go up. You can't define what is a "public benefit". Nothing is a public benefit. Not everyone benefits from anything that is built. This is just a catchall term from "Pet Projects" and for allow developers are free pass to build what they want and when they want as long as they can get 3 votes from the commission.	be built/exist anywhere they want? That is not practical or prudent. They are not for every zoned district. You better watch what you wish for. What is someone wants to put a Mosque or other worship center somewhere other than a Christian church? You are going to have a dumpster fire on your hands. Many people around here will think you are Anti-Christian and hate the Lord if you allow something they don't like. Need to be careful where places of worship are allowed to be located. Like now. Why is a church allowed to use the North Hall Community Center? That church advertises it as its north Campus. That place rakes in the money and you are giving them a free pass for the most part. Rent is cheap compared to a place of their own. What happens when Islamic, Buddhists, Sikhs, Hindu's or whatever wants to start holding Church Services at a Government Building? They should have their own facility and taxpayers should not be paying	Come on. spacing of plants. Type of fences. Types of plants. Building materials. All these regulations are nonsense and cost the taxpayers money in the long run. It causes homes and business properties to become unaffordable. When things have to be replaced or upgraded it costs a lot of money to upgrade or repair. Mandating all this stuff stifles building, hurts individuals and small business.	
144378	Online	30501		The only acceptable ordinance is the one that makes data centers illegal.								

144380	Online	30506	My concern is the how the county has allowed the destruction of hundreds of acres of natural animal areas. I think the corporations should have to pay to re-home wildlife. Deer are starving and are eating plants and shrubs they have never eaten before. If these corporations can sell 300 or more homes for over 5 or 6 hundred thousands dollars, they can afford to re-home wildlife. It is the Christian thing to do.	Read my previous comment									
144384	Online	30564		No data centers to be approved in Hall County without each proposed center being put on the ballot and voted on individually by the citizens on Hall County.	No on new zoning classifications.	No, this concept does not fit into the culture of Hall County.	NO, we already do not have or want the additional infrastructure for that amount of population density. Keep Hall Rural.	Keep Hall Rural, we do not want to be turned into another Cumming or Alpharetta.	No, Keep Hall Rural, again, we do not want to be turned into another Cumming or Alpharetta.	Keep Hall Rural. Any changes should be put on the ballot individually for the citizens of Hall County to vote on.	All proposed data centers should be on the ballot, i dividually, for the citizens of Hall County to approve.	No, subdivisions does not belong in rural Hall County, they do not fit the area.
144385	Online	30506		Do not approve any data centers in our area.	Stop approving more housing in hall county.	Stop approving more multi-family bullds	Stop approving multi-family homes						
144387	Online	30501											This is Seth Vining, I think I can speak for the residents of the Surfside Club Estates Community and the people living along Cagle Road from 365 to White Sulphur Road. I have been involved and concerned about the future of our area since we learned of the Inland Port. It is very important to keep truck traffic off of Cagle Road. For some reason there is a small area on Cagle Road that is classified for future industrial use. Twice in recent years, recent years the re-zoning has been denied. It is important to have the future use of this area be residential. Thank you for placing No Trucks signs. There needs to be another sign placed at the White Sulphur end facing the south. You cannot see a sign coming from the south. I have lived in this area for 40 years. Please help us the industrial use out of our neighborhoods. Thank you
144388	Online	30533	No negative feedback on reversion ordinance.	We should NOT put in a data center! I live in Lumpkin county but my husband works for Hall County and if any surrounding county builds a data center, it will have negative effects on ALL of us. There are several states that have implemented this and have seen their water supply turn disgusting. They are having to live off bottled water. Because of the amount of energy a data center takes up. We need to PRESERVE our land and resources. Do the research of the negative effects that a data center will have on Hall County AND surrounding counties. Cause you wonâ€™t be just effecting one county. It also provides more light pollution and AIR pollution. We want to keep our breathable air. https://www environmentalhealthproject.org/post/the-dangers-of-data-centers	None	None	None	None	No developments should be made regarding a data center!!!	No development should have for a data center!!!	No development should happen to integrate a data center!!!	No development should happen regarding data centers!!!
144389	Online	30518											Too many housing and apartment developments. This will bring transients, not long term committed residents. Too much traffic already No more warehouses - I am tired of looking at ugly buildings and sharing the narrow roads with semi-trucks
144395	Online	30542	Cant trust the BOC to not f*ck the residents so Kathy Cooper can make a dollar.	NO DATA CENTERS PERIOD	No more attached or high density ANYTHING	No mixed use, single family detached development ONLY	NO HIGH DENSITY ANYTHING	No high density ANYTHING	NONE OF IT WILL BENIFET ANYONE BUT THE DEVELOPERS!		No data centers PERIOD	NO MORE HIGH DENSITY PERIOD	

144399	Online	30542		Stop the Dara Centers!! I just relocated to Georgia from Northern VA where our land was being overrun by data centers. They drove up our electric bills and created very minimal job opportunities. The only people who benefit from them are big corporations who are so greedy for money that they donâ€™t care what happens to the land or drinking water. People who live close to them can hear a humming ALL day. We need less technology, not more. Keep Hall County beautiful and peaceful. This isnâ€™t the way to go.								
144404	Online	30566	Agee	Absolutely NO DATA CENTERS.	You can create a new classification, but stop the growth	No more expansion	No development	No development	No development	No new development	Okay	No more development
144405	Online	30506	Agree to allow the Board of Commissioners to review older rezoning approvals and if meaningful work is not completed in the set timeframe, then adjustments are to be made.	Agree with this data ordinance.	Agree to the new zoning districts	Agree to the updates to the Residential Mixed (RX) ordinance			Agree with the updates to the Planned Development (PD) District	Agree with this revision		Agree to the minor adjustments
144408	Online	30506	I think that would be appropriate	Regulating every detail of data centers would be good	I approve	yes	I think we need to pause on these but standards are good to have					
144409	Online	30506		No data centers!	We are tired of paying rising property taxes, with the majority of the bill going to school taxes, and you keep building new apartments whose residents don't contribute not to mention road conditions and insane traffic	We are at capacity and property owners are tired of paying school taxes for apartment residents	Property owners don't need the higher school taxes for apartment residents. We do not need more apartments				No data centers	Maybe we should fix our roads and update infrastructure before adding to the existing mess, not to mention the understaffed police department
144410	Online	30507		I am against any form of data center in the entire county. I am concerned with noise in their area as well as power usage driving up the price of power. I am also concerned with water usage, especially during the drought we are in now . They don't generate many local jobs. Please keep them out of our county.								
144411		30507					Please keep all high density housing within the city of Gainesville.	.				
144413	Online	30504		Please stop developing Hall County. Whether it be data centers or communities. The wildlife need a place to go. We need clean air to breathe. We need trees for our health.								
144414	Online	30506		Please no Data Centers in Hall County!!!! We want to keep our water and we want nature! Data centers dont help our community, they font create many jobs! They just consume our water and put demands on our energy- or may increase our bills!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!					
144417	Online	30507	I think itâ€™s a fine idea to not be bound by years old decisions that donâ€™t reflect our current utility capacity.	The radius for mailed notices should be >1,000 feet given the massive impact to utility service, particularly water. There should also be an online notice requirement, as newspaper circulation is an outdated way to communicate to the community.			The updates document is unreadable with broken links					
144418	Online	30564	N/A	Hall County does NOT need data centers. AI is not a requirement in our lives - most of us don't want or use it. The requirements are fresh water, affordable electricity, green space, wild life. If a data center is approved in Hall County, I'll make my sole focus ensuring that all council members who voted for it are removed from office.	Townhomes and apartments greatly deteroriate the quality of life for homeowners. Look at Gwinnett, Forsyth... the residents of Hall County do not welcome extreme growth. Many of us came here to escape it.	No, see above.	Nope	Again, see above. Mixed use centers bring horrible noise and traffic				

144419	Online	30501		KEEP Data centers out of Hall County. We do not need something that provides 0 jobs to resident. While consuming our water, our resources and taking up land and energy from Hall county residents. I for one will leave and take my property taxes with me if we get even a single data center in Hall county. Keep Hall Clean, Keep Hall for the people.									
144421	Online	30501	If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out? DO NOT BRING A DATA CENTER HERE!!!	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY! You are not listening to the residents!
144422	Online	30542	What would really help would be to make thoughtful decisions based on the residents that have lived in the area a long time instead of seeing how much money they can make.	NO data centers. Not good for our county.	No more small lots/big houses and definitely no townhomes.	No!	No more high density anything	Again t let the residents decide	Residents should listened to and not ignored.		No data centers PERIOD	Zero high density	
144423	Online	30527		Nobody needs nor wants a data center anywhere remotely close to them, or even far away from them.	Dont need it	Really dont need it or want it.							
144424	Online	30542	I support the addition a a reversion ordinance.	I support the addition of a Data Center Ordinance. I'd like to see assurances that a data center would not cost residents any more than any other project.	I support the creation of these two new zoning districts.	I support the updating of the RX ordinance.	I support the updating of the RMF ordinance.	I support the updating of the MU ordinance.	I support the updates to the PD district.	I support the addition of Article 7.	I support the addition of Article 8.	I support the updating of the comprehensive plan. I would like to see future developments include outdoor activity promoting aspects like paths and/or path connections, like to Highlands to Islands or local parks.	
144426	Online	30548	It needs to be put to a vote from Hall County citizens.	They are terrible ideas and contribute to noise pollution, damaging the ecosystem, and are safety concerns. No Data Centers in Hall County.									
144429	Online	30507		I am against data centers in our community. They use millions of gallons of fresh water, lowering the water table and drying up wells. They use so much power that our power rates go up. They have been found to make so much noise and produce so much bright light at night that people nearby can't sleep or even exist peacefully. Please keep all data centers out of our community.								I don't know where to put this comment, but it's always worth mentioning that Flock cameras have no place in our community. I haven't seen much evidence that they have caught any criminals. They do however stomp all over the fourth amendment of our great United States Constitution. Please remove all Flock cameras from our community.	
144438	Online	30501		Absolutely NO to data centers. There is no benefit to our community that exceeds any of the costs in terms of lost tax revenues, lower property values, lack of jobs created per square foot, and many donâ€™t even generate taxable revenues. They create pollution, put a strain on water and power resources, and those that donâ€™t, generate pollution and use PFAS. Nope.									
144439	Online	30504	No data centers in Hall County	No data centers in Hall county	No data centers in Hall county	No data centers in hall county	Yes to peopleâ€™s residencies but more water treatment plants	Yes to it but more water treatment plants	Yes	No data centers in hall county	No data centers in hall county	No data centers in hall county	
144441	Online	30506	I do not oppose that if it could go back to agriculture instead of commercial it would be beneficial.	We do not need a data center.	There are enough houses, buy land with a house on it and re model or tear down and rebuild. No need to clear any more of our wildlifeâ€™s land, we are pushing them into the roads and people yards enough.								

144443	Online	30501	Agree. Also...the public should be able to have a say in who becomes planning and zoning committee.	We do not want or need data centers in Hall County. This is a money grab for private parties, and will NOT provide jobs for the regular citizens. Hall County should permanently ban data centers here. Noise and frequency nuisance, water and air pollution, and compromises public utility resources.	No comment	Yes	No comment	No comment	This appears to not apply currently....	No comment	NO DATA CENTERS.	This is common sense...
144444	Online	30506	We do not need all these townhomes/apartments too much traffic we moved here get away from it and it found us here within matter of years of being here	No to data centers here they arent good for peoples electeic bills tho why that falls on us is wild... and messes with water.	Nope we need single family homes on half acre or more not townhomes which bring so much traffic	Again no too much traffic being cause already by the apartments/townhomes etc	No	No	What does that mean? Plain english pls		No to data centers	We have too much traffic
144445	Online	30517	Iâ€™m not sure, where I stand, but have very strong opinions on data centers	I donâ€™t want any data centers at all placed in hall county. Other states are making laws against them and yet our state continues to allow them. Please stop. Citizens should come first. Our water and our health. There is no long term research on living close to data centers and I donâ€™t want my children at risk for higher rates of cancer or anything else similar to the risks posed when living near electrical lines. So put citizens first, not companies.	Neutral, but donâ€™t love detached tall and skinnyâ€™s. Itâ€™s just putting more money in a developers pocket and people get no yard or anything	Neutral	Neutral	Neutral	Great	Neutral	Ok	Sure
144446	Online	30564	Agree, if I rezoning was granted and no progress is made within a specified time frame OR if the requester backs out, the property should revert back to the original zoning.	No Data Centers! Any and all communities surrounding these centers will suffer.	All housing should be on a 1-3 acre minimum.	No! Single family detached on a minimum of 1-3 acres only!	NO! Absolutely not, we need to remain rural and agriculture use. No high density housing in North Hall! Remember, who you work for. It's the people. Not developers or real estate agents. Do better!!!	No, we don't need to become the next Alpharetta.	No, we don't need large planned communities.	Keep as is, any zoning changes should be up for vote by the citizens.	Please put in plain language what you're trying to do. The way this reads, I'm against!	Keep all zoning as is! Stop ruining our county!!!!
144448	Online	30506	No not needed	Absolutely NO	Stop RTH AND APARTMENTS	NO no no no	We have enough, no	Less mixed used. Weâ€™re full	No, just stop the rapid development	If this allows more agriculture and single family with a minimum acreage, cool. If not. No.	No. Stop over development and data centers	No. They just want to align it to make more money and destroy the trees and land we have
144449	Online	30506	Maybe Iâ€™m a common folk and donâ€™t completely understand the vocabulary involved in the Ordinance draft, but I donâ€™t believe that major land developers (ie the 100+ home neighborhoods popping up everywhere) should be allowed to clear cut a property period, let alone clear cut it bulldoze it and then wait 3 years to do anything else with the property. Additionally as a side note, if I wanted to live in Atlanta, I would move there, I love Gainesville for the proximity to not only Industry, but agriculture and Godâ€™s natural recreation, I donâ€™t believe every green area in Gainesville should become an apartment complex that inevitably brings crime to a community.	I believe data centers are morally wrong and they have no place in Georgia let alone Hall County. America has twice as many data centers as China and China has 4.1 times the amount of people and we consider them communist for creating a surveillance state over their people. Why do we need more data centers? I believe theyâ€™re simply used to store the data collected unconstitutionally and in most cases without the consent of the American people.	I am generally against the seemingly unchecked growth of Gainesville and certainly against squeezing as many homes as possible into as small an area as possible.							
144450	Online	30542		No data centers at all in our beautiful county!		This would hurt our streets and add to congestion	This would hurt our streets and add to congestion					
144452	Online	30554		Data centers are too costly on a number of levels for hall county. It hurts residents and adds little.								
144453	Online	30506		I am strongly in favor of the highest levels of scrutiny, safeguards, legal protection and consequences possible regarding data centers. My opinion is that any such businesses should be invisibleâ€"as if they donâ€™t existâ€"as it pertains to water and power consumption, and environmental impact (sound, light, soil, wildlife, etc.) â€œPromisesâ€ from these businesses are meaningless without some kind of â€œteethâ€ consequences if it is discovered they lied.							

144457	Online	30507		We should not be allowing data centers into our county at all. Once construction is complete they provide almost no jobs to the local area. While running they are a risk to the local water supply, they dramatically increase electricity costs, and they have been proven to emit noise that, while too low for us to hear causes multiple health concerns (Infrasound). Data centers are a net negative on our community and rather than figuring out how to zone for them, we should simply ban them outright.			we do not need to make it harder for apartments to be constructed in our county. home prices are already very inflated, and this ordinance restricts the construction of new housing even further. The only way we will fix the housing market is by supply catching up with demand, and that includes multi-family housing					
144459	Online	30542		NO DATA CENTERS!!!!!!!!	STOP THE OVER DEVELOPMENT!	STOP THE OVER DEVELOPMENT!!!	WE ARE WAY OVER DEVELOPED!	WE ARE WAY OVER DEVELOPED!	We need a whole new board. Whole new plan. STOP THE CORRUPTION! We dont trust you!	AGAIN....STOP THE DEVELOPMENT! WE ARE OVER DEVELOPED! I grew up here have been in Flowery Branch/ Hall county for 30+ years! Yall have ruined our small town community!	STOP OVER DEVELOPMENT	
144466	Online	30564	No. This just speeds up more unsustainable growth. If someone owns the property and pays their taxes, let it sit idle indefinitely. Stop trying to rush more development.	I'd prefer a total ban on data centers. No one wants this tied to our water supply and power grid. This ordinance leaves much unaddressed.	100% opposed. Two-thousand sq ft lots? That's smaller than my first floor. Stop packing in people. The citizens here do not want this nonsense, regardless of which Agency members make up the board and planner.	Again, no higher density planning. If we wanted to be Atlanta, we'd move there.	Let's add zero, outside of the city limits of Gainesville. Rural citizens do not want sewer expansion because the developers will pounce and add apartments and townhomes. Focus on infrastructure expansion before any of this nonsense.	Not much greenspace, reserve these faux Avalon communities for the city limits. Do not force upon the county residents.	This just gives loopholes around zoning standards under the guise of "justification" that again favors developers.	Meaningless...if something isn't permitted, it will just be rezoned until it is.	This just address aesthetics of approved projects. Nothing contained limits growth.	described as â€œminor,â€ but from a residentâ€™s perspective, they feel like part of a much bigger shift toward higher density and more growth. That worries me. Hall Countyâ€™s appeal has always been its space, its rural character, and its sense of community...not dense, urban-style development. It seems like more and more flexibility is being built in to allow higher density during rezoning, with no real limits on how much growth is too much. Even if each project seems manageable on its own, over time it adds up to overcrowding, more traffic, more strain on infrastructure, and a loss of the character that drew people here in the first place. I would strongly encourage the county to focus more on protecting what makes Hall County specialâ€"its open space, its history, and its smallâ€'community feel...rather than continuing to expand density in the name of growth. Once that character is gone, we wonâ€™t get it back.
144474	Online	30506		Please refrain from adding data centers. We are already concerned with the state of our water. This will cause too much damage to our water, wildlife, and will cause great noise pollution. There really is no need for a data center here. We have children were trying to protect.								
144508	Online	30542	If work doesn't occur within the specified timeframe, full reversion should occur.	there is no standard for water consumption	Both need to stop - We ARE FULL!	not needed	not needed	not needed	require three PD meetings to fully vet the application- in open settings	Put a moratorium on projects requesting deviances from the planned zoning district.	-	
144521	Online	30554	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.
144526	Online	30564		NO DATA CENTERS. EVER. THEY USE MORE POWER THAN OVER 2000 HOUSEHOLDS, DESTROY WATERWAYS, DO NOT BRING THE JOBS THEY PROMISE.								
144542	Online	30564		Had a great chat with Vamsi (sp?) about this last night. I'd like to submit the PDF I wrote up about it. Can't attach a document here. I will send it to Katy, to please forward.								
144569	Online	30554		No kind of data center should be allowed anywhere near Hall county. Based on the impact they have had on other towns throughout the country, it is evident that their presence would ruin the quality of life in our county. Any economical benefit would be at the expense of the existing agricultural economy as well as the wellbeing of residents.								

144578	Online	30542	I think that it makes sense	There is no need for there to be a data center built in hall county. The ecological impact of data centers is immense and there are not enough housing for the jobs a data centers COULD bring and then the local economy gets no benefit if the people working the data centers are just commuting from Atlanta or Gwinnett county anyways.	Higher density, lower cost homes should be a major consideration for the growth of the county. The price of homes is a major inhibitor of home ownership.	Good idea.	I think more for sale apartments should be available.					
144594	Online	30548		On the issue of Data Centers, Hall County's governing body should put the livelihood of its citizens ahead of the interests of corporations and permanently ban their construction. Residents should not have to bear the costs of high energy bills caused by privatized power companies building infrastructure for Data Centers. Additionally, the amount of energy used by Data centers puts immense strain on an already volatile power grid. We are not prepared for the amount of blackouts this country will face due to rising temperatures and an already outdated and under serviced grid. Adding data centers to this equation will most definitely cause more harm to people in places like Hall County. Do not allow these enviormentally destructive and socially intrusive life-sucking centers to ever come close to Hall County. Residents made it clear in the fight against Project Turbo at the beginning of this year that we do not want Data Centers.							
144606	Online	30542		Studies highlight that large data centersâ€"especially those powering artificial intelligenceâ€"can consume up to 5 million gallons of water daily, equivalent to a town of 50,000 people. North Georgia simply doesn't have the water capacity to support that. The economic drain from low Lake Lanier levels that would likely result from data center water consumption would overshadow any purported economic benefit of permitting data center construction. Say "No" to all data centers now. In, I'm sure, a few years, technology will advance and require less water consumption for cooling. Let's wait 'til then to approve these things. Charles Wilson							
144608	Online	30507	Just follow the plan!!!! Makes no sense to develop a comprehensive plan and not follow it! No to a new courthouse!! Use what you have! And that goes for just about everything Hall County does. Budget is almost half a million dollars but departments always need more!!	.								
144610	Online	30506	If they canâ€™t develop the parcel leave it wild.	Encourage and eventually require as technology develops that data centers should have SMR standalone nuclear reactors.	RSF only. No more townhomes.	No issues with this as long as itâ€™s limited.	No more apartments or condos anywhere in the county. Having those defeats the purpose of living in Hall.	No need for more MU. Cut it.	Keep it limited to the City of Gainesville.	As long as thereâ€™s no exemptions we will be fine.	As long as we avoid concrete wastelands we will be fine.	

144611	Online	30506		going into the process. My main concerns are water usage and increased power bills (natural gas and/or electric). The draft includes C.7.iii. Water Consumption and Sustainability Plan and C.7.iv. Energy Consumption and Sustainability Plan. I believe these are crucial. We have to know the impact to our water system. Can we afford to lose the water needed, including the impact to Lake Lanier? We have to know if our power bills are going to increase. How will we all benefit by increased power bills? Will we already be paying for data centers through subscription services or built-in fees for AI use or any other digital offering powered by data centers? Without knowing business structure, it is my instinct that we shouldn't have to pay on both ends (increased power bill AND built-in and/or increased fees for digital services provided by the data center). I've tried to research some of this on my own, but there is c nflicti g information. Some say no									
144613	Online	30528		in heavy industrial areas. The fact that the ordinance addresses buffers and noise is a fact that they should not be located in or near rural or residential areas. Additionally, the design requirements should include sound proofing of all equipment. Water usage is concerning whether closed loop or not. Data centers should develop another cooling method that does not require water. If water is the primary cooling method, then the data centers should be charged extra for the water, have a water treatment facility onsite to verify the water quality and temperature before it is returned to the water supply. Honestly the residential water supply should be off limits. That would drive the data centers to develop other methods of cooling. The bottom line: no usage of domestic water supply, no reduced rates for utilities, locate in industrial areas. Buffers and setbacks don't work.									
144623	Online	30507		Hall county should have a framework prepared to handle the intrusion of such unsightly complexes. Data centers are a bane to their community and any framework should be built in a way that HEAVILY limits if EVER allows a data center in our beautiful community. Studies are showing just how terrible they are for the health and longevity of nearby inhabitants and the county should always work in favor of its residents. No one, absolutely no one, wants a data center nearby and the only people who benefit from it are the disgusting oligarchs who are lying to our faces. Data centers will NEVER be a boon to our community.									
144642	Online	30554									Please keep Cagle Rd. residential.	.
144672	Online	30506	I think this ordinance makes since to keep plans from stalling.	I appreciate the new language and work on a regulation foundation for data centers. The one thing Hall county cannot afford are massive AI data centers. We already have one just south of us and Gainesville city water is already a hot topic.	I have no comment on this ordinance.	The link to this one contains several errors once you land on the page. I have seen this type of mixed development in Apex, NC and it seems to work great in some areas.	No comment.	No comment.	No comment.	No comment.	No comment, but I hope for the sake of Hall County we are not looking at allowing any AI / Large data centers in this county.	No comment.
144674	Online	30506		Please no data centers for Hall County.			We have enough apartments. Roads are full it should not take 30 minutes to go 8 miles.	No mixed use we have way to much development . Were packed . Things are for rent every where.	Please no more development.	No	No	
144676	Online	30504		Please require every data center and warehouse to have their vast flat roofs be covered with solar panels.								
144677	Online	30548		I do not want a Data Center								
144682	Online	30506		No data centers in Gainesville!!!							No data centers in Gainesville!	

144683	Online	30506		We do not want data centers in Gainesville!!! We see the complaints of people who live near data centers and that is not we signed up for when we moved out here! We love our country road and our city and don't want the problems and ugliness data centers bring.	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!					
144684	Online	30542	NO - all land developments should have public feedback before progress is made, regardless of the status or timeline of the project.	DQTA CENTERS SHOULD BE BANNED IN HALL CO AND NEVER CONSIDERED. As we've seen in every area data centers were installed, they ONLY bring harm to their community. Only a crooked government would even consider bringing a data center to their town.	I have no opinion on this section, although I do believe there should be a pause on new home districts until the unfrastructure of the county is built up better, and the schools are invested more heavily into	Why would this be needed at all?			This sounds like an easy way for big business to cut corners ðŸ˜žðŸ˜ž		Data centers absolutely should not be included. Again, only a crooked government would even consider data centers.	
144685	Online	30507	This makes sense to me. Iâ€™m no expert in development, but I would hope you have consulted with experts about what a reasonable timeframe is to begin development, and reasonable exceptions. If there are outside forces the developer cannot control, and they are actively trying to begin development, I donâ€™t think they should be revoked for that. If the spirit of the reversion ordinance is to prevent developers from â€œhoardingâ€ and preventing active development because they want to eventually do it at some point in the way future, then I agree with the reversion. If the hidden agenda behind the reversion ordinance is to prevent any kind of development whatsoever, then I disagree.	I am not an expert in building, developing, maintaining data centers, but I hope you have consulted with such in order to write a reasonable and realistic ordinance. I agree with all of the provisions personally, but I just donâ€™t know if data centers can really meet those expectations. Not that I want a data center if it negatively affects our county with water consumption etc, but I am not 100% against growth! Communities need to grow to remain viable!!! As long as infrastructure development is properly planned and implemented, then Iâ€™m all about grow grow grow and bring development (and more economic stability) to this county!	My only question here is who decides what is zoned â€œurbanizedâ€br â€œotherwiseâ€? If itâ€™s a predetermined definition that is commonly used in all counties, then that makes sense. 2 units an acre seems slightly unreasonable but thatâ€™s just me. 4 units an acre makes sense to me. Again, as long as infrastructure is properly planned and implemented, I support all kinds of growth in hall county. Growth is a sign of economic stability and communities need to grow to remain viable!	This makes sense to me, as long as there isnâ€™t a hidden agenda to make it near impossible to develop these based on typical developments elsewhere. It should not be more difficult for developers to build in hall county than neighboring counties, or developers will just take their business there. We should still make it easy and reasonable for residential (as well as commercial) developers to bring their business to hall county.	This makes sense to me, as long as there isnâ€™t a hidden agenda to make it near impossible to develop these based on typical developments elsewhere. It should not be more difficult for developers to build in hall county than neighboring counties, or developers will just take their business there. We should still make it easy and reasonable for residential (as well as commercial) developers to bring their business to hall county.	Iâ€™m not an expert in what is typical or what is acceptable in our neighboring counties. But I think we should make it attractive to developers to build in hall county. ESPECIALLY with commercial and mixed use developments. Good for our local economy!!	In isolation it makes sense to me, as long as we arenâ€™t discouraging developers from building in our county. If this is in line with neighboring counties, then itâ€™s good.	As long as this isnâ€™t significantly more restrictive than neighboring counties, it makes sense that hall county wants to update standards to be more modernized and prepared for all different kinds of growth and development.	As long as this is in line with our neighboring counties and this isnâ€™t trying to make growth and development more difficult or near impossible, then I agree. Letâ€™s make it attractive for developers and commercial builders to being their business to hall county	As long as we arenâ€™t trying to prevent growth and development.
144756	Online	30506		We DONT want data centers									
144757	Online	30542		No data centers!									
144759	Online	30504		I will oppose any and ALL data centers in hall county									
144760	Online	30504	No data centers! Drains energy resources and affects our health	No data centers period!									
144761	Online	30504		Say no to data centers. We donâ€™t need them here. Dont ruin our health over money.									
144762	Online	30566		Why would the thought of bringing this mess to our front door even cross any city officials mind when itâ€™s being constantly reported how this negatively impacts other counties . We must think with our brains, not our wallets.									
144763	Online	30506		Data Centers, regardless of how you define them or their purposes are not welcome in Hall County. Data Centers are an attack on human investmentâ€”investing in people to do the work, that they can provide for their families. Raw land and farm land should be protected. Protect rural Hall County.	Abolish RTH zoning. RTH zoning will only invite overcrowding, clogged roads and highways, and will foster an increase in crime rates.	No new changes to RX. Abolish Rx ordinances and zoning. Protect whatâ€™s left of rural Hall County.	End zoning for RMF! There are plenty of buildings within Gainesville city limits that are suitable for remodeling for apartment complexes. No more apartments in Hall County!		We donâ€™t need â€œhigh-quality developmentsâ€ We need farms and homes. No Data Centers, no apartment complexes, no more industrial parks. Protect whatâ€™s left of rural and residential Hall County.	Protect agriculture and rural Hall County. Do not relax zoning laws for developments. Protect rural and residential Hall County.	End excessive development in Hall County. No Data Centers in Hall County.	There is no adjustment needed if itâ€™s only going to allow for more development. Hall County does not want more apartments. Hall County does not want any Data Centers. Protect what is left of rural Hall County.

144764	Online	30542	public involvement process is to solicit input from residents, the process is poorly designed. Engaging the public takes longer, and requires creative, focused communications on specific decisions. Yes, comp plan edits have been shared, but the details are so far into the weeds that regular citizens will have a hard time engaging meaningfully. The public engagement session I attended (Thursday 6/4) was similar in that the display boards and stations provided data, but not in a way to facilitate meaningful input from the public. More importantly, I have a particular interest in our process to develop and implement impact fees. I've worked to study, calculate, and implement impact fees as part of my 40 year career in consulting for local governments, and I'd like to understand our objectives and intent for this powerful funding source. I volunteered to offer my experience to support our process, asked who I										
144765	Online	30545		There should be no data centers in my opinion especially quickly approved with no public opinion. Large data centers and any that negatively affect home prices, electricity, standard of living (noose, smell etc), ot cost and availabilty of water. None that use freahe water. I have 20 years in tech they will not need these many data center in only a few years due to tech improvements. It is a massive ireversable waste.								
144767	Online	30518		Absolutely NO to data centers!!!!!!!!!!								
144772	Online	30542			Absolutely opposed to any zoning that allows such high density. Infrastructure does not support such and nearby property values will be adversely affected.	Opposed to any such developments compounding the current trend to create a high density jungle. Who signaled Hall County authorities to assault the quality of life once found in this community. No more accommodating changes to destroy our community	Same. This county has gone nuts.		â€œProtecting community characterâ€Really ! This should have been a priority when this onslaught of development began.	.	Again, stop ! Youâ€™re just creating rules to allow anything to be done in this county. The more â€œstandardsâ€that are allowable only allows for development to be unabated and encompass almost any request	Why this ? Youâ€™re assuming all other adjustments are already implemented
144775	Online	30518		Hall county does not need data centers. What we need is more green space for residents. More parks. More accessible trails to connect to restaurants shops etc.			Hall county does not need more apartments. We have plenty of them already and being built currently. They bring crime and unwanted issues to our county.					
144777	Online	30504		I want a FULL STOP on data centers. No data centers hereâ€¦ever.								
144778	Online	30506		We donâ€™t want ANY data centers in Hall county. The only acceptable proposal regarding data centers is a moratorium. Our water source is low, we are in a drought. Hall county cannot supply water to its citizens and a data centers. People over projects. Put the people of Hall county before corporations.		Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	These planned developments should also need to provide proof of environmental impact studies completed AND projected positive impacts for the community. Not just increased revenue for a private equity firm based in another State.			
144795	Online	30548		I do not want data centers in Hall County. I have lived here 22 years. Our utilities and roads are already stretched. Traffic is terrible, the overgrowth has been to fast. I would like to know how a data center can help the community. Not sure who it will benefit to have data centers here, but I am glad the community is watching and following the money. Data centers do not belong in a county our size. We have gone for MANY months with tap water that smelled and tasted terrible!								
144798	Online	30506	This is an excellent idea to keep developers moving on their projects and making meaningful progress. I would support this change.	Data centers are a necessary evil in this time of technological advancement. The County's ordinance is appropriate to limit impacts to the community while taking advantage of the tax revenue generated.	The new zoning districts will help delineate where these residential areas will occur and are needed to ensure proper planning in the future.	I would support this.	I have no issues with this proposal	I have no issues with this proposal.	This is a good idea.	Good realignment.	Anything that increases ease of use of the system is a good idea.	Don't let the super loud minority spoil the long term planning of the county. Most folks are working and living their lives without being aware of what is going on and social media warriors are spreading fear based ignorance.

144805	Online	30542	I'm wary that land developers will purchase land under false pretenses. i.e. buy a large plot zoned for residential development then try to have it re-zoned for less desirable development like Data Centers.	No data centers or crypto facilities should be allowed in Hall County.					no data centers. They do not help us. while we're at it, keep FLOCK away too.		No data centers, no FLOCK	No data centers, no FLOCK
144809	Online	30506	Sounds good.	I appreciate you looking at the issue. I believe, if legally possible, we should mandate a public vote on any data center. By doing so we could avoid the temptation of powerful outside influences attempting to corrupt our commissioners. That sounds a little far fetched, but circumstantial evidence suggests itâ€™s happening.								
144814	Online	30507	NO DATA CENTERS IN HALL COUNTY/GAINESVILLE. TRAFFIC IS ALREADY BAD AND THE CITY IS TOO CONGESTED!	.	Homes should be built on larger lots and not smaller lots.							
144821	Online	30542	I agree that this ordinance would be very helpful to ensure that developments with rezoning approvals fulfill their intended purpose in a timely fashion and if those developments will be inordinately delayed, that their rezoning be reconsidered to support environmental and economic concerns.	This body should pass a long-term moratorium on all data centers in our community unless any individual data center passes the strictest requirements to have ZERO negative impact on the environment, individuals in the community, noise pollution, and local resource such as water. Nationally it is clear that data centers in any degree of proximity (as much as 6 miles away) are having negative impacts on wildlife, humans, resources and the environment.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to planned developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and parking as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the development or if available resources are insufficient, such developments should not be approved.			All ordinances related to developments should heavily contemplate the impact those developments will have on infrastructure such as roadways, parking and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the development or if available resources are insufficient, such developments that are more high density should not be approved.
144823	Online	30501		I urge the Hall County government to institute a full ban on data centers for our country. The environmental, social, and economic impacts of data centers in similar areas have been disastrous, and this is a huge issue of concern for me. While a ban is being considered, I am in full support of extremely strict regulations on data center development and zoning, especially regarding energy and wat r usage	I ask Hall County government to consider scaling back zoning new residential districts unless it is proven that there is demand from local citizens. In the past five years, residential developments have taken over our green spaces and disturbed local wildlife. These developments are severely out priced for our local economy and often sit unused.	I urge the Hall County government to invest in more low-income housing to support the working class and local citizens that are the backbone of Gainesville's industry. As a large manufacturing hub, we need lower priced housing.	I urge the Hall County government to invest in more low-income multifamily housing to support the working class and local citizens that are the backbone of Gainesville's industry. As a large manufacturing hub, we need lower priced housing.					
144824	Online	30506		operate below thresholds requiring major electrical substai¿¼ons or high-voltage transmission infrastructure, the company responsible for the data center should be fully responsible for the costs of the electricity and transmission infrastructure through the entirety of its operations. Data centers will require substantial land and water demands. Hall County is not in a position to be supporting such demands. We receive a high volume of tourists and visitors visiting our waterways, including Lake Lanier. This provides substantial tax revenue to our county. A data center will ultimately detract from the opportunities our waterways present to our community and there are still unknown potential environmental impacts, including noise pollution that could have a significant impact on this revenue. I do not support a data center campus in Hall county. We've focused								
144825	Online	30554		Deny all data centers from hall county. Keep hall county beautiful with natural beauty. Not data centers that use all natural resources as evidenced by every single data center across the country.								
144827	Online	30566		No data centers	We donâ€™t need anymore townhomes or apartments	We donâ€™t need mass housing	No more multi family housing					
144828	Online	30542	I think ok if enforced equally, does not matter if a well known developer, attorney, or property owner involved. If going to look into this it needs to be applied evenly	I donâ€™t want data centers at all	I support townhomes and unique zoning to increase available and affordable housing	I like developments that have different options. Can be really nice tie in to have options for different price points or family situations in a nice looking development	All good	Sounds good				

144829	Online	30542	I oppose.	I oppose the data center ordinance. For those of us who have purchased homes, we will need to sell quickly to protect our health.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	
144833	Online	30542		Please donâ€™t ruin Hall County with Data Centers. I just moved here in 2025 from Northern VA (the Data Center capital of the World) and I escaped the high electric bills, dirty drinking water, constant boil orders, and Cyanobacteria in our local lakes and the Potomac River. The use of data centers made it impossible to enjoy like there. We started seeing black bears in our suburban neighborhood because their land had been taken and they had nowhere else to go. You do not want this for your community! AI doesnâ€™t actually help anyone, it only makes us lazy and more reliant on technology. Our children and future generations will need this land. The animals need the land. Please donâ€™t ruin this beautiful county with your noise and water pollution. Itâ€™s devastating to even think about.									
144834	Online	30506		Please stop with the Data Centers. Our area cannot handle any more depletion of our resources that these data centers create. Water usage, power usage, affects on Lake Lanier, affects to surrounding property are all areas to be harmed or affected.	Please stop with the new development and these residential districts. The roads in my area are so crowded now and adding more and more is just ridiculous! The schools canâ€™t handle the influx of people, the congestion and traffic in these areas is getting out of hand and enough is enough! We have enough homes and apartments. When is enough enough?	Please stop with all the development! Gainesville cannot handle anymore of these huge residential developments. As stated earlier, our roads cannot handle anymore. Youâ€™re depleting our resources with water and power. Iâ€™ve lived here for almost 25 years and we are considering moving. This is not the Gainesville we once knew and you need to stop with the development!						
144851	Online	30504	Good writing is rewriting!	The more we know, the better we are prepared.									
144872	Online	30566		No data center in Hall county. We don't need it, nor want it.									
144884	Online	30564											
144885	Online	30501		I do not want a data center anywhere in hall county. I will cast my vote to anything or anyone that opposes the building of data centers in Hall County.									
144887	Online	30506		There should be no Data Center construction in Hall County. Period. The water resources are already strained from residential developments, and the majority of citizens do not want to live near these centers. Hall county needs to focus on its citizens, not corporations. There is zero value these data centers bring to the community.									
144900	Online	30504	This does not seem constitutional. You are damaging property owners and developers without due process. You are opening the county up to lawsuits	.									
144906	Online	30501	Like	Like		No	There are already too many high density communities.		This is simply a means to deviate for special interest. Follow the money.		Skeptical		
144909	Online	30527	I support reversion and hope this tool will be used to remove prior approved high density development.										

144910	Online	30527		I spoke with a gentlemen at the NHCC public engagement event and asked about how this data center ordinance was developed. I was impressed by the extensive research done to draft the ordinance. I do like the idea of developers providing their own energy but I don't think we should allow wind farms or solar farms. If solar is used it should be put on top of the building or used to make a covered employee parking. I am concerned about wind or solar being an eyesore and causing trees and vegetation to be removed and pote_tial harm to wildlife								
144966	Online	30506		permit for data centers, as it provides an opportunity for careful review and public input before these projects move forward. It may be beneficial to establish different utility standards based on the size and scale of a proposed data center. This could be addressed as part of the special use review process. Additionally, the county may want to consider engaging an independent consultant to evaluate utility, environmental, and infrastructure impacts when these applications are reviewed. Protecting water quality and ensuring the long-term sustainability of public utilities should remain a priority. While data centers can generate significant tax revenue and investment, care should be taken to ensure that future residents are not required to subsidize the operational demands of these facilities through higher water rates, utility costs, or								opportunity in the Murrayville/Sardis area. There are several public and private redevelopment possibilities that could be explored. Murrayville Park is a great addition to the community, but it currently lacks walking trails. As a result, many residents use Lanier Elementary School for walking, which can become crowded in the afternoons. The intersection of Price Road and Sardis Road tends to be dangerous, though the planned connector may help address some of these issues. I also feel the gas station at 4163 Price Road could be improved or redeveloped into a small community-focused store if the opportunity arises. While prioritizing higher-density development is a positive step, it is important that infrastructure improvements keep pace with
144989	Online	30533	I support the Reversion Ordinance in that it would slow down the wholesale purchase of large tracts of land by developers who have no intention of completing their projects in a timely manner.	I do not support the building of any data centers in Hall County	I think that there should be a minimum lot size of 1 acre for RSF if there is no access to city water and sewer. I am opposed to the concept of community septic systems; the northern end of the county is prone to power outages that sometimes last 4 or 5 days and I feel that a failure of one of these septic systems is inevitable.		I would be interested in finding out if all of our current apartment complexes are fully rented out before any new large complexes are approved.	.				
144997	Online	30542	In favor of	No data centers should be allowed in Hall County. The ordinance should be written very strictly to the point investors will go away.		In favor of	Reduce density	.	In favor of			
145007	Online	30554		No to data centers!!! Not in Hall county. They will ruin our country								
145010	Online	30554		We don't need them. They will harm our community and over tax or water table. Not to mention our other infrastructure.							We don't want or need data center integration.	
145023	Online	30506	I believe that zoning needs to be in only heavy industrial zoned areas. We've had an ongoing problem of heavy industry going into warehouses that disrupts peace and property values surrounding these areas. Data centers are disruptive to wildlife and human life and need to go where other disruptive industry also sits.	.								
145029	Online	30519										

145039	Online	30501		Subsection 3 - Power Generation: a) Consideration of use of "natural gas" - for backup power generation alongside the diesel option. Where natural gas would be an option, this type of generator typically has a much lower Co2 impact, as well as being quieter. In areas where NG would be an option, this could also help to reduce the environmental impact of the site (I.e. - diesel spills as an example). Another item, and I'm not sure that it fits in this area ... Data Centers should be required to publicly post the following information about their site: 1) The location uses what type of power for primary use and what percentage. 2) The location uses what type of 'supplemental' power (wind, solar, etc.) and what is the approximate offset from primary power grid usage.								
145099	Online	30504		I do not believe that crypto mining facilities or data centers benefit this community and I firmly believe they should not be allowed within hall county. Because I do not think that you will listen and agree to that, I will comment on your ordinance proposal. I appreciate the thoroughness of the draft, but have issues with some of the finer points. If the goal is to protect the community, then some edits should be made. All of these types of facilities must utilize a closed loop water cooling system to reduce loss of a precious resource. I believe they should always provide their own on-site power generation. No tapping into public power grids. I also do not think a 500ft buffer is large enough. Thank you								
145107	Online	30554	I think this is a good idea as long as the quality of what is being built is high.	We do not need data centers in Hall County. They are terrible for our water system. They create so much sound pollution. The people of Hall County will not benefit from having one here.	No opinion on this topic	I think this is fine.	.				We do not need data centers.	Please do not industrialize our farmland. Preserve the agricultural integrity of this great, beautiful county.
145114	Online	30544		No data centers! Protect our water and keep our energy costs low.	.							
145125	Online	30326	Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. The Future Land Use and Zoning Capability Table indicates that all residential zonings are now removed from the Business and Employment Nodes & Corridors. While this may make sense in certain areas, there are areas where this does not make sense, in our opinion. Specifically, Athens Highway heading East from Gainesville. At Baker Rd, the Business and Employment Nodes & Corridors has substantial frontage on Athens Highway, a major arterial road. This is where the more intense growth should occur. Behind it, there is Medium Density Residential future land use. A major road like Athens								

145126	Online	30326			Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. Residential - Single Family The concept of adding this zoning category is a good one, the major issue is the minimum lot size of 10,890 square feet. That is a very large lot, and should not be considered medium density. Every other surround City or County offers smaller residential detached lot sizes for its Urban areas, where sewer is available. 6,000 SF - 8,000SF would be more appropriate. A minimum of 10,890 SF eliminates the ability for a developer or builder to deliver affordable / attainable housing to the residents of Hall County.							
145127	Online	30326			Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. Residential - Townhomes (Single Family Attached) Simply put, the 4 units per acre maximum in Urbanized areas does not align with a typical townhome development. A typical townhome development, with 24' two car garage front entry townhomes, is going to yield between 6 - 8 units per acre. Capping this zoning category at 4 units per acre will make it infeasible for any builder or developer to build townhomes. Our takeaway is, that is exactly what Hall County is representing that they							
145135	Online	30506	I agree. If it is not in process by a certain time, they should not have the rights to the project.	Do not allow a data center in Gainesville	I think this is unnecessary. People are charged taxes based on the property they own.	They do not need to pack a ton of houses into a small area	No more apartments and they should be taxed at a high rate.	I know this is new to Gainesville but itâ€™s successful in other towns	Sounds good	Letâ€™s not bend the rules to get what we want. Letâ€™s just do it how itâ€™s been done.	No data center!	We do need better infrastructure
145138	Online	30504		No Data Center in Hall County!	Single detached homes only!	No mixed. Single family homes only!	No multi family homes!		Let the people know the Truth about the planning in time to fight it if necessary	As long as the County tells the Truth about zoning.	No Data Centers in Hall County!!	Hall County does NOT need more high density development!
145139	Online	30542		Literally as simple as why would we even need a data center. No point, all itâ€™ll cause is high water usage in the area, high possibility of contaminated water like weâ€™ve seen in many many other data centers built around the country, water pressure for residents going bad. So much more, NO DATA CENTERS PERIOD. VERY SIMPLE								
145175	Online	30507		Absolutely NO Datacenters should be permitted anywhere near Hall County! They are seriously disruptive to the environment on top of being incredibly unhealthy for everyone in the vicinity. And we have zero data on the long term physical effects. Given how much water they use, I would be surprised if US Army Corps of Engineers would even permit one anywhere near the lake.	By cramming in all these townhomes and cluster homes, you are devaluing the real estate of the entire area and creating â€œheat islandsâ€ by eliminating trees and paving over everything. You are also recreating the absolute horror that is Gwinnett County. Do you really wish to chase your tax paying base out of the county?		Updated density? You seriously want to ruin our city donâ€™t you? Please go spend some time sitting in Gwinnett traffic and then explain how this benefits our county? Btw, if you think this will bring in more taxes, guess again. The people with the money to do so will flee the traffic, the higher crime, and the ugliness you have wrought.				There should be ABSOLUTELY NO datacenter accommodations ANYWHERE in Hall County! If you decide to go forward with accommodating the data center, what you will have (besides an environmental catastrophe) is a dead county where real estate prices plummet because nobody wants to move here. Your tax base will leave.	
145176	Online	30542	Can yall just stop messing with stuff..									
145188	Online	30564	Sounds reasonable	Please no data centers in our county	Most of our community is against any type growth itâ€™s not necessary .	No more growth please	No more please	Slow down	Ban all new development.	Please protect our county from development Keep green space	Not needed if we ban all development	Work for the people not developers and real estate interests
145189	Online	30506	Make a way to penalized (monetary, withhold future applications, etc) for developers who fail to meet these new ordinances.									

145190	Online	30506		Data Centers must be forced to follow all the same guidelines/policies as any other industrial use and or higher. No tax cuts, no abatements, no special treatment. They must be self contained, not a nuisance, not rob natural resources, located only with other industries Quiet, little to no use of water, minimize electricity use (may have to limit their use during peek hours or extreme weather), aesthetically pleasing	.								
145191	Online	30506							Absolutely limit these as much as possible. regulate and enforce all ordinances on these developments.				
145192	Online	30506								Sardis and North Hall Strictly enforce lot sizes. do not allow smaller lots. Do not allow communal septic. Do not allow small lots with communal "greenspaces". Sardis/Murrayville 1 Acre min - North hall 1.5 acre min - "estate lots", Homesteads, hobby farms; not suburban organized neighborhoods Absolutely limit rezonings- if rezones are constant then there is no need for zonings to be in place.		
145193	Online	30506									actually enforce buffers. CBU should be placed near entrance not the back of neighborhood to limit traffic.	
145194	Online	30506	Thank you for seeking public input. However, these forms for each section and pdfs of lines and line items is not very user friendly or encouraging for public feedback. I'm sure it makes it easier for yall to check boxes but it seems to overwhelm and create apathy amongst the general public.									
145196	Online	30506									Remove - Prioritize higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway Remove all higher density from the character area "Attainable Housing. Like other areas in Hall County, improved housing quality and availability should be prioritized for low to middle-income households" Sardis (and Lula) is one of the most affordable areas in Hall. Adding more homes and density will have the opposite effect on the region. Higher density will drive up costs and lower the affordability Still holds true/Possibly even more relevant now- Murrayville/ Sardis.	
145197	Online	30506		We shouldnâ€™t be allowing any data centers in the county, they pollute and raise utility rates across the board for residents in the county, if you insist on allowing data centers, there should be a cap on how many are allowed (i.e. one or two MAX), and the centers should pay to obsorb the full cost of the increase in utilities so itâ€™s not passed on to residents. At a MINIMUM			we should not be making it easier to pack more people in this county. itâ€™s already over-full and unrecognizable					

145198	Online	30542	No. Sounds like â€œdelay and get your wayâ€	No to all data centers, better known as surveillance centers. We need good, quality drinking water now and in the future.				No. I have a neighbor who has had a business at his for over a year. Noise, people travel to the home from out of state and within Georgia to have â€œsleeper boxesâ€ placed on commercial vehicles. No regard for a neighborhood. The Hall County Marshals get a 1 out of 10 for protecting neighborhoods from businesses moving in (yes, specifically those that break county ordinances). Another neighbor has a business sign in his yard and receives donations delivered to the home. Hall county does not protect residents from businesses moving into neighborhoods based on my experience so far. Storage of â€œsleeper unitsâ€ in the yard has been going on for at least a year.			Data cente s again?	
145207	Online	30504		County. We do not have the watershed to support them. Your current Data Center Ordinance is much too lenient. People who live in Hall County already know that this survey and community meetings only mean that the County wants residents to feel like they have input, but the County is going to do what it wants regardless of what the community wants. If you insist on having Data Centers, then create a law with the following components. The Data Centers are required to pay for all infrastructure costs directly with no subsidization. The Data Centers are required to be fully transparent to the government and the public in their use of power and water, and to pay for government employees and drones (or a third-party that can be trusted) to monitor the accuracy of their reporting. If water or power runs short, the Data Centers will be the first to be have their water or power								could comment on high-density housing. Hall County needs to pass an ordinance requiring the builders to pay for the infrastructure (for example, expanding the roads and making sure there is adequate water supply without decreasing the current water supply to any current residents) before they are allowed to build. The County has allowed south Hall to become a dangerous place to live, due to the ever-increasing number of people and inadequate roads. How many people are going to have to die at particular traffic intersections or live with permanent painful injuries before the County does anything to make it safter? Why canâ€™t the County learn from Gwinnett county? Hall County is duplicating all the negative aspects of Gwinnett without any of the positive aspects. Quit using south Hall (or maybe its viewed as middle Hall) as a dumping ground for high-density housing â€“ otherwise known as overcrowding. Since the County has	
145210	Online	30504		Minimum standard for data centers and cryptocurrency mining : they must provide their own power source so as not to impact existing electric rates, and provide a cooling system that does not use local water sources, and give off atmospheric heat pollution. A noise level restriction must also be in place. No tax incentives for developing them either.		Letâ€™s limit the amount of multi family housing to no more than the total amount of single family units in the development. For example: 100 single family houses, then only 50 duplexes allowed.	No more apartment complexes, please! Hall County will grow better with single family and duplex type housing.		Require a percentage of green space in any PD, and at least half of that green space to be usable with playgrounds, walking trails, or other amenities that donâ€™t involve a lot of concrete.				
145211	Online	30564	I support this ordinance	Why not ban them outright? If that can't be done, then allow them only in Heavy Industrial areas with all the other requirements in the proposed ordinance with 20 acres being the minimum and increasing with project size.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Not a fan of Planned Developments because they can be misleading. A 50 acre tract with flood plains, steep and/or uneven terrain, on a winding 2 lane road in a designated Rural Neighborhood area could never be divided into the maximum number of lots by acreage that you could get on a flat, square parcel. Yet, it becomes doable when you take the maximum number and cluster everything together on the top of a ridge. I noticed this language in your updates: "Must comply with UDC and may not exceed the density of future land use or deviate from the vision of the future land use." People LOOK at the current use of properties in an area, and what the area might look like in the future as established by the County BEFORE they move there. That's one of the reasons there is more and more opposition to rezonings. A PD can completely change a neighborhood.	I think AG-1 should be a minimum of 10 acres if an entertainment venue is allowed.	no comment	As I stated above, I think the there are areas in the county where certain changes are appropriate. I do think a zoning of AG-1 should have a greater minimum acreage if it is to be an entertainment venue. I appreciate the Staff's efforts in this update. This plan seems well thought out and defined and the public has had a chance (like this) to voice their thoughts. We can hope that the adopted plan is FOLLOWED by ALL involved agencies, departments, authorities, and Boards that provide reports and give approvals at every step of the process.
145216	Online	30507		I request a total ban on data centers within county limits									
145217	Online	30554		Agree		There are only certain areas these should be allowed near	These should not be located near agriculture and roads need to be modified to handle increased traffic	Only in certain areas near city centers	Yes with updated public information				

145227	Online	30542	Yes, the developer should have 12 months from the time of the rezoning approval to have made substantial progress towards the development. If not, the property should revert back to the original zoning and the applicant has to reapply. Section 11.5.5 should list that public notice shall be given and all extensions should have to be brought before the commission for approval.		apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.			
145229	Online	30542	Reversion ordinance should only be done to BENEFIT the citizens of Hall County. If reversion restricts the initial zoning, forcing people to be in different sections effects their property value, school zoning, and taxes. Please keep in mind that reversion must be to benefit Hall County. If taxes get to high, residents will leave, if rezoning places their children at new schools that is unwanted, residents will leave. We want to keep Hall county a welcoming, beautiful, and affordable place for people to live.	BENEFIT the citizens of Hall County. If data centers are build, negative repercussions will arise- 1. water levels will drop for housing and businesses around the data center- where will that water come from? Lake Lanier will will be drained to provide ample water for these centers. 2. Employment rates, county revenue, and resources will decrease due to data centers not needing employees, and damaging the land that Hall County has to offer its residents. 3. The chicken factories will be drastically effected as water that is utilized for those facilities will now be diverted to the data facilities instead. This will cause millions of dollars in lost revenue that Hall County relies of with the Chicken factories. 4. Residents will leave Hall county								
145232	Online	30542		needs to have more than one community meeting and allow the time to be expanded to allow residence who travel home through Atlanta traffic to attend these meetings. Ensure there will be no coolant leaks in the soil and into the water; no use of public water or sewer system - we are already in a drought and Lake Lanier is low. We don't need to have this use up water and our sewer system. Have checks in place to make sure the Data Center is operating as it should. I want to avoid issues that happened when the Army Corps of Engineers took too much water out of Lake Lanier years ago. Nobody listened to the citizens until someone from Army Corps came to inspect and saw there was an issue.	As long as these variances/ordinances are not changed.							
145234	Online	30564	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace.	No data Center	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace
145235	Online	30506	I support this change.	I'm happy to see our local government is being proactive about this issue. The Ordinance proposal looks well thought out. Overall I'd rather not see any Data centers in Hall County.								

145238	Online	30527	I believe the county should honor its word to citizens given in the past, especially now. We need a longer history of new commissioners and staff honoring previous commitments. A revision that gives the county the authority to override a past approval does not leave enough room for owners/developers to negotiate or defend their lack of progress without putting the burden on them to appeal	from the other UDC updates. The need to release the moratorium is putting pressure on this which is feeding a perception that data center provision is being rushed. This perception exists because of so many other counties that have jumped headlong into data center deals without the proper time to research their impact on county resources and the health of people, and to garner citizen support. This looks like too much like the kind of self-serving leadership we have worked this year to escape, so separation and slow-down would best serve the relationship between citizens and county leadership at this time. If data centers are proven to be a true benefit to residents, we need much more time to observe and mitigate risks. We do not want to be a county counted among the foolish who invite the burden of massive infrastructure without fully counting the costs. I would challenge the notion that prog ess" in thi at gory demands	I am comfortable with thi	All for this! I hope we continue to invite creativity and diversity in development.	Good with this.	I like the original language of the section being deleted, and cannot see the changes. I hope we are still encouraging creative planning of MU developments, leaving protections fo g een spaces	Good with this.	If I understand the table to mean that updates are in red and only relate to the above proposed zoning districts, then these changes are acceptable.	I am opposed to the UDC including any provision for data centers at this time. If this was stripped out of Art. 8, I would accept other changes, as long as we protect the right and easy access to app als and exc ptio s.	these changes
145254	Online	30554	a positive addition to the Unified Development Code and should be adopted. The County has a legitimate interest in ensuring that rezoning approvals are implemented within a reasonable timeframe and that outdated approvals do not remain active indefinitely despite changing conditions. Rezoning approvals are often granted based upon assumptions regarding traffic capacity, water availability, sewer capacity, emergency services, school impacts, environmental conditions, and consistency with the Comprehensive Plan. Those assumptions may no longer be valid years or decades later. The proposed ordinance appropriately recognizes that zoning approvals should not become perpetual development entitlements where little or no meaningful progress has occurred.	contains many reasonable protections and establishes a significantly stronger regulatory framework than currently exists. However, additional safeguards should be incorporated to ensure that Hall County taxpayers do not bear the long-term costs of infrastructure expansion required to support these facilities. While the ordinance requires studies related to water, sewer, transmission infrastructure, energy demand, and environmental impacts, it does not clearly require applicants to fully fund all infrastructure improvements necessitated by the project. Data centers are unique land uses because they often generate relatively few permanent jobs while creating substantial demands on electrical infrastructure, transmission capacity, substations, utility corridors, water systems, and emergency response resources.	districts may be appropriate within existing urbanized service areas, Hall County should exercise extreme caution before expanding these districts into rural and agricultural areas. The proposed standards effectively create a framework for higher-density suburban development, including quarter-acre single-family lots, townhome communities, and zero-lot-line development. While such development patterns may be appropriate where urban infrastructure already exists, they are fundamentally different from the rural character that many Hall County residents have chosen to preserve. The requirement for public water and sewer should not be viewed as a justification for extending utilities into currently rural areas. Utility expansion often becomes the catalyst for additional rezonings and	district represents a significant policy shift that warrants careful evaluation by Hall County. Unlike traditional residential zoning classifications, the R-X district allows a broad mixture of housing types within a single development, including single-family homes, duplexes, townhomes, cottage courts, accessory dwelling units, guest houses, and carriage houses. The ordinance further allows substantial flexibility in lot design and permits zero-lot-line development within portions of a project. While flexibility may benefit developers, flexibility alone should not be considered a public benefit. The County must carefully evaluate whether this district is consistent with long-term infrastructure capacity, fiscal sustainability, and preservation of community character.	Family (R-MF) district represents one of the highest-density residential classifications within the proposed Unified Development Code and therefore warrants careful evaluation regarding long-term infrastructure impacts. The ordinance establishes densities ranging from 12 to 18 dwelling units per acre and further allows additional density through Special Use approval by the Board of Commissioners. These densities can result in very large residential populations concentrated within relatively small geographic areas. Before expanding opportunities for multi-family development, Hall County should require clear demonstration that adequate infrastructure exists to support these projects without imposing additional costs on existing taxpayers. Particular consideration should be	district represents a significant land-use policy decision because it authorizes integrated residential, commercial, office, and light industrial development within a single master-planned project. While mixed-use development may be appropriate in carefully selected locations, the County should recognize that such developments often function as new growth centers that influence future land use patterns far beyond the boundaries of the original project. The ordinance should require careful evaluation of cumulative impacts, including: â€¢ Traffic generation and long-term transportation needs. â€¢ Water and sewer infrastructure capacity. â€¢ Emergency service demands.	(PD) District update contains several positive reforms that improve transparency and accountability within the PD process. Particularly important are provisions requiring applicants to demonstrate eligibility, establish superior design and public benefit, identify a comparable conventional zoning district, and justify any requested deviations from standard zoning requirements. The ordinance appropriately recognizes that Planned Development zoning should be used sparingly and should not function as a mechanism for avoiding conventional zoning requirements. However, additional clarification should be provided regarding the meaning of â€œpublic benefit.â€ The ordinance should establish objective criteria for evaluating	sections of the Unified Development Code because it establishes what land uses are permitted throughout Hall County and ultimately determines the long-term development pattern of the community. While portions of the update appear administrative in nature, the incorporation of new residential zoning districts and expanded use categories will have significant long-term implications for growth, infrastructure demand, traffic, and preservation of rural character. Several concerns should be addressed before adoption. First, the ordinance should more clearly distinguish between urban growth areas and rural preservation areas. The Comprehensive Plan recognizes that different parts of Hall County are intended for different development intensities. The Use	standards regarding parking, buffers, landscaping, sidewalks, lighting, and site design. However, the overall focus appears to be on facilitating development rather than preserving the rural character that residents repeatedly identify as one of Hall County's greatest assets. While buffering, landscaping, and open space requirements are important, they should not become substitutes for meaningful rural preservation. Once forests are cleared, wildlife habitat is fragmented, and agricultural lands are converted to development, those resources cannot realistically be restored through landscaping requirements alone. The proposed open space requirements allow a substantial majority of a property to be developed, and the ordinance provides multiple opportunities for modification or waiver of buffering	development toward areas that already have adequate infrastructure. However, I am concerned that infrastructure expansion itself can become a mechanism for accelerating suburban growth into rural areas. The Comprehensive Plan should clearly distinguish between managing growth and encouraging growth. Rural Agricultural and Rural Neighborhood areas are valuable because of their farms, forests, open space, natural resources, and rural character. Once these lands are converted to suburban development, they cannot be restored. I encourage Hall County to strengthen protections for Rural Agricultural and Rural Neighborhood areas by limiting future density increases, preserving existing tree canopy and open space, discouraging expansion of sewer infrastructure into rural areas unless absolutely
145258	Online	30527		I am enormously opposed to data centers in our community. Data centers are causing tremendous noise and environmental pollution all across our state. Many of us moved to north Georgia because we appreciate a quiet simple life and love the beauty of nature. To continue overdevelopment and building data centers to replace and destroy our green lands and natural resources is a massive injustice to this place we call home and the people who live here. I urge you to consider what the people want and to fight to preserve what is left our beautiful land in North Georgia and to protect one our most vital resources- our water. We need plenty of notice to attend meetings and voice our concerns for data centers.									

Outlook

Fw: Public Input tool?

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:55 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

1 attachment (134 KB)
Supporting and explaining my support for INFERENCE-layer Data Centers for Hall County.pdf;

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Friday, May 15, 2026 4:06 PM
To: Planhall <Planhall@hallcounty.org>
Subject: Fw: Public Input tool?

> 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.

Had an issue sending the original email, so I had to forward my own email to you ;-)

From: Greg RUTLEDGE [redacted]
Sent: Friday, May 15, 2026 3:50 PM
To: planhall@hallcounty.org <planhall@hallcounty.org>
Subject: Public Input tool?

Good afternoon - I did not see (might have missed it) a link to follow to submit public input. So I'll send some early input here.

This as about WHY I believe Hall County **SHOULD** approve *inference*-layer AI data centers, and DISapprove *training* layer AI data centers.

I realize it may be 'shocking' to receive input from a citizen welcoming THE RIGHT SORT of data center WITH the right NEW codes, but here it is. I support the County approving inference-layer AI data centers, on the right LARGE parcels, with the right, NEW noise and vibration codes.

I have included my suggestions for these new codes.

What I have attached is not a finely polished document, but I hope it communicates.

NET: With the right new UDC codes, Hall County CAN and SHOULD welcome **some** and **CERTAIN** AI data centers. The right kind are called inference-layer data centers, and the sort we want to prohibit outright are called TRAINING-layer data centers.

It's obvious that if I have this 'paper' put together already, it's something I have been thinking about and researching for a while. Use the attached personal 'white paper' as you see fit. I believe it to be correct and factual - but your experts obviously need to look it over.

I welcome your thoughts. I look forward to reading the draft documents you published to the web today.

Very respectfully,

Greg Rutledge

[redacted]

Understanding Inference-Layer Data Centers, and Rationale for Approving Them in Hall County, While DISapproving Training-layer Data Centers

Includes Efficiency Trends and Policy Implications

A Brief for County Commissioners

N.B. While I believe this to be accurate, I would recommend you consider it a citizen white paper, subject to reviews by your technical and legal team members.

Plain Language Preface for BOCC and the UDC team

AI systems have two very different phases of work, call them layers — Training and Inference — and the distinction matters for land-use, zoning, and infrastructure policy.

Training-layer data centers should be disapproved. IMHO, without question.

Inference-layer data centers should be approved when they meet per-instance NEW codes established in the revised UDC and supported by the revised Comprehensive Plan.

Edge-node inference deployments (small, container-sized inference units placed at customer sites) are an emerging model the county should prepare for. They offer local businesses lower latency, faster deployment, improved security, and easier compliance (e.g., HIPAA), and they avoid the political friction associated with hyperscale facilities.

Why Training Is a Bad Fit for Hall County

Training is the heavy industrial phase of AI. It requires extremely large clusters of specialized processors running at full power for long periods. These facilities draw very high electrical loads, generate intense heat, noise and vibration, require large mechanical yards, and tend to expand repeatedly as new models are trained.

For a fast-growing county with current and projected limited electrical and water headroom, residential growth pressure, and sensitivity to large industrial footprints, training-layer data centers are not a good fit.

Why Inference Can Be a Good Fit

Inference is the everyday "use" phase of AI — what 'you and I' use when going to ChatGPT or Copilot, answering questions, summarizing documents, running chat systems, and supporting business applications.

Inference centers use far fewer processors, draw much less power, and benefit directly from ongoing improvements in chip efficiency, memory efficiency, and cooling technology. Their electrical and mechanical footprints shrink over time for the same amount of work.

NET: When sited correctly — with proper setbacks, closed-loop cooling, and *new*, enforceable limits on audible and low-frequency (including sub-audible) noise and vibration — inference-layer data centers can be compatible with local development goals and can be approved without triggering the social, environmental and political impacts associated with training facilities. (or at least mitigating them)

Technical Section (Forward to Your IT Team)

Executive Summary of the Progressive Reduction of Impact of Inference-layer Data Centers

Inference-layer data centers (not training-layer data centers) will, over the next 2–5 years, become less burdensome per unit of compute due to measurable improvements in semiconductor density, memory bandwidth efficiency, interconnect design, and cooling systems. These improvements reduce power consumption, physical footprint, and cooling overhead for a fixed amount of computational capability.

Key Message for Your Policymakers

- Approving inference-focused data centers arguably does not create a growing long-term burden.
- The per-unit environmental and electrical impact declines over time, even as demand for AI services increases.

This brief provides the technical basis for that conclusion, supported by publicly available hardware trends.

1. Hardware Trends That Reduce Power and Space Requirements

1.1 Transistor Scaling

- Smaller nodes, 3D stacking, and new materials increase compute per unit area.
- Higher density reduces the number of accelerators required for a fixed inference workload.
- This directly reduces rack count and facility footprint.
  Source: TSMC, Intel, Samsung roadmaps.

1.2 Memory Bandwidth and Capacity Scaling

Inference is memory-bound, not compute-bound.
HBM improvements have outsized impact:

- HBM1: 128 GB/s → HBM3E: >1.2 TB/s
- Energy per bit: ~35–40 pJ → ~7–9 pJ
- HBM4 targets ~2 TB/s and ~5–6 pJ/bit

Implication: Fewer memory stacks and GPUs are required for the same throughput.

1.3 Interconnect Efficiency

- Lower-loss materials
- Improved topologies (NVLink evolution)
- Optical interconnects at rack scale

These reduce joules per bit transferred.

1.4 Cooling Efficiency

Modern cooling systems:

- Direct-to-chip liquid cooling
- Immersion cooling
- Rear-door heat exchangers

New facilities achieve PUE ≈ 1.10, with advanced builds approaching 1.05.

1.5 Algorithmic Efficiency

- Quantization
- Sparse computation
- Distillation
- Architectural improvements

These reduce FLOPs required per inference.

2. Physical and Engineering Limits

Efficiency gains continue until constrained by:

- Die-level heat flux
- Memory bandwidth ceilings
- Interconnect latency
- Diminishing returns in transistor scaling

These limits slow improvement but do not reverse the trend.

3. Efficiency Timelines (12, 24, 60 Months) -

N.B. these are projections from ‘experts’ in the field. We’ll see …

3.1 12-Month Horizon (2026–2027) — High Confidence

- HBM3E becomes standard
- Bandwidth/W improves 20–30%
- GPU perf/W improves 15–25%
- PUE improves to ~1.06

Impact: 15–30% reduction in power for fixed inference workload.

3.2 24-Month Horizon (2027–2028) — Moderate Confidence

- HBM4 (~2 TB/s per stack)
- Energy/bit drops another 20–30%
- Direct-to-chip liquid cooling becomes standard
- PUE ≈ 1.05

Impact: 30–50% reduction vs. 2025.

3.3 60-Month Horizon (2026–2031) — Directionally Stable

- HBM5 or equivalent
- 3D stacked logic + memory
- Optical interconnects
- PUE 1.03–1.05

Impact: 50–70% reduction in power; 40–60% reduction in footprint.

4. Policy-Relevant Conclusions for County Commissioners

4.1 Inference Data Centers Are Not a Growing Threat

For a fixed amount of compute:

- Power consumption decreases
- Physical footprint decreases
- Cooling overhead decreases
- Memory and interconnect efficiency improve

The primary growth vector is market demand, not inefficiency.

4.2 More Inference Facilities ≠ More Harm

- More inference centers will be built because demand increases.
- But each facility becomes less burdensome per unit of useful work.
- This is the opposite of industries where environmental burden grows with scale.

4.3 Reasonable Approval Path

A county can responsibly approve inference-layer data centers when:

- Power availability is planned
- Cooling water is minimized or avoided (closed-loop systems)
- Traffic and noise are addressed
- Emergency power systems meet code

The long-term trend is toward **lower per-unit impact**, not higher.

4.4 Reasonable Disapproval Path for Training-Layer Data Centers

The county has a technically and likely legally defensible basis to decline training-layer data centers when their characteristics conflict with infrastructure capacity, land-use goals, or growth patterns. Training centers impose high, inflexible, persistent demands that do not diminish with hardware efficiency.

A county can reasonably disapprove training-layer data centers when:

- Electrical infrastructure cannot support sustained peak loads
- Thermal/mechanical requirements exceed industrial footprint
- Expansion pressure is incompatible with growth patterns
- Noise, vibration, and low-frequency emissions exceed acceptable thresholds
- Emergency power requirements exceed local tolerance
- Local economic return does not justify infrastructure burden

Low-Frequency Noise Note

AI data centers generate noise and vibration at frequencies below most industrial codes. If the county wants to protect residents from low-frequency hum, vibration, or tonal noise, it should adopt new:

- dB(C) or dB(Z) limits
- Tonal-penalty provisions
- Vibration thresholds
- Setback requirements for mechanical yards
- Closed-loop cooling mandates
- Nighttime generator-testing restrictions

4.5 Technical Argument: Why ***Training-Layer Data Centers Are Not a Good Fit for Hall County***

4.5.1 **Orders of Magnitude More Compute, More Power, More Cooling, More Land, More XXXX**

Training requires:

- Thousands to tens of thousands of GPUs
- Continuous operation for weeks or months

- High-bandwidth interconnects
- Sustained peak power draw

4.5.2 Power Demand Is Spiky, High, and Non-Negotiable

Training clusters:

- Operate near maximum power
- Have minimal ability to shed load
- Stress local electrical infrastructure

4.5.3 High-Volume, High-Velocity Cooling

Training accelerators produce:

- Higher sustained thermal output
- Higher rack-level heat density
- Higher coolant flow requirements

4.5.4 Efficiency Gains Do Not Reduce Burden

Training workloads scale with:

- Model size
- Dataset size
- Training duration
- Parallelism

Efficiency gains enable larger models, not lower power.

4.5.5 Continuous Expansion Pressure

Driven by:

- Competitive pressure
- Model refresh cycles
- Research cycles
- Scaling laws

4.5.6 Minimal Local Economic Benefit

Training centers:

- Employ very few on-site staff
- Consume large parcels and power
- Provide low job density

5. Final Statement for BOCC Use

Inference-layer data centers will become **less resource-intensive** over time.
They do not represent a growing environmental or electrical threat, provided the BOCC manages:

- Buffers and setbacks
- Audible and sub-audible noise
- Power availability
- Micro-climate effects
- Water consumption
- Local economic impact

Inference-layer centers should be approved **after** the UDC and Comprehensive Plan are amended, and **only** when siting and infrastructure conditions are met.

Training-layer centers are not appropriate for Hall County.
Inference-layer centers **are**, when properly regulated.

Outlook

Fw: Data Center

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:56 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Jessica Green [redacted]
Sent: Tuesday, May 19, 2026 4:21 PM
To: Planhall <Planhall@hallcounty.org>
Subject: Data Center

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Hall County Planning and Zoning Director Katie Ahmed
I wanted to let you know that I am opposed to developing a Data Center in Hall County. I believe that a Data Center takes too much electricity and water, and requires a lot of our trees being cut. I would rather keep our trees than expand our digital storage capacity.
Feel free to let me know if you have any questions about my opinion.
Sincerely,
Jessica Green
[redacted]

Outlook

Fw: Public Comment on Unified Development Code

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:57 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Daniel Graham [redacted]
Sent: Thursday, May 28, 2026 10:03 AM
To: Planhall <Planhall@hallcounty.org>
Subject: Public Comment on Unified Development Code

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.

Greetings. I'm Daniel Graham, a Hall county resident living in Gainesville ([redacted]) and I wanted to submit for public comment my strongest possible recommendation that the county move to go beyond extant moratoriums and pass more permanent measures to ban outright any and all data centers and/or (new) detention facilities as changes to the Unified Development Code are considered.

It is abundantly and undeniably clear that both data centers and detention centers are deeply unpopular with the people of Hall County, given the well documented, widespread opposition that has arisen to both Project Turbo and the planned ICE facility off Falcon Parkway in recent months; proposed developments the fight against which have, to the surprise of many I'm sure, generated points of unusual and unique consensus among groups of people from drastically varied partisan/political, generational, economic, and cultural backgrounds, and mobilized numerous citizens of all walks of life who recognize the imminent threat such developments pose to our community's well being.

With this in mind, the decision to establish lasting ordinances barring all such developments from going forward in any and all locations under county jurisdiction would be, I firmly believe, a supremely logical one, and would prove to be in the demonstrable best interests of the community.

I urge the County to act accordingly.

-Daniel Graham

Outlook

Fw: Thank you

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 2:42 PM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

2 attachments (2 MB)
Area of concern.pdf; Subject Area.png;

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Wednesday, June 3, 2026 9:54 AM
To: Seth Vining [redacted]
Cc: Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>
Subject: Re: Thank you

Seth,

Thank you for your comment. This was very helpful due to it being specific and pointed. This will be logged.

I have attached the area we discussed as "subject area" as well as a highlighted as the area of concern you would like to see changed to not support industrial uses.

Please let me know if this accurately reflects your concerns.

Thank you,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Seth Vining [redacted]
Sent: Tuesday, June 2, 2026 8:37 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thank you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your help tonight. It was great to meet you. I want to review our discussion tonight. I have worked with the commissioners and county ever since we found out about the Inland Port. Trying to prepare for the impact it is going to have on our community has been a challenge. Controlling truck traffic has been one of our concerns. Keeping residential and industrial separate from each other is important. This is why we are asking to have everything along Cagle Road from 365 to Sargent Road residential with no trucks allowed. All industrial would be south of the RR tracks.

There needs to be another sign placed facing Gainesville on White Sulphur Road.

Thank you for your help and let me know if there is anything else we need to do.

Seth Vining
[redacted]

Outlook

Re: Summary findings and recommendations (CP/UDC drafts)

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Wed 6/10/2026 1:41 PM
To Greg RUTLEDGE [redacted]
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>; Radu Casapu (Planning) <rcasapu@hallcounty.org>; Planhall <Planhall@hallcounty.org>

1 attachment (990 KB)
Executive Summary.pdf;

Greg,

Thanks for your email. Our team will take a look at this.

All the best,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Wednesday, June 10, 2026 1:16 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Summary findings and recommendations (CP/UDC drafts)

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Katie -

As always good to see you last night. Glad to see you holding your own in the big turnout.

Now, regarding my thoughts on the draft CP/UDC changes, what I am ***NOT*** going to do is dump 143 pages of 'Behold, I reveal the many ways you have erred.'

Rather, see the attached, short, actionable summary of my findings and recommendations, followed by the logic flow of 'How did Greg arrive at those conclusions?'

I recognize you and your team are in a situation where time, scope, and risk cannot align. I offer a reasoned, responsible path forward that is arguably a win:win.

My goal is to help you and your team do the right things, the right ways, in the short time made available to you.

Let me know what you think.

Very respectfully,



Greg Rutledge

[redacted]

Executive Summary

In anticipation of and in preparation for lifting the residential zoning application moratorium in August—and acknowledging the compressed timeline available to your team for research, drafting, public input, legal review, submission to the BOCC, and transparency—I recommend:

- Adopting the proposed PDD-UDC changes as a 1–2-year pilot regulation, limited to:
    - Existing designated development corridors, and perhaps parcels immediately adjacent to those zones to accommodate assemblages,
    - Specific character areas and zoning districts appropriate for testing, (i.e., areas already designated for mixed-use or transitional development)
        - Excluding AR-1, AG-1, R1, and R1-L parcels from consideration for PDD (unless included in a contiguous assemblage with a corridor-adjacent parcel)
        - Adding "may require" language allowing the County to clearly define "substantial" progress and 'clear-cutting' limits (to reduce what I call the 'red clay moonscape effect) for each approved application, and
        - Setting a numerical ceiling on approved PDDs during the pilot.
- As part of this pilot approach, amend the draft Comprehensive Plan text, FLUMs and tables to remove the current county-wide PDD applicability from every zoning district and character area, and restrict its use to the pilot-defined areas only.
- Adopt the other drafts (Reversion, AI Data Centers, the other new Residential Districts, and the Section 7 drafts) as you choose to edit, and finalize,
    - With the proviso you retain the "and sewer" condition in the new residential zoning districts' draft language—to deliberately constrain approvals until the major updates to the Comprehensive Plan and downstream UDC are in effect.
    - Adding "may require" language allowing the County to clearly define "substantial" progress and 'clear-cutting' limits (to reduce what I will call the 'red clay moonscape effect') for each approved application, and
    - Specify these are subject to revision and reversion as the major Comprehensive Plan updates flow into the subsequent UDC rewrite,
- This allows the County to
    - Meet the August deadline, with interim, necessary stopgap UDC revisions,
    - While avoiding the risks of permanently adopting broad, subjective, and untested county-wide code under time pressure.
- It also restores the correct planning sequence and rigor to this critical task by ensuring that the 2026–2027 Comprehensive Plan rewrite sets policy direction first, followed by a full, stable UDC rewrite informed by both the CP and the pilot results, ensuring long-term regulatory stability and alignment with new 26-27 Comprehensive Plan.

Process Flow (Me Being Logical)

1. Fixed External Constraint

- Residential moratorium ends in August.
    - County intends not to extend it.
- AI Data Center zoning language needed in August
- PDD and other new residential districts and the Section 7 edits needed for August
- Therefore: Appropriate forms of updated code must exist before August.

Dependency: Moratorium lift/lack of AI zoning → require workable, if interim regulatory framework.

2. Internal Process Constraint

- Planning staff have limited time for research, drafting, public input, legal review, impact analysis, revision, and public transparency prior to submitting recommendations to the BOCC in August.
- Planning Staff have acknowledged the compressed timeline.

Consequence: Faulting only the compressed process' timeline, and not the people, the current UDC rewrite cannot achieve adequate analytical rigor before August.

3. Procedural Inversion

- County has stated it will (first) amend the UDC, and then make "minor" changes to the Comprehensive Plan to match preceding UDC changes.
- Correct sequence is: Comprehensive Plan → UDC rewrite.

Risk: Permanent UDC changes adopted now will force the "major" CP rewrite to conform to arguably rushed codes.

4. Risk Surface

- Draft UDC changes, particularly the PDD, are broad, subjective, and county-wide in scope.
- Applying the new PDD to all districts and all character areas, as illustrated in the draft Comprehensive Plan FLUMs, is a major structural change.
- Permanent adoption under time pressure increases legal, administrative, and political risk.

Need: Contain the risk surface to a limited domain, for a limited time (i.e. pilots).

5. Corrective Mechanism

- Adopt the PDD as a temporary 1–2-year pilot regulation
    - Restrict the total number of approved PDD applications during the pilot (to enforce your expressed "sparingly" intent)
    - Define and require "substantial" progress during the pilot

    - Add language permitting the County to add “substantial” restricting conditions on a per application basis for PDD, since by definition each PDD application presents unique design.
    - Define a reversion process for any pilot PDD projects approved
    - Specify the PDD language SHALL be amended to align to the upcoming major update(s) to the Comprehensive Plan, pending pilots results and shifts in intent and policy as noted in the new Comprehensive Plan.
- Limit PDD pilots to:
    - designated development corridors, (and assemblages per the language in the executive summary)
    - specific character areas,
    - zoning districts appropriate for PDD testing,
- Exclude AR-1, AG-1, R-L, R-1 from pilot applicability (with the noted exception for qualifying assemblages),
- Adopt the Reversion, AI Data Center, Section 7 edits and other new residential zoning districts, pending your edits and finalization.

Function: Demonstrate and measure enforceability, outcomes, and unintended effects before county-wide adoption.

6. Strategic Alignment

- Legally required 2026–2027 Comprehensive Plan rewrite begins this fall.
- That process will define growth strategy, policy, infrastructure assumptions, and district intent.

Dependency: Comprehensive Plan rewrite → needs to precede permanent UDC rewrite, not vice versa.

7. Long-Term Resolution

- Use pilot results + CP rewrite to subsequently produce a full, stable UDC rewrite.
- Adopt permanent county-wide code only after CP establishes policy direction.

Flow Summary (Condensed)

1. August deadline met, accompanied by enabling interim action.
2. Compressed timeline prevents rigorous UDC rewrite.
3. Current approach reverses CP→UDC sequence.
4. Broad permanent adoption now creates high risk.
5. Pilot approach contains risk and meets deadline.
6. CP rewrite provides the correct foundation.
7. Permanent UDC rewrite follows CP.

Outlook

Data Center Revision Feedback

From Viral Chhadua [redacted]
Date Wed 6/10/2026 4:26 PM
To Planhall <Planhall@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Vamsee Polamarasetty (Planning) <vpolamarasetty@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.

Hey y'all, it was a pleasure to talk to y'all during the community meeting at the hall co govt building. I'd like to provide some feedback on the Data Center Ordinance + some additional input regarding planning/zoning items.

I spoke to Vamsee for a bit during the meeting about the Data Center Ordinance, there are several flaws in this I see that jump out right away.

There are possibilities of data centers to be as small as 100sqft, and there is not "classification" for something that small. So is there going to be a minimum size of 20,000sqft for DC zonings or will it be possible to get a variance for smaller operations? I am building a small 1800sqft, which prior was going to be only 400sqft until we realized there is more power capacity and we can expand (this is for a bitcoin mining operation). This is also being built on a 1.3acre lot no where near the min lot size the DC ordinance is asking for, so again will smaller operators require a variance to the lot size or is that a "it is what it is" type situation. I don't see the necessity for classifying DC's in a manner of "medium" "major" or "campus". A data center is a data center, that is flexible type developments that can "get in where they fit in" type industry. Of course the tech giants like meta/google are not going to be the smaller operators, so they will meet all of these requirements but the same requirements will restrict people like me operating smaller locations. Another example I can give you is, the hospital may want to eventually build a small DC around the county to run what we call "local compute" and that may not meet the min lot size nor the 20,000sqft requirement. As AI develops, you will likely see many local companies around the county want to build their own "local compute" operations that will not fit into the minimum requirements.

There is no difference between a traditional DC, an AI DC, or crypto mining DC. They all consume a large amount of power, they all crunch data and provide an output. "Cryptocurrency data centers shall be regulated as a distinct use due to their operational characteristics, energy demand profiles, and potential land use impacts." This singles out just one use case and in a way demonizes it, when every type of DC has the same "operational characteristics, energy demand profiles and potential land use impacts". I am in the crypto mining industry, so you can say im bias when I say, mining DC's are actually a net positive for the community and the state as a whole, because they are not "mission critical" DC's meaning they DO NOT have to run 24/7 and provide "load shedding" opportunities for GaPower and utilities to help ease power rates during extreme climate events. What this simply means

is, when power rates surge (usually during extreme climate events, super hot or super cold because everyone turns on their AC/Heating), we can ramp down our consumption to almost 0.0kW and take stress off the local grid. Traditional DC's cannot do that, most of them are 100% mission critical and usually require back up generators to make sure they have 99.9999% uptime.

-I think it's great to have anyone seeking a SUP for DC's to have a community meeting with surrounding residents/businesses prior to any public meetings in the govt building. The meetings should be done at a location within 5miles of the location seeking the SUP, this should not be a "as long as its within hall county".

-Section 2.C - item 5 is over the top with having to publicly advertise in local newspaper, if the goal is to keep DC's away, small and large then this should stay in.

-Section 6.B, I would take this one step further and have ALL generators be placed in what they call "generator enclosures". Any company that needs to have generators on their site, can afford these things and the noise pollution from the generators drops 70-80% when these enclosures are used. I've seen them in action first hand in Ohio.

-Section 7, this is great for big DC's but smaller operators this turns into a bit of a burden where it's just easier to take business somewhere else. Maybe there is a possibility that smaller operations be exempt from a lot of this. If I was required to do all of this for our project in Gainesville, we would just not have done it. Same with Forsyth County approval.

https://drive.google.com/file/d/1n6xc6-R4pJHoUTKax0MyEuzRfGa8rSk4/view?usp=drive_link
Noise measurements on Data Huts (prefab'd buildings with full electrical infrastructure inside). There are "air cooled" servers inside these, zero water usage. This is in Iowa.

https://drive.google.com/file/d/1HaMPQKB-OpEPe35n9FaIxBES-uuBuq-H/view?usp=sharing
Noise measurements on Liquid Cooled servers. Again, ZERO water usage. These use a water/glycol mix that comes premixed in a large container, usually only have to bring it in ONCE, and it runs for years at a time. This uses a "dry cooler" outside to cool the liquid back down and is a closed loop system. This is in Texas during middle of summer.

https://drive.google.com/file/d/1mp5c3EJdhu4uoZDye7BgYzhgdY4ychPN/view?usp=sharing
This is a noise measurement from a small crypto mining data center in Maysville, GA. Unless you knew what was inside, no way of telling this is a data center. You guys can go up there and talk to local businesses that are on the same street and across the street from them and they all have no complaints.

--

Viral Chhadua
[redacted]

Outlook

Fw: CP/UDC changes

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Thu 6/11/2026 2:16 PM
To Planhall <Planhall@hallcounty.org>

fyi

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Bronier Costas [redacted]
Sent: Thursday, June 11, 2026 2:13 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: CP/UDC changes

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katie,

Thank you and your committee for taking on this much needed task. I do appreciate the first draft that was presented at the recent town hall meeting. I think it is an excellent start to begin and clarify some of the impending changes.

I am a bit concerned about the timeline set up to implement these new changes. I understand the date chosen but it takes very little to change that date especially given the importance of these impending changes. For the committee to assimilate all the data from these types of meetings, develop a white paper, get legal review and generate a final submission is very tight. I think it's better to get it right than to rush and produce something that has flaws that will need to be corrected on the back end.

I personally am in agreement with the proposed changes for reversion, data centers, and new residential districts.

I am concerned about the lack of public review/ input after your conclusions have been reached and it goes to legal review or to the BOOC for that matter. To do that would put even more pressure on the committee to finish the report which I think would be counter productive.

The current PDD language is broad and subjective as written. I think it leaves the county exposed to interpretation which can lead to lawsuits. Enough time has been put into developing a comprehensive plan so let the UDC conform to that.

I feel that PDD should be limited to specific development corridors outlined by the CP and not broadly applied. Identify specific areas and zoning districts that are suited for mixed development.

Thank you for your time and consideration of the proposed changes. We appreciate your hard work and time involved in this project. Please give yourself time to get it right the first time.

Sincerely,

Stormy Costas

--

Bronier L. Costas, M.D.

"Stormy"

Email [redacted]

Outlook

June 10, 2026 - Citizen Review of Unified Development Code (UDC) and Comprehensive Plan Draft Edits

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/12/2026 1:19 PM
To Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>
Cc Radu Casapu (Planning) <rcasapu@hallcounty.org>

Hey vamsee,

Here is a re-cap of the items I captured from our meeting with Wanda on 6/10. Please add these to you list of needed updates/revisions.

During the meeting, Wanda provided several comments and recommendations for consideration regarding both the Comprehensive Plan and Unified Development Code documents. The following items were identified for staff review and potential revision:

Comprehensive Plan Comments

1. Urbanized Zone Section
    - Add a dedicated page or section describing the Urbanized Zone within the Comprehensive Plan.
2. Activity Centers Definition
    - Provide a clear definition of “Activity Centers” within the Comprehensive Plan to improve clarity and consistency.

Unified Development Code (UDC) Comments

3. Zoning District Formatting
    - Review and clean up zoning district formatting throughout the document.
    - Ensure zoning district sections properly reference Articles 7 and 8 where applicable.
4. Mixed-Use (MU) District Formatting
    - Capitalize references to “the Board” where appropriate.
    - Verify and update references to the Board of Commissioners (BOC) for consistency instead of the board
5. Section 7.3.A.1
    - Correct spelling error identified in the word “housing.”

Thanks!

Katie Ahmed

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
kahmed@hallcounty.org

Outlook

Fw: Final(?) public comments

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Mon 6/15/2026 3:39 PM
To Planhall <Planhall@hallcounty.org>

2 attachments (3 MB)
Final thoughts.docx; Final thoughts.pdf;

Please see attached documents and email below.

Katie Ahmed
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Monday, 15 June 2026 13:14:10
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Final(?) 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.

Good afternoon Katie-

Welcome to the final day of public comment. Yay?

Attached are my final public input documents — both the Word version and a PDF, since I'm not sure which format is easier for you and the team to work with.

This is my attempt to tie a clean bow on everything I've submitted over the past few days. It's focused, readable, and aimed at being genuinely helpful as you navigate the August timeline, the moratorium pressure, and the sequencing challenges between the UDC updates and the upcoming Comprehensive Plan rewrite.

Nothing dramatic — just my best effort to support the work you and your staff are doing, and to highlight the areas where a short-term, reversible approach might protect the County while still allowing progress.

Thanks again for all the time, patience, and heavy lifting you've put into this process. I know it hasn't been easy for your and your team.

Very respectfully,

Greg Rutledge

[redacted]

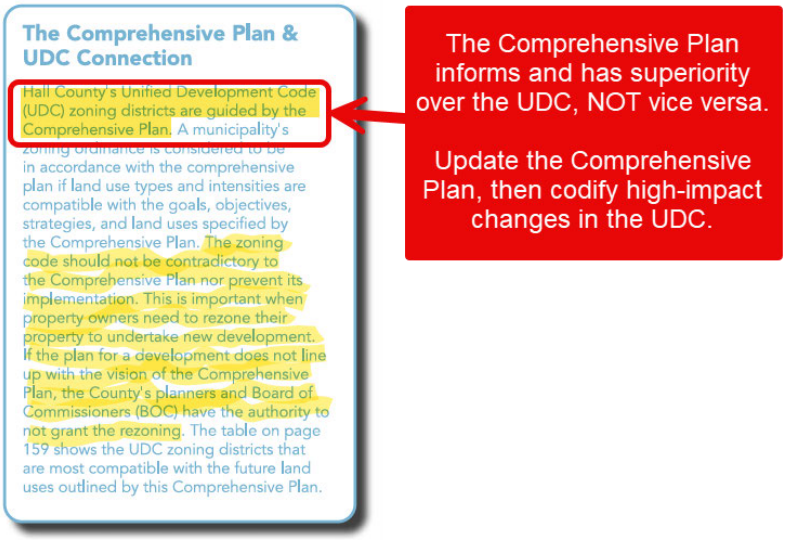
[redacted]

Final Thoughts for Public Input

Right now your path forward has the County adopting and implementing potentially high-impact changes by the end of August 2026. These updates could have significant long-term and short-term downstream consequences. These changes are driven in the majority by

- the Moratorium and its extension/expiration, i.e., the need to act in August.
- the lack of certain, well-defined UDC codes and allowed uses for sensible, in-demand buildouts, and the new, broadly applied, subjectively defined/constrained PDD draft district,
- the concerns over 'data centers' and the lack of specific district(s) addressing them,
- the lack of an adequate and enabling Reversion capability, and
- resulting gaps in the CP resulting from addressing the prior four.

You have stated your intent to alter both the UDC and The Comprehensive Plan, and have published a process that first make changes to the UDC and then updates The Comprehensive Plan (hereafter CP) to match.



This is demonstrably backwards compared to the text in the Future Land Use section of the CP, (shown at right) and arguably violates common and best practices for first establishing Strategies, Intent and Policies and then using these to guide formation of and changes to Zoning Districts and Allowed Uses in Uniform Development Code (hereafter UDC).

By drafting, revising and accepting these draft documents prior to the upcoming major update of the CP, you risk 'forcing the hand' of County planning if you adopt these proposed changes absent the following:

- Establishing sunset and/or near-term expiration dates, (perhaps 12-18 months) for each of the proposed August changes, pending specific extensions, adoption, edits, reversions, cancellations or other permissions available to the Board, particularly as guided by the major update to the CP.
- Furthermore, by establishing these dates, the County will have the time to gather an informed pool of experience with these four proposed changes, to objectively measure whether they align to the intent of the Major Changes to the CP, and the downstream impact and consequences these draft changes cause. With that information in hand, the Board can make informed, enforceable, and durable changes to the CP and the UDC, known to be to the Public Benefit.

The simplest mechanisms to adopt these measures is to approve the edited drafts as short-term pilots, and/or adopt them with fixed sunset and expiration dates.

- The BOCC, with the help of Planning and Zoning, would establish enabling and constraining criteria such as, but not limited to,
    - well-defined, enforceable definitions of "Substantial."
    - Grand-fathering approved pilot projects for continuance
    - Limiting the number of pilot applications approved.
- Specifying the various revisions accepted in August MAY be changed or removed based on:
    - The planned m,ajor updates to the CP
    - 'Learnings' from experiences with the pilots
    - New and retired Zoning Districts resulting from the major updates to the CP.

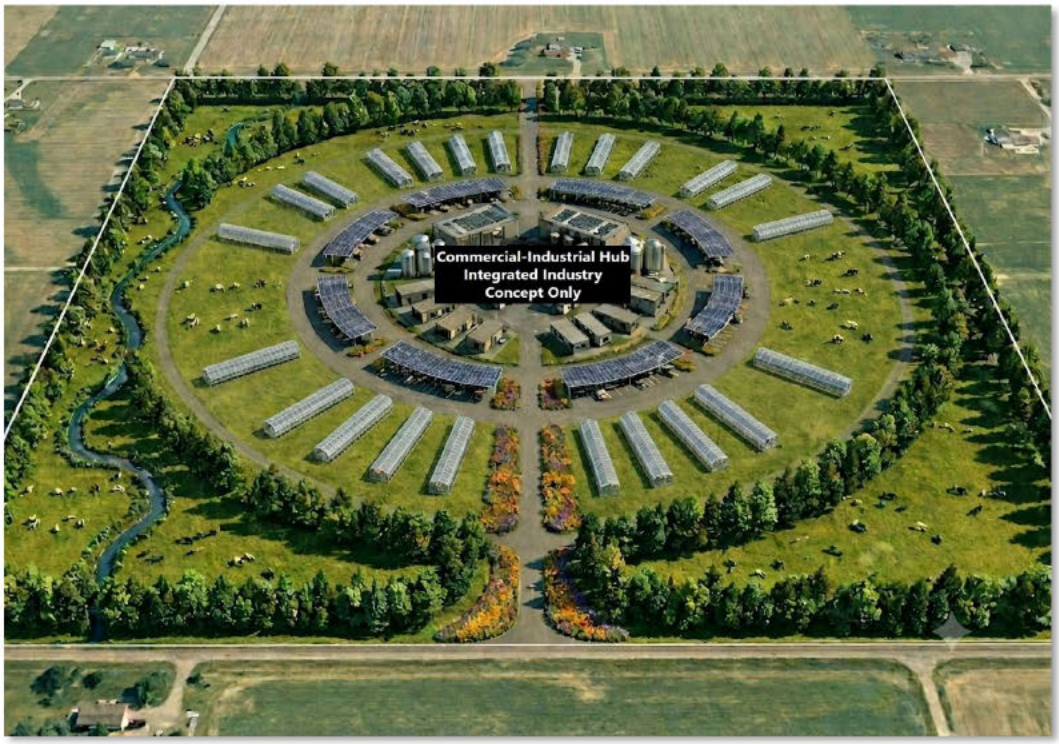
Personal Observations Follow

1. First and foremost, in the draft "minor" updates to the CP, please REMOVE the new PDD currently (in the FLUM tables and the text descriptions of all the residential districts) applied to ***every*** character region, and ***every*** zoning district. Your stated intent was for PDD to be a floating district, one "sparingly" used, yet the proposed draft of the CP shows the opposite—a pervasive application of PDD.
2. The Reversion document draft makes complete sense to me. The only change I recommend is an addition—to explain what could be the oddly-specific February effective date by adding the parenthetical (adopted to align to the Moratorium extension date). This obviates any concerns that specific projects were being "protected" by the adoption of this date.
    a. Minor question: the Reversion doc doesn't look like reversions adopted in comparable GA counties, and by my research reads more like an ordinance from Florida, Texas, and North Carolina. Not really a concern if it's an effective and enforceable document; just curious.
3. The new mixed-use Zoning Districts look great to me. These especially enable Hall and its 'towns' to plan and develop "cool downtowns" and zones. Only proviso? PLEASE retain the "and sewer" restriction language for at least a year until Hall has experience with the demand, the requested variances, developers and resident pressures, and similar. Let's learn by doing.
4. Only concern I have about the proposed Allowed Use Table(s) is that while PDD is pervasive elsewhere, it is absent in these tables. Omission? Deliberate?
5. The Data Center code will work as-is. Just get with Legal to make certain it's enforceable. My conversations with Vamsee tell me he 'gets it' and has the best interests of Hall in mind. Put a sunset date of one year on it. Why? The technology driving and enabling these so-called data centers is changing VERY rapidly, and my recommendation is that Hall would be wise to acknowledge this up front and say "hey, residents, we get it, we understand it, and we're in front of it. So we are adopting this for now, to align policy and code to the current build pressures, KNOWING the situation will be different in a year."
    a. My opinion is that the data center code should be just one ordinance within a group of new industrial codes designed to (a) attract and enable industry to build in Hall,

(b) do so to the Public Benefit, and preservation of Quality of Life here, (c) bring employers and their tax base INTO Hall.

b. To 'put meat on the bone' of a new industrial code, I wrote up something I coined as H.A.L.O. or Hall Agricultural Land Offset—a new mixed-use Industrial Agriculture district, with some teeth. The details are in the document I previously submitted for Vamsee to review, but the primary goals are: (1) to allow industry to come into Hall and build on large tracts of what today are largely fallow agricultural parcels or assemblages, (2) require that industrial development 'produce' an agricultural output/harvest equivalent to the acreage 'lost' to industry [there's a way to do this easily. It's in the HALO doc I submitted for Vamsee.] Thus the offset wording, (3) have the credible 'story' and reality of how new industry growth and a rural, agricultural heritage can co-exist. Sounds strange, but it's doable, and there are real-world examples of this in Europe, where the EU has allowed large industries to intrude on the beautiful countryside AND surround those industries with productive agricultural land.

c. Not that it'll make sense to you, but here's an illustration I worked up to show the CONCEPT of how a 'nuisance' industry can be invited in, and still be 'beautiful' and agriculturally productive. REM: this has been done in Europe; not a pipe-dream. Happy to take you through HALO.



6. I'll finish with a reinforcement of my biggest concern – the PDD draft.
    a. The preponderance of adjectives and adverbs used to define and constrain PDD are subjective. I would argue they are an applicant's litigation dream. Your intent is, on face value, entirely visible. I just see the draft, as written, as being FAR too discretionary, too permissive and too broad.
    b. I am concerned that as-written, the P&Z team and the BOCC will be overwhelmed by applicants seeking to put PDDs "everywhere." I mean, after all the County literally applied it to every Character Region, and every district. It represents a wide-open door to random sprawl, the opposite of your stated intent.

Thank you greatly for your hard work, and for reading this far.

Greg Rutledge

[redacted]

[redacted]

Outlook

Comments on New Housing Development Categories

From Mark Faul [redacted]
Date Tue 6/16/2026 7:00 AM
To Planhall <Planhall@hallcounty.org>

1 attachment (20 KB)
comments on new development catergories 061526.docx;

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.

Thanks:
Mark Faul
[redacted]

Comments on new Housing Development Categories

15 June 2026

Background: Hall County is soliciting public input on designing new development categories of housing. The new categories rely heavily on a density per acre number, that is often elusive to the public because the number does not include unbuildable land. I welcome this new transparency. But definitional problems with the density number exist and have existed for a long time.

Summary: Before Hall County can properly consider new categories of development that rely heavily on density numbers, more work needs to be done on verifying formula density numbers supplied by a landscape architect or other professional. The density numbers are the most unreliable and non-understandable to the public due to distortions and including unbuildable land into the per acre numbers. Disclosure and rule tightening are a necessary first step before relying on a unit per acre standard.

Reasonable questions in every application:

For a rezoning dispute, one question often asked is:
Was the density analysis independently verified by a qualified professional?
If a county staff report states:

- "Project density = 2.8 units/acre"

you can ask:

1. Who calculated it?
2. Was it based on gross acreage or net acreage?
3. Was constrained land excluded?
4. Was the calculation certified by an engineer, surveyor, or landscape architect?
5. Is there a sealed yield plan in the record?

Those documents can become important evidence if density was a major factor in the rezoning decision.
Hall County needs to make this process much more transparent and should not refine zoning categories until these issues are addressed. Over-reliance on a raw density number produces much more dense subdivisions than the numbers suggest.

Gross Density vs. Net Density

A major policy issue in Hall County is the distinction between:

Type	Definition
Gross Density	Units divided by total tract acreage
Net Density	Units divided only by buildable acreage

Hall County's conservation subdivision language relies primarily on the **gross tract area** when calculating maximum yield. Open space is deducted later when laying out lots, not when determining the initial number of units.

This can significantly increase the apparent density on the developed portion of a property.

Example

Item	**Value**
Total Tract	100 acres
Open Space	40 acres
Buildable Area	60 acres
Allowed Yield	200 units

Gross Density:
200 ÷ 100 = 2 units/acre
Net Density:
200 ÷ 60 = 3.33 units/acre

Same project, two very different numbers.

Real Life Example

For example, for the 117 acre approved subdivision consisting of 256 approved homes, located off of JM Turk Road and Stanley Road (currently in in legal dispute). The subdivision was approved with a density of 2.2 units per acre.

Raw Density: 117 acres/ 256 units = 2.2 units per acre

Net Density: (approximately 30 percent less than 117 acres)

82 acres / 256 units = 3.1 units per acre

Approved subdivision: 2.2 per acre

Analysis: The Board of Commissioners approved the subdivision for 2.2 house per acre, even though we know the buildable land is approximately 30% less than the total acreage for the subdivision. Thus, this raw density number is never an accurate estimate of true housing density in Hall County. Further, green space tracks set aside distort the look and feel of any neighborhood and allows the actual houses to be unnaturally close together.

Recommended actions:

1. **Produce clear rules on net density numbers and base a subdivision off of the net density, not only the gross density**. Net Density is often in any application package because Hall County does not require the landscape architect to disclose the amount of unbuildable land due to setback rules, stream buffers, streets, sidewalks, rock, lakes…). Nonetheless, these buildable barriers exist and get lost in

the process. Hall County's reliance on Gross Density calculations greatly distorts the true density numbers in a subdivision.

2. Require every rezoning application to disclose:

Total acreage	3. XX
Floodplain	4. XX
Stream buffers	5. XX
Open space	6. XX
Roads	7. XX
Utility easements	8. XX
Buildable acreage	9. XX

4. **Require both density calculations:**
    a. Gross Density
    b. Net Density
    c. to be shown on every staff report.

5. **Require certification of acreage calculations by a Georgia licensed surveyor or engineer.**

CONCLUSION: This issue is so important to the look and feel of land and development, I recommend no further action on new development categories until this problem is better studied and dealt with in a fair manner.

Submitter:

Mark Faul, PhD
[redacted]

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

We want space and no more traffic w/out infastructure upgrades

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

Slow down please!

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

Hall County has grown too fast, and greenspace is at a premium. I miss my town.

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

More common space in new subdivisions.

Concerned about rental communities

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☒ B

What concerns or feedback would you like to share?

Too much growth!
Stop!

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☒ B

What concerns or feedback would you like to share?

We Don't need homes for Jobs we don't have. When you have the Jobs bring the homes

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☒ B

B

What concerns or feedback would you like to share?

Large Subdivisions Req. too much Tax - (schools, fire, water, etc)
Too Expensive Homes -

HALL COUNTY
GEORGIA
We have it all in Hall

Zoning District

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

Thompson Mill & Spout Springs
AVILLA FRIENDSHIPTRAILS.COM
Coming soon – no phone ~~#~~

Name and Email

Ms Lee Johnson
[redacted]

What concerns or feedback would you like to share?

This Community does NOT meet our community designs. High density townhomes & apartments are definitely changing to Hall. This rumored to be "low income" housing" When did we have the opportunity to learn/object to this??

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Julie Wilcox
[redacted]

What concerns or feedback would you like to share?

traffic - sewer/septic - security issues
too many homes in FB
growth is too much
I don't want FB to turn into another city

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Austin Mitchell

[redacted]

What concerns or feedback would you like to share?

I would like to see research and compliance/regulatory policies regarding infrasonic disturbances from data centers

[redacted]

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Julie Wilcox

[redacted]

What concerns or feedback would you like to share?

How will standards be monitored?
Was the Zoning Ordinance changed so a data center ~~can~~ can be built and ~~~~ running?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Jodi White

[redacted]

What concerns or feedback would you like to share?

Where do you put it
Make the end user be the applicant
What kind + what scale

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Michael Mills

[redacted]

What concerns or feedback would you like to share?

BMF and Lesser should be supported in BLS
Node & COR

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

_____

Name and Email

_____

_____

What concerns or feedback would you like to share?

More connections into the trail network with future developments.

Hall needs a TSPLOST!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

(I work in real estate in Hall and the property on Friendship is affected)

Name and Email

MaryEllen Smith

[redacted]

What concerns or feedback would you like to share?

I recommend that RMF and any lower density residential should be supported in Business Nodes and Corridors.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

Right side

HALL COUNTY

What concerns or feedback would you like to share?

Looks like Europe - village concept.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY

What concerns or feedback would you like to share?

- I live at [redacted] For 15 yrs it is nothing but farm land on my side of the road and developed on the other Please keep it that way
- South of 11 Keep farmland

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY

What concerns or feedback would you like to share?

More green SPACE

Stop WAREHOUSES: We have Plenty not being utilized

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☑ Planned Development Districts
- ☑ Use provisions and Site Standards
- ☑ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

30506

Name and Email

Name: Everhett
[redacted]

What concerns or feedback would you like to share?

Map Thing help me and it show me Stuff on my Home it has all Thing the Thing like it has Zoning Districts Planned Development Districts all Thing that Sign is Said.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards 7+8
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Penn Barnyard

What concerns or feedback would you like to share? Cluster Areas-

IF Land is unusable to build a house on, it should not be included in the density calculations

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

_____

Name and Email

LUKE PRESSLEY

[redacted]

What concerns or feedback would you like to share?

IF ZONING / PROJECT MATCHES COMP PLAN WILL [redacted] THERE BE PROVISIONS TO KEEP FROM BEING REVERTED.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

keep us Rural

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

NOT OVERLY POPULATED

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Invest in helping with farmland. Bring self-sufficiency back.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

_____
_____
_____
_____
_____

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☐ B

Please Keep Hall County Countryside Agricultural

What concerns or feedback would you like to share?

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☐ B ✓

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share? Clarity on specifics of Agt and Agr-2

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

We should respect our enviroment and its land.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Rural

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☒ A

☐ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Growth is needed / Smart growth must be done.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B ONE ON RIGHT

NO more Warehouses

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

NO more Large SUBDIVISIONS ON Small LOTS
Keep more Farm LAND
Schools CANNOT CATCH UP

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

_____

_____

_____

_____

_____

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

LOW DENSITY AND LARGER ACRE LOTS ARE WHAT IS BEST FOR THE COUNTY, TOO MUCH OVERDEVELOPMENT WILL RUIN THE CHARACTOR OF THIS AREA.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

While the Hwy 60 corridor has become industrialized I would like to see the outlying roads remain agricultural.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B ← Keep Hall County North rural/ag property!

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Have been in North Hall my whole life (48 yrs) HATE to see land proposals / approvals that go against the Comp. Land Use Plan. Follow the Plan!

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share? We will keep North Hall Rural & County

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☐ B > Somewhere in the Middle.

HALL COUNTY GEORGIA

Larger fields + trails to get out and use + enjoy

What concerns or feedback would you like to share?

We need a bit more development but the right kind. We need more public accessible usable greenspace in North Hall. Parks with outdoor activities Trails, Disc Golf Pickleball. Greenspaces for families to enjoy.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Stop trying to overload the area with homes + Businesses! WE ARE NOT ATLANTA!

Keep NORTH HALL Beautiful

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

- loss of green space
- becoming Metro / ATL
- infrastructure not available

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

T Smith

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

JEFF WELCH [redacted]

What concerns or feedback would you like to share?

OPPOSED TO THE 56 HOME SUBDIVISION PROPOSED @ JIM HOOD AND HIGHLANDS. NOT IN KEEPING WITH THE LARGER LOTS IN THE AREA.

HALL COUNTY
GEORGIA

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Farms are a necessary
& integral part
of this County

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

~~Hall Co should be ashamed~~
~~that we lead the state~~
in loss of farmland.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

- ☐ A
- ☐ B

NO Re-Zoning

What concerns or feedback would you like to share?

Let tracts keep their zoning.

HALL COUNTY
GEORGIA

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

No Data Centers
& no tax incentives
for Business

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [ ] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Kellie Starzacard

[redacted]

What concerns or feedback would you like to share?

Opposed to more high density housing. The infrastructure was not built for the amount of traffic. These types of housing increase Crime. Would like to see more protected Green Spaces. Please keep N. Hall Rural.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

MIKE STARGAARD

[redacted]

What concerns or feedback would you like to share?

NO DATA CENTERS (SURVEILLANCE CENTERS) WHATSOEVER IN HALL COUNTY!
NO FURTHER DEVELOPMENT ON NORTH + EAST HALL OTHER THAN LARGE (15 ACRE) LOTS.
COMPREHENSIVE PLAN MUST BE VERY SPECIFIC AND DIRECT IN WORDING TO PREVENT ANY AMBIGUITY.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☒ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Why would townhome density be limited to 4 units per acre. It is list the same density as SFD?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Heather Graves

[redacted]

What concerns or feedback would you like to share?

NO Data Centers needed in Hall Co.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Frank C Alverson, III

[redacted]

What concerns or feedback would you like to share?

We do not want any Data Centers in Hall County. We don't need them on the headache of power & water usage.
We need more greenspace & parks w/ more facilities in North Hall

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

B. L COSTAS

[redacted]

What concerns or feedback would you like to share?

How to prevent PDR from allowing developers to do whatever they want.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

NO DATA CENTER!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☑ Planned Development Districts
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- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Luis Alvarez

[redacted]

What concerns or feedback would you like to share?

Do Developers that create Apartment Complexes, how can the County get to collect TAXES for schools like that of all INDIVIDUAL Homeowners, that's a large burden on those TAXPAYER & a single family even if TAXES are PAID BY owner of developmets Does Not equal TAX collections Like a 200 Apartments VS 200 single Homes. Single homes PAY more in school TAX while Apartment renters send Children to our Schools & Don't PAY their fair share of the collected School TAX.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Elsa Alvarez

[redacted]

What concerns/or feedback would you like to share?

No more multi unit apartments.
Build more affordable Housing. Let everyone that is trying to own a home, OWN an affordable House.
You GET this Hall County.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Planned Development Districts
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- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Post more Public Outreach events. Not Everyone knows about this

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Please keep North Hall Rural for Ag and wilderness enjoyment

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

_____

_____

What concerns or feedback would you like to share?

Would like to see housing in N Hall area be limited to 1 housing unit per acre if there is No city sewer or water - No more than 2 per acre if water & sewer exist

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Limit the Max size of Acarage.
or Better Yet... what I would like to see is Zero

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [ ] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [x] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No High development high density subdivisions

No data Center in Hall Co.

SAVE green spaces Hall Co needs to Slow down on this crazy growth

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

Put a Ban on DATA Centers. We do not know the long term health concerns. In addition, this will negatively impact Quality of Life. put a moratorium until Better studied

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Pat Pirrello
[redacted]

What concerns or feedback would you like to share?

No sewer in Urban area
Group Septic systems do not work, not maintained
environmental impacts can last years = not
preferable

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

R. Powell

[redacted]

What concerns or feedback would you like to share?

No data Center Site too lax /
Environmental / property impacts are Unknown
based on other states - leads to NO

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

Frontage Rd 30504

Name and Email

_____

_____

What concerns or feedback would you like to share?

The reversion in Concept isn't horrible. But if Someone (developer) Spends 500K to Entitle property & The market Softens. The County decides to revert it back. Who reimburses the developer (Property owners) For money Spent. I do not believe this is Constitutional and Could be theft by taking. You are asking for a lawsuit. You would be taking money out of the Property Owners Packet without recourse

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Why is the period so short. This does not take into account bad real estate markets. Real Estate runs in cycles and it may take time for the economy to improve in order to start a development.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

I think This is Unconstitutional. Why wouldn't you put limits on sewer capacity. Meaning sewer would needed to be pre-paid and that would give The developer a set period of time. Let say 3 years - 4 years. If development has not occured they pre-paid sewer would be gone or removed - Just sewer capacity

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
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- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Adam Blackwell

[redacted]

What concerns or feedback would you like to share?

~~Parcel~~
Property N of Norfolk Southern and S of Cagle Rd - Remain RESIDENTIAL and not be zoned industrial.
ALL property on Cagle Rd should remain RESIDENTIAL.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
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- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Matthew Cabe

[redacted]

What concerns or feedback would you like to share?

How does the county handle developers using other county development for their application

Example: My road is on Dumpkin County as well. Could a developer use the development code of Dumpkin for developing in Hall?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

James Edwards

[redacted]

What concerns or feedback would you like to share?

We do not want Data Centers in Hall County at all!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Janet McLeod

[redacted]

What concerns or feedback would you like to share?

Please keep Cagel Road, north of the railroad tracks, only for residential use, or for light business if needed. Only for business that support residential. No heavy industrial

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Jerry S. McLeod

[redacted]

What concerns or feedback would you like to share?

Please keep Cagle Road, North of the railroad tracks, complementary to residential. Light commercial, businesses that cater to residential like Dollar General, etc. would be fine. Just nothing that brings in heavy truck traffic.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

Esa Alvarez

What concerns or feedback would you like to share?

No approval. I do not want to see data Centers in Hall County / Gainesville.

Do not approval. We are not ~~at~~ that desperate for Data Centers.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [x] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

[redacted]

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

NO DATA centers IN Hall Counties Agri areas or green spaces

No High density developments.

North Hall is not for Sale

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
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- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Luis ALVAREZ

[redacted]

What concerns or feedback would you like to share?

Understand Benefits & needs of Data Centers, But as residencial areas are being spread out to more development in rural areas that might belong to industrial/commercial areas. impacts to our power grid are concerns, use or reuse & storage of water used. and what environmental impacts might there be we are unaware.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Karan Welch [redacted]

What concerns or feedback would you like to share?

Hall County, Lake Lanier does NOT NEED OUR WATER SOURCES DEPLETED of water to cool Data Centers. We don't want NOISE / LIGHT Pollution from them. I lived in Buford/Dacula/Braselton for 30 years. I watched Hamilton Mill Rd / Braselton Hwy / Buford Dr. be over-developed. The traffic is insane. OVER DEVELOPED!!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

JEFF WELCH

What concerns or feedback would you like to share?

PROPOSED ZONING CHANGE @ JIM HOOD & HIGHLANDS FOR 56 HOME SUBDIVISION. ~~THE~~ OTHER PROPERTY IN THE AREA ARE LARGER LOT SIZE. NOT IN KEEPING WITH THE LOCAL AREA. JIM HOOD RD HAS A LOT OF LOCAL TRAFFIC.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

I want a balance of "rural," green space (at least some truly accessible to all county residents) and businesses. I'd like to see requirements of native plants, trees, shrubs in all public spaces (and business properties).

I'm not against data centers, but the burden should be on the applicant to demonstrate benefit (long & short term) to the community, not on us to prove potential or actual harm. I'm worried about noise, water & electricity use, economic benefit long term.

Lots of

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Owen Hopkins

[redacted]

What concerns or feedback would you like to share?

I do not think Hall County needs a Data Center and that while some development is necessary, we don't need this huge, enviroment-harming structure.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

Fizontag e Rd

Name and Email

What concerns or feedback would you like to share?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Planned Development Districts
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- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Marsha Hopkins

[redacted]

What concerns or feedback would you like to share?

-Please do not ruin our beautiful county with data centers. They are not worth the cost, and we cannot go back once they are built.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data centers
No high density growth of subdivisions
SAVE green spaces

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

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- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data Centers allowed in Hall Co.
No high density developments
SAVE green spaces

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Alternative sewer/septic systems should be considered.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data Center
No high density subdivisions
Better awareness of ROADS
save green Spaces

Hall County slows this "Growth"

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
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- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Dena Fennell [redacted]

What concerns or feedback would you like to share?

I hope you can stay with R-SF development in the North Hall Corridor

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
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- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Sandra Cantrell

[redacted]

What concerns or feedback would you like to share?

What protections are in place for a data center that has to be decommissioned because the business failed?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Dana Ferguson
[redacted]

What concerns or feedback would you like to share?

I fully support stopping developers who are not presenting complete plans in order to bypass regulations - anything to slow development. Please!!!

The New Unified Development Code

Concurrent with the development of *Hall County Forward*, the county's zoning ordinance, subdivision regulations, and stormwater regulations were updated and consolidated into a UDC. The process to update the UDC involved auditing and improving the existing regulations to:

- Make the code easier to understand.
- Update outdated terms and references.
- Consolidate uses into a single table.
- Add graphics and diagrams for clarity.
- Update and consolidate definitions.
- Reorganize regulations.
- Update legal provisions.

New Zoning Districts

The process also included eliminating unused zoning districts and overlays and creating new districts to align with evolving development types. New districts include the Agricultural General (AG-1) district, Residential Mixed (R-X),Mixed-Use (M-U), Residential Single-Family Detached (R-SF) and Residential Single-Family Attached (R-TH) described below.



Agricultural General (AG-1)

- Intended for areas that are largely undeveloped.
- Allows agricultural uses and limited commercial or entertainment that supports the preservation of agricultural lands.
- Allows single-family residential.
- Minimum 5-acre lots.



Residential Mixed (R-X)

- Intended for moderate-density residential development in urbanized areas, near cities, and within planned growth areas.
- Allows a mix of residential housing types within a unified development, including single-family, two-family, townhomes, and cottage courts.
- Would require at least two different housing types in a development, with at least 20% of each type.
- Supports flexible neighborhood design and diverse housing opportunities.



Mixed-Use (M-U)

- Intended for activity centers and urbanized areas near cities and planned growth areas or for a mixture of uses that would otherwise be required in separate zoning districts.
- Allows integrated residential and non-residential uses within a unified development, including commercial, office, and limited industrial uses.
- Requires transportation best practices and places a high priority on site specific pedestrian enhancements.Residential density and proposed development type is established during the rezoning process and guided by the UDC, Comprehensive Plan and Future Land Use Map.

DRAFT

Residential Single-Family Detached(R-SF)

- Intended for moderate-density single-family residential development in urbanized and planned growth areas.
- Allows single-family detached housing on smaller lots served by public water and sewer.
- Supports efficient suburban development patterns and expanding housing opportunities.

Residential Single-Family Attached (R-TH)

- Intended for moderate-density attached residential development in urbanized and planned growth areas.
- Allows townhome developments served by public water and sewer.
- Supports compact housing options and efficient land utilization

DRAFT

FUTURE LAND USE STRATEGY

Approach

As Hall County continues to grow and develop, the County will need a solid, flexible, and sustainable approach to future development that establishes:

- Where new development should be prioritized.
- The location of new land uses.
- How to determine the appropriateness of new development.

This strategy breaks down the county into six character areas that correspond to the Planning Areas established in the 2017 Comprehensive Plan and used throughout this planning process. Some minor adjustments were made to the boundaries to better correspond with the county's geography. These character areas are intended to give the County direction as to if a proposed development (or redevelopment) would be appropriate.

For each character area, there is a map, a narrative that should be prioritized, a list of appropriate future land use designations (refer to pages 161-167), a list of appropriate zoning districts should there be rezonings, and a curated list of recommended implementation measures.

The Comprehensive Plan & UDC Connection

Hall County's Unified Development Code (UDC) zoning districts are guided by the Comprehensive Plan. A municipality's zoning ordinance is considered to be in accordance with the comprehensive plan if land use types and intensities are compatible with the goals, objectives, strategies, and land uses specified by the Comprehensive Plan. The zoning code should not be contradictory to the Comprehensive Plan nor prevent its implementation. This is important when property owners need to rezone their property to undertake new development. If the plan for a development does not line up with the vision of the Comprehensive Plan, the County's planners and Board of Commissioners (BOC) have the authority to not grant the rezoning. The table on page 159 shows the UDC zoning districts that are most compatible with the future land uses outlined by this Comprehensive Plan.

Guiding Statement for Use of the Future Land Use Map

The Future Land Use (FLU) Map is intended to guide Hall County staff, officials, and applicants in evaluating the appropriateness of zoning proposals. All rezoning requests should be reviewed for consistency with the FLU Map and assessed using the following criteria to determine whether the proposed land use is suitable for the location and supportive of Hall County's long-term planning goals. Evaluation of zoning proposals should consider:

- Compatibility with surrounding land uses and the intent of the adopted FLU category.
- Availability and capacity of existing infrastructure, including public water and sewer service.
- Roadway conditions, including the ability of adjacent and nearby roads to accommodate increased traffic volumes and changes in traffic type or intensity.
- Potential impacts on public safety, schools, and other community services.
- Alignment with adopted plans, policies, and implementation items identified in the Community Work Program (CWP).
- Whether the proposal supports orderly and efficient development patterns consistent with the Comprehensive Plan.

The FLU Map is a policy guide, not a regulatory document. Staff should use these criteria to evaluate the appropriateness of each request and determine whether the proposal aligns with the vision and objectives established in the Comprehensive Plan.

DRAFT

The New Unified Development Code

Concurrent with the development of this Comprehensive Plan, the County's zoning ordinance, subdivision regulations, and stormwater regulations were being rewritten into an UDC. The process to update the UDC involved cleaning up the existing regulations to:

- Make the code easier to understand.
- Update outdated terms and references.
- Consolidate uses into a single table.
- Add graphics and diagrams for clarity.
- Update and consolidate definitions.
- Reorganize regulations.
- Update legal provisions.

New Zoning Districts

The process also included deleting unused zoning districts and overlays and creating new districts to align with evolving development types. New districts include the Agricultural General (AG-1) district, Residential Mixed (R-X) district, and Mixed-Use (M-U) district.



Agricultural General (AG-1)

Intended for areas that are largely undeveloped.

Allows agricultural uses and limited commercial or entertainment that supports the preservation of agricultural lands.

Allows single-family residential.

Minimum 5-acre lots.



Residential Mixed (R-X)

Intended for moderate-density residential development in urbanized areas, near cities, and within planned growth areas.

Allows a mix of residential housing types within a unified development, including single-family, two-family, townhomes, and cottage courts.

Would require at least two different housing types in a development, with at least 20% of each type.

Supports flexible neighborhood design and diverse housing opportunities.



Mixed-Use (M-U)

Intended for activity centers and urbanized areas near cities and planned growth areas or for a mixture of uses that would otherwise be required in separate zoning districts

Allows integrated residential and non-residential uses within a unified development, including commercial, office, and limited industrial uses.

Requires transportation best practices and places a high priority on site specific pedestrian enhancements.

Residential density and proposed development type is established

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during the rezoning process and guided by the UDC, Comprehensive Plan and Future Land Use Map.

Residential Single-Family Detached(R-SF)

Intended for moderate-density single-family residential development in urbanized and planned growth areas.

Allows single-family detached housing on smaller lots served by public water and sewer.

Supports efficient suburban development patterns and expanding housing opportunities.

Residential Single-Family Attached (R-TH)

Intended for moderate-density attached residential development in urbanized and planned growth areas.

Allows townhome developments served by public water and sewer.

Supports compact housing options and efficient land utilization.

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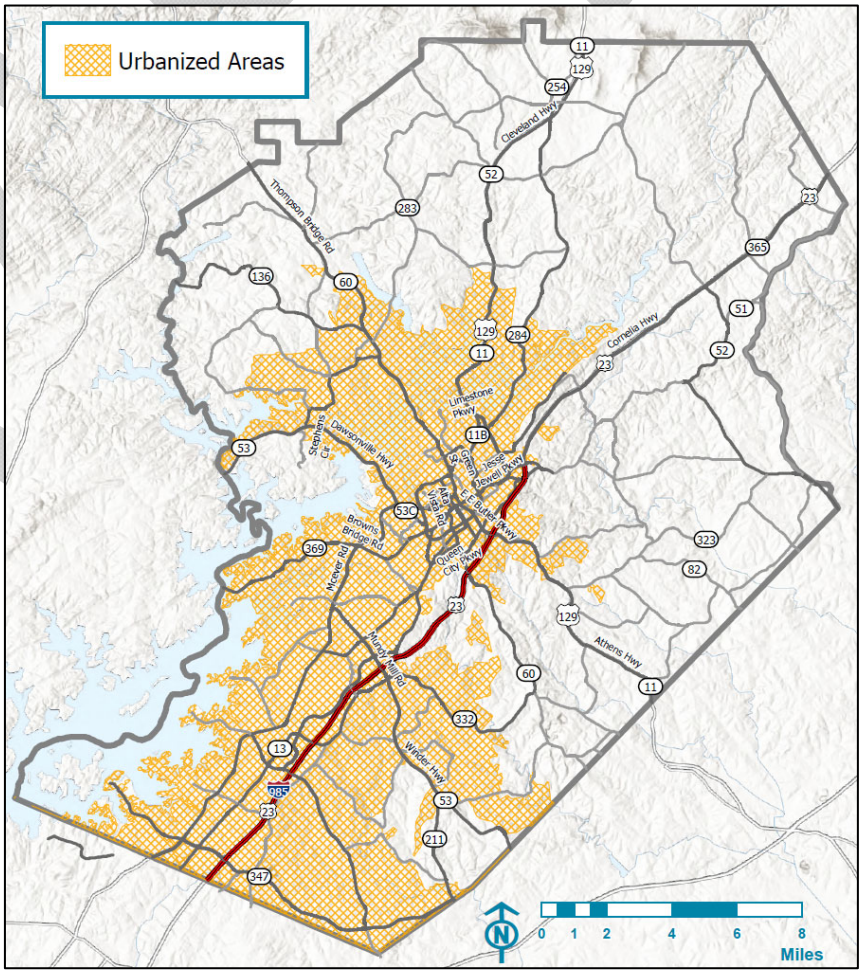
Activity Centers and Urbanized Area

- ***Activity Centers***
    - Activity Centers are locations of concentrated economic, commercial, civic, and residential activity that serve as local hubs for surrounding areas. These areas typically contain a mix of uses, including retail, office, employment, housing, public facilities, and recreational opportunities. Activity Centers are intended to support coordinated growth by encouraging high-quality development, walkability, interconnected transportation networks, public gathering spaces, and a distinct sense of place. Depending on their size and function, Activity Centers may serve neighborhoods, communities, or the broader region.
    - Activity Centers are generally located within or adjacent to Urbanized Areas and along major transportation corridors

- ***Urbanized Area***
    - Urbanized Areas are characterized by existing higher-density development patterns, access to infrastructure, and concentrations of population and employment. Urbanized Areas are identified using the Urbanized Area boundary established by the U.S. Census Bureau, which generally consists of contiguous developed areas containing at least 5,000 residents or 2,000 housing units.
    - The Urbanized Area boundary provides a standardized planning framework for identifying locations where future growth, redevelopment, infrastructure investments, and economic development efforts may be most appropriately directed.



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Future Land Use & Zoning Compatibility Table

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD
Greenspace - Recreation	X	X	X	X	X	X					X							X
Greenspace - Conservation	X	X	X	X	X	X					X							X
Rural Agriculture	X	X		X														X
Rural Neighborhood	X	X		X														X
Lakeside Residential	X	X	X	X	X	L	L	L	L									X
Suburban Neighborhood, Low-Density	X	X	X	X	X													X
Suburban Neighborhood, Medium-Density	X	X	X	X	X	X	L	L	L									X
Suburban Multi-Family	X	X	X	X	X	X	X	X	X	L								X
Rural Scenic Nodes & Corridors	X	X										X	X					X
Business Nodes & Corridors												X	X	X	X	X		X
Employment Nodes & Corridors												X	X	X	X	X	L	X
Industrial																X	X	X
Inland Port																	X	X
Regional Activity Centers	L	L	L	L	L	L	L	L	L	L		X	X	X	X			X

X = Permitted

L = Limited to certain character areasNote: PD must comply with UDC and may not exceed the density of future land use or deviate from the vision of the future land use.

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Rural Agricultural

Overview

These areas should consist of active farms and agricultural enterprises and very low-density, large-lot single-family residential up to 0.75 dwellings per acre. Development patterns may involve larger areas of undeveloped or cultivated land characterized by large distances between buildings and deep setbacks.

Appropriate Zoning Districts:

AG-1, AR-1, R-1-L, PD



Brookton Lula Road, Lula

Rural Neighborhood

Overview

These areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential 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.

Appropriate Zoning Districts:

AG-1, AR-1, R-1-L, PD



Gillsville Highway, Gillsville

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Lakeside Residential

Overview

These areas are located near and adjacent to the edges of Lake Lanier and can range from low-density residential to resort-style multifamily. Lakeside Residential is intended to preserve established lakefront neighborhoods and create opportunities for permanent and vacation residences along and adjacent to the lake. While some of these areas are not located directly on the lake, they have a development pattern similar to their lakeside neighbors or are likely to see a style of development that is denser than Rural Neighborhood or slightly less dense than Suburban Neighborhood, Low Density. Depending on the character area and what zoning districts they allow, residential densities can be up to 8 dwellings per acre in urbanized zone and up to 2 dwellings per acre outside of urbanized zone.

Appropriate Zoning Districts:

AG-1, AR-1, R-1-L, V-C, R-1, R-TF, R-SF. R-TH, PD, R-X (limited)



Lake Lanier

Suburban Neighborhood, Low Density

Overview

These areas consist of low-density, detached single-family housing. In less developed areas of the county, they should be focused where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the *Sewer System Master Plan & Rate Study* or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2 dwellings per acre where existing infrastructure is available.

Appropriate Zoning Districts:

AG-1, AR-1, R-1,R-1-L, V-C, PD



Bush Creek Court, Flowery Branch

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Suburban Neighborhood, Medium

Overview

These areas consist of medium-density, single-family housing (attached or detached). They should be located where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the *Sewer System Master Plan & Rate Study* or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2.5 dwellings per acre or up to 8 units per acre.

Appropriate Zoning Districts:

AG-1, AR-1, V-C, R-1-L, R-1, R- TF, R-SF (limited), R-TH (limited) R-X (limited), PD



Ridgewood Avenue, Gainesville

Suburban Multifamily

Overview

These areas consist of medium- to high-density housing including small-lot single-family detached housing, townhouses and other attached housing types, and multifamily. They should be situated in areas that have the road, water, and sewer infrastructure to support higher density development, or are expected to have it in the future. Residential densities can range from 2.5 dwellings to 18 dwellings per acre. In some cases, maximum density may be up to the discretion of the BOC through a special use permit.

Appropriate Zoning Districts:

AG-1, AR-1, V-C, R-1-L, R-1, R-TF, R-SF, R-TH, R-X, R-MF (limited), PD

* R-MF is not permitted outside of the urbanized zone.



Candler Court, Gainesville

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Rural Scenic Nodes & Corridors

Overview

The county's rural roadways boast significant natural, historic, or cultural features, and scenic or pastoral views. To balance that with necessary growth, new development along these minor road corridors and intersections should be limited to low-intensity, small-scale commercial uses to serve nearby communities, and well as agricultural uses of all scales. Where there is residential development, the density should be up to 0.75 dwellings per acre.

Appropriate Zoning Districts:

AG-1, AR-1, O-I, S-S,H-B, PD



SR 283, Clermont

Business Nodes & Corridors

Overview

Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New development along these major road corridors and intersections should consist of higher-intensity commercial uses, and low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities. Site designs should use the Quality Development Principals discussed earlier, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

Appropriate Zoning Districts:

O-I, S-S, H-B, M-U, I-1, PD



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Employment Nodes & Corridors

Overview

Hall County has an economy that is not only strong, but continues to grow, necessitating a need for land that can accommodate both the uses and activity they will generate. 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.

Appropriate Zoning Districts:

O-I, M-U, S-S, H-B, I-1, I-2
, PD



Industrial

Overview

These areas include a mix of light and heavy industrial uses, as well as commercial uses that directly support the dominant business uses but are not appropriate for residential development.

Appropriate Zoning Districts:

O-I, M-U, H-B, I-1, I-2, PD



W. White Road

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Inland Port

Overview

This area immediately surrounds the incoming Inland Port including the intermodal yard as well as the major freight corridors supporting the flow of goods. As the port develops, further land uses such as housing could be added as appropriate to support key employees of the port. All new development should also take the North Oconee Watershed environmental requirements into account.

Appropriate Zoning Districts:

I-2, PD



Regional Activity Nodes & Corridors

Overview

Regional Activity Nodes and Corridors are 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. Where there is residential development, a maximum density of up to 16 dwellings per acre may be permitted at the discretion of the BOC.

Appropriate Zoning Districts:

R-SF (limited), R-TH (limited), R-X (limited), R-MF (limited),

O-I, S-S, H-B, M-U, PD



Stonebridge Village, Spout Springs

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NORTH HALL

Tying It Back to Growth...

Under this future land use strategy, North Hall can expect up to 5,000 new households before 2050 if land is developed or redeveloped to the highest density allowed by zoning. To ensure quality of life, this means that:

- Hall County will need to build or set aside up to 100 additional acres of programmed parks and/or greenspace (assuming 8.5 acres per 1,000 new residents).
- Hall County Schools will need to accommodate between up to 2,000 additional students in this area.
- Anywhere between 1,800 and 7,000 additional vehicles will be on the roads (assuming 1.7 cars per new household).

Key Strategies

- Continue updating and implementing the North Hall Sewer System master plan.
- Continue working with the Town of Clermont to coordinate land use planning efforts, solve code enforcement issues on the town boundaries, and provide joint services.
- Continue to prioritize roadway improvements to US 129/Cleveland Highway and SR 60/Thompson Bridge Road.
- Prioritize higher density development along US 129/Cleveland Highway
- Work with broadband providers to expand internet access.
- Continue to protect greenspace.
- Consider constructing bike infrastructure for recreational cyclists.
- Create a nature preserve at Glade Farm.

North Hall Future Land Use & Zoning Compatibility Table

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD
Greenspace - Recreation	X	X	X	X	X						X							X
Greenspace - Conservation	X	X	X	X	X						X							X
Rural Agriculture	X	X		X														X
Rural Neighborhood	X	X		X														X
Lakeside Residential	X	X	X	X	X													X
Rural Scenic Nodes & Corridors	X	X										X	X	X		X		X
Business Nodes & Corridors												X	X	X	X	X		X

MURRAYVILLE/SARDIS

Tying It Back to Growth...

Under this future land use strategy, Murrayville/Sardis can expect up to 5,300 new households before 2050 if land is developed or redeveloped to the highest density allowed by zoning. To ensure quality of life, this means that:

- Hall County will need to build or set aside up to 135 additional acres of programmed parks and/or greenspace (assuming 8.5 acres per new 1,000 residents).
- Hall County Schools will need to accommodate up to 2,500 additional students in this area.
- Anywhere between 1,800 and 7,000 additional vehicles will be on the road (assuming 1.7 cars per new household).

Key Strategies

- Continue to protect greenspace.
- Explore ways to expand infrastructure to Murrayville/Sardis to keep up with increased growth pressures while maintaining rural character.
- Until infrastructure can fully catch up to the demands of new development, limit new greenfield development.
- Prioritize higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway.

Murrayville/Sardis Future Land Use & Zoning Compatibility

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD
Greenspace - Recreation	X	X	X	X	X													X
Greenspace - Conservation	X	X	X	X	X													X
Rural Agriculture	X	X		X														X
Rural Neighborhood	X	X		X														X
Lakeside Residential	X	X	X	X	X													X
Business Nodes & Corridors												X	X	X	X	X		X
Rural Scenic Nodes & Corridors	X	X										X	X	X		X		X
Regional Activity Nodes & Corridors												X	X	X	X			X

GAINESVILLE AREA

Tying It Back to Growth...

Under this future land use strategy, the Gainesville area (not the City itself) can expect to see up to 16,500 new households before 2050 if land is developed or redeveloped to the highest density allowed by zoning. To ensure quality of life, this means that:

- Hall County will need to build or set aside up to 400 additional acres of programmed parks and/or greenspace (assuming 8.5 acres per 1,000 new residents).
- Hall County Schools will need to accommodate up to 8,000 additional students in this area.
- Up to 28,000 additional vehicles will be on the road (assuming 1.7 cars per new household).

Key Strategies

- Continue working with the City of Gainesville to coordinate land use planning efforts, solve code enforcement issues on the city boundaries, and provide joint services like water and sewer.
- Establish a joint program with the City of Gainesville to address housing attainability through the Georgia Initiative for Community Housing (GICH) program.
- Continue efforts to fully construct the Highlands to Islands Trails system.
- Ensure that new development along the new Sardis Connector fits in with the character of the surrounding area while meeting the needs of the community.
- Consider public/private partnerships to develop quality residential near the Sardis Connector.

Gainesville Area Land Use & Zoning Compatibility Table

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD
Greenspace - Recreation	X	X	X	X	X						X							X
Greenspace - Conservation	X	X	X	X	X						X							X
Lakeside Residential	X	X	X	X	X	X	X	X	X									X
Suburban Neighborhood, Low-Density	X	X	X	X	X													X
Suburban Neighborhood, Medium-Density	X	X	X	X	X	X	X	X	X									X
Suburban Multi-Family	X	X	X	X	X	X	X	X	X	L								X
Business Nodes & Corridors												X	X	X	X	X		X
Employment Nodes & Corridors												X	X	X	X	X	X	X
Regional Activity Nodes & Corridors	X	X	X	X	X	X	X	X	X	L		X	X	X	X			X

EAST HALL

Key Strategies

- Continue updating and implementing the North Hall Sewer System master plan to ensure the success of new development in and around the Inland Port.
- Leverage the North Oconee Water Supply Watershed Protection Overlay District to continue environmental protection efforts.
- Conduct a corridor development study for SR 365/Cornelia Highway to determine optimal industrial capacity, the best industries to locate along them, the impacts to infrastructure, and propose alternative locations for new industry.
- Prioritize locating new parks and recreational facilities in this area.

East Hall Future Land Use & Zoning Compatibility Table

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD
Greenspace - Recreation	X	X	X	X	X						X							X
Greenspace - Conservation	X	X	X	X	X						X							X
Rural Agriculture	X	X		X														X
Rural Neighborhood	X	X		X														X
Lakeside Residential	X	X	X	X	X													X
Suburban Neighborhood, Low-Density	X	X	X	X	X													X
Rural Scenic Nodes & Corridors	X	X										X	X	X		X		X
Business or Employment Nodes & Corridors												X	X	X	X	X		X
Employment Nodes & Corridors												X	X	X	X	X	X	X
Inland Port																	X	X

CHESTNUT MOUNTAIN/CANDLER

Tying It Back to Growth...

Under this future land use strategy, Chestnut Mountain/Candler can expect to see up to 18,000 new households before 2050 if land is developed or redeveloped to the highest density allowed by zoning. To ensure quality of life, this means that:

- Hall County will need to build or set aside up to 450 additional acres of programmed parks and/or greenspace (assuming 8.5 acres per new 1,000 residents).
- Hall County Schools will need to accommodate up to 8,500 additional students in this area.
- Anywhere between 12,500 and 31,000 additional vehicles will be on the roads (assuming 1.7 cars per new household).

Key Strategies

- Continue working with the Cities of Gainesville and the Town of Braselton to coordinate land use planning efforts, solve code enforcement issues and provide joint services where necessary.
- Prioritize the creation of new parks and recreational facilities in this area.
- Continue updating and implementing the South Hall Sewer System master plan.
- Continue to plan for commercial and industrial growth along SR 53 and SR 60/Candler Road.

Chestnut Mountain/Candler Future Land Use & Zoning Compatibility Table

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD
Greenspace - Recreation	X	X	X	X	X						X							X
Greenspace - Conservation	X	X	X	X	X						X							X
Rural Neighborhood	X	X		X														X
Suburban Neighborhood, Low-Density	X	X	X	X	X													X
Suburban Neighborhood, Medium-Density	X	X	X	X	X	X	X	X	X									X
Rural Scenic Nodes & Corridors	X	X										X	X					X
Business Nodes & Corridors												X	X	X	X	X		X
Employment Nodes & Corridors												X	X	X	X	X	X	X
Industrial												X	X	X	X	X	X	X
Regional Activity Centers	X	X	X	X	X	X	X	X	X	L		X	X	X	X			X

SOUTH HALL

Tying It Back to Growth...

Under this future land use strategy, South Hall can expect to see up to 15,000 new households before 2050 if land is developed or redeveloped to the highest density allowed by zoning. To ensure quality of life, this means that:

- Hall County will need to build or set aside up to 400 additional acres of programmed parks and/or greenspace (assuming 8.5 acres per new 1,000 residents).
- Hall County Schools will need to accommodate up to 7,000 additional students in this area.
- Anywhere between 12,000 and 26,000 additional vehicles will be on the roads (assuming 1.7 cars per new household).

Key Strategies

- Continue working with the Cities of Flowery Branch, Oakwood, and Buford as well as the Town of Braselton to coordinate land use planning efforts, solve code enforcement issues and provide joint services where necessary.
- Continue updating and implementing the South Hall Sewer System master plan.
- Continue efforts to fully construct the Highlands to Islands Trails system and explore other opportunities for regional trail connections.
- Promote the construction of new sidewalk connections in new developments.
- Prioritize fixing transportation issues along McEver Road, Mundy Mill Road, SR 347/ Friendship Road, Spout Springs Road, and SR 13/Atlanta Highway.

South Hall Future Land Use & Zoning Compatibility Table

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PD
Greenspace - Recreation	X	X	X	X	X						X							X
Greenspace - Conservation	X	X	X	X	X						X							X
Rural Neighborhood	X	X		X														X
Lakeside Residential	X	X	X	X	X	X	X	X	X									
Suburban Neighborhood, Low-Density	X	X	X	X	X													X
Suburban Neighborhood, Medium-Density	X	X	X	X	X	X	X	X										X
Rural Scenic	X	X										X	X	X		X		X
Business Nodes & Corridors												X	X	X		X		X
Employment Nodes & Corridors												X	X	X	X	X	X	X
Industrial												X	X	X	X	X	X	X
Regional Activity Centers	X	X	X	X	X	X	X	X	X	L		X	X	X	X			X

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 500/2026

SUBJECT: Public Hearing to amend the Code of Ordinances of Hall County with regard to Appendix A: Unified Development Code (UDC), specifically Articles 4, 5, 6, 7, 8 and Sections 11.5, 11.1 and 11.2.6.

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: KA

Recommendation:
For Public Hearing only. This item will be presented to the Board of Commissioners for a vote on August 27, 2026.

Purpose of Request:
Public Hearing to amend the Hall County Unified Development Code (UDC).

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Public Engagement Summary Report
Resolution (Article 4)
Resolution (Article 5)
Resolution (Article 6)
Resolution (Article 7)
Resolution (Article 8)
Resolution (Section 11.1)
Resolution (Section 11.2.6)
Resolution (Section 11.5)

HALL COUNTY
GEORGIA
We have it all in Hall

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PLANNING & ZONING DIRECTOR
Katie G. Ahmed

Hall County Government

Planning and Zoning

Comprehensive Plan & Unified Development Code
2026 Amendments

July 8, 2026
RE: Public Engagement Summary Report

Purpose

Hall County conducted a series of public engagement activities as part of the ongoing Comprehensive Plan Minor Update and Unified Development Code (UDC) Update. The purpose of these efforts was to provide residents, property owners, businesses, and stakeholders an opportunity to review proposed updates and provide feedback prior to final consideration.

Participation Summary

Hall County hosted three public engagement meetings throughout the county. A total of 173 individuals attended the meetings and participated in discussions regarding the proposed updates.

Public comments were accepted through online submissions, written comment forms, and email correspondence.

Participation totals included:

- Public Meeting Attendance: 173 participants
- Total Comments Received: 255 comments
    - Online Comments: 159
    - Written Comment Forms: 86
    - Email Comments: 10

Major Themes Identified

Staff identified several recurring themes from the comments received:

- Data Centers

Data centers generated the highest volume of public comments. Concerns focused on water consumption, energy demand, infrastructure impacts, environmental impacts, noise, and potential impacts to Lake Lanier. Several commenters expressed opposition to future data center development, while others supported maintaining strong regulations and oversight.

- Growth and Residential Development

Comments focused on traffic, school capacity, infrastructure limitations, development density, and preservation of Hall County's character.

- Infrastructure and Growth Management

Residents emphasized the importance of coordinating future growth with transportation, utilities, schools, and public services.

- Public Engagement and Communication

Many participants requested continued public involvement and clearer explanations of planning terminology, development regulations, and future growth expectations.

Next Steps

Staff is evaluating potential revisions to the draft Comprehensive Plan and UDC updates based on public feedback. Feedback received through the public engagement process will be considered as part of the final recommendations presented to the Hall County Board of Commissioners.

Potential revisions currently under consideration include:

- Additional provisions to clarify regulations for small-scale data centers.
- Revisions to Residential Single Family (R-SF) zoning to better align with existing Planned Residential development (PRD) Zoning.
- Adding definitions and explanatory language for Activity Centers and Urbanized Areas within the Comprehensive Plan.

Staff also identified valuable feedback related to growth management, development patterns, infrastructure capacity, and preservation of community character that warrant additional evaluation and public discussion, which will help inform the upcoming Major Comprehensive Plan Update, anticipated to begin following the July 23 Board of Commissioner public hearing.

In addition, a Frequently Asked Questions (FAQ) document has also been prepared to address common questions and provide additional clarification regarding the proposed updates.

Hall County appreciates the participation of all residents, stakeholders, property owners, businesses, and community partners who contributed to this process.

For questions, please contact: planhall@hallcounty.org

Regards,
Vamsee Polamarasetty
Senior Planner

Exhibits Attached

- Frequently Asked Questions
- Public Comment Map by Zip Code
- Public Comment Data

Frequently Asked Questions

General Questions

- **What is the timeline on these proposed changes to the UDC?**
  - Following the completion of public engagement activities, staff is reviewing comments and identifying potential revisions to the draft documents. The revised drafts are anticipated to be presented to the Board of Commissioners for consideration in August 2026.
- **Why are these changes being proposed?**
  - Following recent suspension on higher-density residential developments and data centers, Hall County initiated these updates to establish long-term development standards that address community concerns while supporting future planning efforts, including the upcoming 2027 Comprehensive Plan Update.

Zoning Districts

- **Why move from Planned Residential Developments to these new zoning districts?**
  - The proposed districts establish clear standards for different housing types while improving predictability for residents, developers, and staff. The districts also provide guidance regarding appropriate locations for development, encouraging growth in urbanized areas while reducing development pressure in rural areas.
- **What is considered urbanized and who determines this designation?**
  - Urbanized Areas generally include locations with existing development patterns, infrastructure availability, and higher concentrations of population or housing. These areas are identified using available data, including Census information, existing development patterns, and local planning analysis. These boundaries are determined by the US Census Bureau.

Planned Development Districts

- **Why keep Planned Developments if new residential zoning districts are being created?**
  - Planned Development Districts will be reserved only for exceptional cases which genuinely require flexibility. These proposals must demonstrate design quality and tangible public benefit, while still being context-specific and aligning to Comprehensive Plan goals.

Data Center

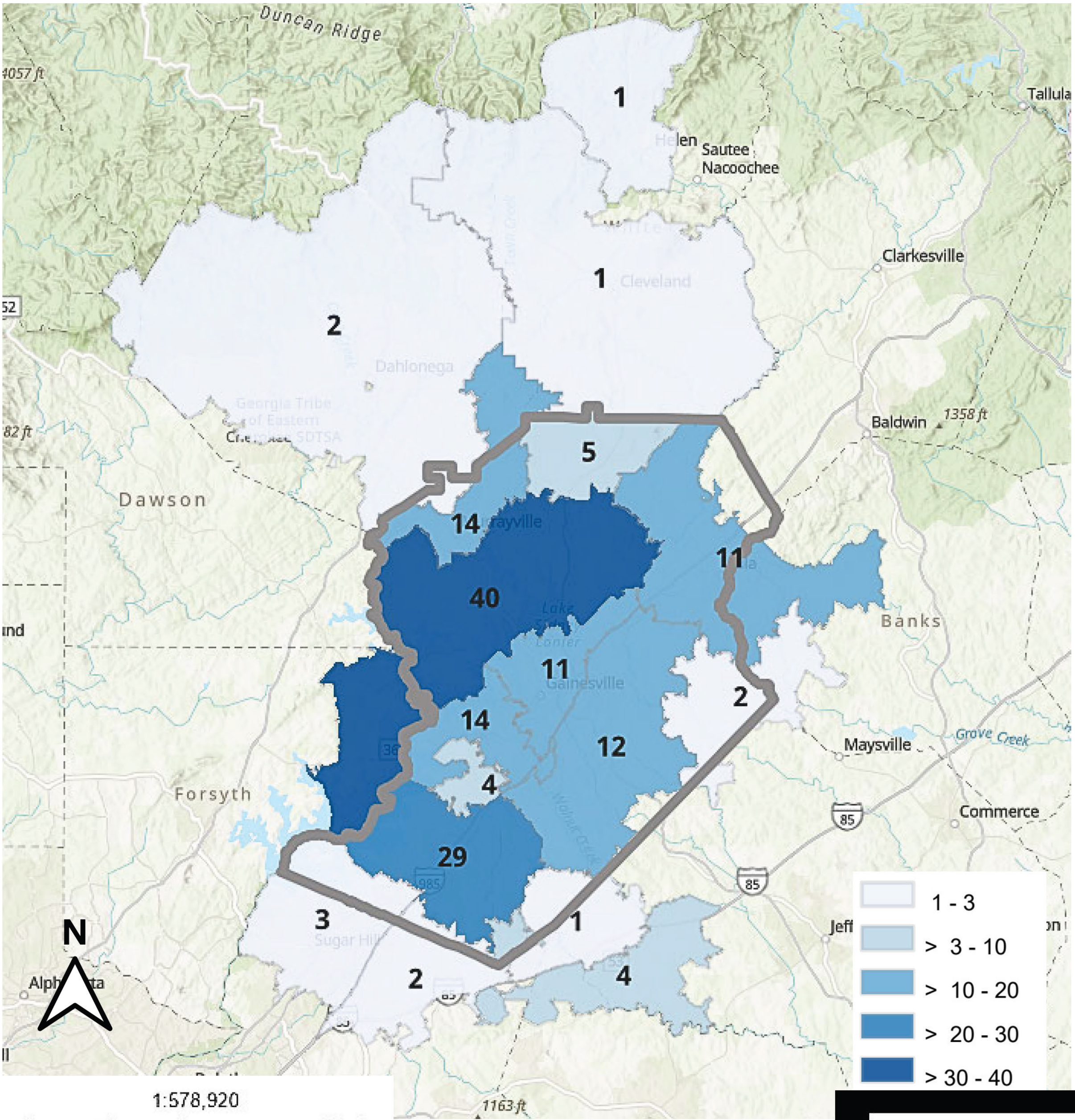
- **Why can’t hall county simply prohibit data centers?**
  - The Board of Commissioners ultimately determines land use policy. At this time, staff has been directed to prepare development standards for data centers because the current UDC does not contain regulations for these uses. Adoption of a data center ordinance does not guarantee approval of any future project, as individual proposals would still require a Special Use Permit and public hearings.
- **Who pays for the infrastructure improvements associated with a data center?**
  - Developers are responsible for the costs associated with infrastructure improvements required to serve a proposed project, including utilities and site-related improvements necessary to support development.
- **How will data center standards be monitored?**

    - The proposed ordinance requires annual reporting to the Planning and Zoning Department. These reports would be reviewed to verify compliance with approved development plans, zoning conditions, and applicable ordinance requirements. Hall County will contract with qualified consultants and engineers to review all required studies and annual reports. The cost of these reviews will be reimbursed by the applicants.
- **Are data centers less than 20,000 square feet permitted by right?**
    - Smaller data centers are often accessory uses associated with another principal use on a property. However, standalone facilities require special use approval. Staff is considering additional ordinance language to provide greater clarity regarding smaller-scale data centers.

Reversion

- **Will economic benefits be considered before a zoning approval is reverted?**
    - Yes. As part of the reversion review process, staff may evaluate factors such as economic impacts, consistency with the Comprehensive Plan, and community benefits. Staff recommendations would be provided to the Board of Commissioners, which retains the final decision-making authority.
- **If a project is consistent with the Comprehensive Plan, can the zoning approval remain in place?**
    - Consistency with the Comprehensive Plan will be considered during the reversion review process. Staff analysis and recommendations would be presented to the Board of Commissioners, who will have final determination whether the existing approval should remain in effect.

Public Engagement Online Comments by ZIP Code



Map showing public engagement comments received online, filtered by ZIP Code.
These comments were for 2026 UDC and Comprehensive Plan updates.

Hall County 2026 Long Range Updates

HALL COUNTY
GEORGIA
We have it all in Hall

ID	Format	ZIP	Comment on the Reversion Ordinance	Comment on the Data Center Ordinance	Comment on RSF and RTH ordinances	Comment on the Residential Mixed (RX) ordinance	Comment on the Residential Multi-Family ordinance	Comment on the Mixed-Use (MU) ordinance	Comment on the Planned Development (PD) District updates	Comment on Article 7 updates	Comment on Article 8 updates	Comment on the Comprehensive Plan minor adjustments
143603	Online	30542										Why do we spend money to create a comprehensive plan, only to have almost all submissions require a deviation from it? If we have a plan - STICK TO THE PLAN - NO ALLOWANCES
143746	Online	30519	site development entitlements, mostly for clients, but on occasion as the developer, also. It is my opinion that this Reversion Ordinance is extremely short sighted. It is as if the thinking is "once the rezoning occurs, the starter pistol is fired and everyone is immediately working to put a bulldozer in the dirt". In 2015, we purchased a 50 ac tract on Lake Lanier from a family that had owned it for years. It was zoned RL. There was time spent considering how we were going to serve the lots with SS, which would have required a pump station, outfall SS easements. Then we decided that the best measure was large lot layout. We had to find a development partner that saw our vision and was willing to partner with us. Then we put together the layout and began discussions with the county on design - how to access the property. The decision was made (and the county agreed) that we would build a roundabout on Chattahoochee Road.									
143796	Online	30564		Staff and County Commissioners: Thank you for the opportunity to provide comments regarding the proposed data center ordinance draft. After reviewing the document, I would like to share several observations, concerns, and recommended revisions. I appreciate that this draft ordinance is more detailed in certain areas than those adopted by many other counties. That said, I believe there are still several provisions that should be strengthened to better protect Hall County residents and the community as a whole. I also want to emphasize that nearly all Hall County residents are strongly opposed to having a data center in our county. In my view, the strongest position would be for Hall County to prohibit data centers altogether. However, because a draft ordinance has been prepared, it is clear that county officials are moving								
143911	Online	30504		We absolutely do not want ANY data centers of ANY size here. Data centers generate persistent, low-frequency hums (often around 40 to 60 dB) caused by massive server cooling fans and backup generators. These low-frequency sounds travel for miles and easily penetrate walls. Infrasoundâ€"sound below the human hearing thresholdâ€"is also increasingly reported to cause vertigo, headaches, and sleep disruption. We would be exposed to this disturbance 24 hours a day, 7 days a week. Their drain on our water supply will be unsustainable even if we werenâ€™t in a severe drought status, and our electricity bills are already hideously expensive.								

144037	Online	30564			County Commissioners: I object to your proposed so called "update". All this "update" does is make changes that significantly increase density, strain infrastructure, and alter the character of especially North Hall and in ways that cause a negative impact to the quality of life for Hall County residents. Your zoning update is not an update for well planned growth. It is a plan for expanding high density development and even in rural areas. Shame on you. Most of the provisions in this draft is designed to make high density development easier, faster, and more profitable for developers—while shifting the long-term burden onto us residents, our roads, our schools, water systems, and rural land. This draft does not represent the needs or desires of the very people who pay your salaries. YOU are effectively Gwinnetting our Hall. THIS IS NOT WHAT WE WANT. And YOU KNOW IT. I believe that							
144041	Online	30506		It seems like data centers are inevitably coming to Hall County. The level of Lake Lanier is my concern, as the water release is regulated by law. The water models used to create the supply and demand maps through the Appalachicola-Chattahooche-Flint River Basin did not take the development and demand of data centers into account. Please draft and pass an ordinance that ensures safe, treated wastewater is directly pumped back into Lake Lanier after use. Please also ensure that water used and recycled within the data centers ends up back in Lake Lanier as well. (Evaporative towers release water into the atmosphere, which is unlikely to rain back directly into its source) Thank you.								
144043	Online	30542		I would like to see an ordinance prohibiting data centers in Hall County. Data centers have been shown to greatly impact the quality of life on residents, from poor water quality, lack of water pressure, ambient noise, and air pollution. The ROI on data centers for a community is low to negative. Data centers do not employ many people, so they do not add jobs to a community. Often they also receive tax breaks from the federal and state government, so they do not contribute financially to a community.								
144051	Online	30542		No.data.center.period.								

144055	Online	30564							County Commissioners: As written, this draft provides a lot of flexibility to enable easier approvals for developers. It also gives broad power and discretion to staff and County Commissions. It lacks defined standards. Everything is subjective. Much of it seems more like broad suggestions rather than specific standards. It allows administrative changes and negotiations before the public is involved. Citizens want specific requirements that must be met and are not easily met. Protection of our rural character and how developments affect neighbors closest to it should be at the forefront of decisions. I request that the County revise the ordinance to include specific and strict standards, mandatory impact studies, clear limits on deviations from zoning, and stronger publicâ€'participation requirements. 5 acres is much too small for Planned Development. I feel strongly that it should be a minimum			
144190	Online	30507								Can we address the parking in the neighborhood road problem? Before we add more communities the parking in the road should be addressed .		
144289	Online	30506		I am against having a data center in Hall County. They seem to be detrimental to people and to the environment.								
144294	Online	30542		We need as much forward thinking as possible on data centers. While they can create jobs for Hall County residents, the significant impact they have on the environment, energy prices, infrastructure, etc is critical to consider								
144314	Online	30543		There should be no data centers in hall county		There are already enough apartments in hall county that are all unaffordable and very vacant. Everywhere you drive there are vacant apartments ready to be moved in.			As long as providing developers with more flexibility for design doesnâ€™t come at cost of causing environmental harm, this should be something beneficial for the community.	Fine, as long as the zonings emphasizes non-discrimination practices.	I do not think any AI centers should be constructed in Hall county. However if there is, the standards should be set in the public and environments best interest, such as water regulation, noise mitigation, building height and masses restriction.	Will this affect the infrastructure of lower density areas?
144316	Online	30543	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS
144373	Online	30564		No data centers in North Hall. Data centers, if approved, should only be allowed in industrial areas zoned as heavy industrial, they so not belong anywhere near residential or agricultural areas due to the constant noice, heat emmitted and the electrical radiation emmitted from them.								No subdivisions jowever small should be allowed in rural areas.
144375	Online	30501	Anything over 5 years with no development should revert back to prior code. Anyone wanting to do anything should have to come back in front of the commissioners.	There should be no minimum size. There should be no nonsense about the water. Buford Dam lets out over 1M gallons of water a minute when it is releasing water. Modern data centers don't use near anywhere the water that they used to. No one bats an eye at a home using 300-350 gallons a day and adding 40 kids per 100 units. The only provision should be data centers should have to provide their own power sources or pay their way. No carve outs for citizens to pay the increase on the grid. EMC's have a carve out now with the State, but local law should say all power companies and EMC's have to bill the data centers for power consumption and not the residents.	There should be no high density housing. no mare than 4 units an acre for sewer and no more than two units an acre for septic tank. Only one unit per acre for a well and septic. Attached housing is nothing but a money grab for the developers and a tax grab for the County. After 10-15 years these places are sold to new owners. They are not kept up and they become blights on the area. They will turn into low-income housing and become areas of high crime. This is not acceptable.	Same as above. Then also add in these builders say they are putting in amenities and green space. The ones built now have small pools. Small meeting and exercise rooms. No tennis/pickle ball courts and other stuff. They are jokes. The facilities should be large enough to accommodate the people they want living there.	12-16 units an acre and 75' max height on apartments and townhomes. Hall County doesn't have any urban areas that I can think of. So they must be thinking of making a few. All the urban areas I know of are in the City of Gainesville. That is just crazy.	Just more money grabs by developers and tax grabs. If people buy these units, why can't they park in the front yard if they have to? These restrictions only cause costs to go up. It is not the counties job to tell people what they can and can't do with their own property. Most driveways in these type of complexes can't hold two modern cars. No compacts are being built. SUV's and Truck's keep getting larger. If a family has 3 drivers, I guess they are just out of luck. Until the county pays the property owners taxes they should have no say in anything they do as long as it is not against the law.	This is just more nonsense to cause prices to go up. You can't define what is a "public benefit". Nothing is a public benefit. Not everyone benefits from anything that is built. This is just a catchall term from "Pet Projects" and for allow developers are free pass to build what they want and when they want as long as they can get 3 votes from the commission.	be built/exist anywhere they want? That is not practical or prudent. They are not for every zoned district. You better watch what you wish for. What is someone wants to put a Mosque or other worship center somewhere other than a Christian church? You are going to have a dumpster fire on your hands. Many people around here will think you are Anti-Christian and hate the Lord if you allow something they don't like. Need to be careful where places of worship are allowed to be located. Like now. Why is a church allowed to use the North Hall Community Center? That church advertises it as its north Campus. That place rakes in the money and you are giving them a free pass for the most part. Rent is cheap compared to a place of their own. What happens when Islamic, Buddhists, Sikhs, Hindu's or whatever wants to start holding Church Services at a Government Building? They should have their own facility and taxpayers should not be paying	Come on. spacing of plants. Type of fences. Types of plants. Building materials. All these regulations are nonsense and cost the taxpayers money in the long run. It causes homes and business properties to become unaffordable. When things have to be replaced or upgraded it costs a lot of money to upgrade or repair. Mandating all this stuff stifles building, hurts individuals and small business.	
144378	Online	30501		The only acceptable ordinance is the one that makes data centers illegal.								

144380	Online	30506	My concern is the how the county has allowed the destruction of hundreds of acres of natural animal areas. I think the corporations should have to pay to re-home wildlife. Deer are starving and are eating plants and shrubs they have never eaten before. If these corporations can sell 300 or more homes for over 5 or 6 hundred thousands dollars, they can afford to re-home wildlife. It is the Christian thing to do.	Read my previous comment									
144384	Online	30564		No data centers to be approved in Hall County without each proposed center being put on the ballot and voted on individually by the citizens on Hall County.	No on new zoning classifications.	No, this concept does not fit into the culture of Hall County.	NO, we already do not have or want the additional infrastructure for that amount of population density. Keep Hall Rural.	Keep Hall Rural, we do not want to be turned into another Cumming or Alpharetta.	No, Keep Hall Rural, again, we do not want to be turned into another Cumming or Alpharetta.	Keep Hall Rural. Any changes should be put on the ballot individually for the citizens of Hall County to vote on.	All proposed data centers should be on the ballot, i dividually, for the citizens of Hall County to approve.	No, subdivisions does not belong in rural Hall County, they do not fit the area.
144385	Online	30506		Do not approve any data centers in our area.	Stop approving more housing in hall county.	Stop approving more multi-family bullds	Stop approving multi-family homes						
144387	Online	30501											This is Seth Vining, I think I can speak for the residents of the Surfside Club Estates Community and the people living along Cagle Road from 365 to White Sulphur Road. I have been involved and concerned about the future of our area since we learned of the Inland Port. It is very important to keep truck traffic off of Cagle Road. For some reason there is a small area on Cagle Road that is classified for future industrial use. Twice in recent years, recent years the re-zoning has been denied. It is important to have the future use of this area be residential. Thank you for placing No Trucks signs. There needs to be another sign placed at the White Sulphur end facing the south. You cannot see a sign coming from the south. I have lived in this area for 40 years. Please help us the industrial use out of our neighborhoods. Thank you
144388	Online	30533	No negative feedback on reversion ordinance.	We should NOT put in a data center! I live in Lumpkin county but my husband works for Hall County and if any surrounding county builds a data center, it will have negative effects on ALL of us. There are several states that have implemented this and have seen their water supply turn disgusting. They are having to live off bottled water. Because of the amount of energy a data center takes up. We need to PRESERVE our land and resources. Do the research of the negative effects that a data center will have on Hall County AND surrounding counties. Cause you wonâ€™t be just effecting one county. It also provides more light pollution and AIR pollution. We want to keep our breathable air. https://www environmentalhealthproject.org/post/the-dangers-of-data-centers	None	None	None	None	No developments should be made regarding a data center!!!	No development should have for a data center!!!	No development should happen to integrate a data center!!!	No development should happen regarding data centers!!!
144389	Online	30518											Too many housing and apartment developments. This will bring transients, not long term committed residents. Too much traffic already No more warehouses - I am tired of looking at ugly buildings and sharing the narrow roads with semi-trucks
144395	Online	30542	Cant trust the BOC to not f*ck the residents so Kathy Cooper can make a dollar.	NO DATA CENTERS PERIOD	No more attached or high density ANYTHING	No mixed use, single family detached development ONLY	NO HIGH DENSITY ANYTHING	No high density ANYTHING	NONE OF IT WILL BENIFET ANYONE BUT THE DEVELOPERS!		No data centers PERIOD	NO MORE HIGH DENSITY PERIOD	

144399	Online	30542		Stop the Dara Centers!! I just relocated to Georgia from Northern VA where our land was being overrun by data centers. They drove up our electric bills and created very minimal job opportunities. The only people who benefit from them are big corporations who are so greedy for money that they donâ€™t care what happens to the land or drinking water. People who live close to them can hear a humming ALL day. We need less technology, not more. Keep Hall County beautiful and peaceful. This isnâ€™t the way to go.								
144404	Online	30566	Agee	Absolutely NO DATA CENTERS.	You can create a new classification, but stop the growth	No more expansion	No development	No development	No development	No new development	Okay	No more development
144405	Online	30506	Agree to allow the Board of Commissioners to review older rezoning approvals and if meaningful work is not completed in the set timeframe, then adjustments are to be made.	Agree with this data ordinance.	Agree to the new zoning districts	Agree to the updates to the Residential Mixed (RX) ordinance			Agree with the updates to the Planned Development (PD) District	Agree with this revision		Agree to the minor adjustments
144408	Online	30506	I think that would be appropriate	Regulating every detail of data centers would be good	I approve	yes	I think we need to pause on these but standards are good to have					
144409	Online	30506		No data centers!	We are tired of paying rising property taxes, with the majority of the bill going to school taxes, and you keep building new apartments whose residents don't contribute not to mention road conditions and insane traffic	We are at capacity and property owners are tired of paying school taxes for apartment residents	Property owners don't need the higher school taxes for apartment residents. We do not need more apartments				No data centers	Maybe we should fix our roads and update infrastructure before adding to the existing mess, not to mention the understaffed police department
144410	Online	30507		I am against any form of data center in the entire county. I am concerned with noise in their area as well as power usage driving up the price of power. I am also concerned with water usage, especially during the drought we are in now . They don't generate many local jobs. Please keep them out of our county.								
144411		30507					Please keep all high density housing within the city of Gainesville.	.				
144413	Online	30504		Please stop developing Hall County. Whether it be data centers or communities. The wildlife need a place to go. We need clean air to breathe. We need trees for our health.								
144414	Online	30506		Please no Data Centers in Hall County!!!! We want to keep our water and we want nature! Data centers dont help our community, they font create many jobs! They just consume our water and put demands on our energy- or may increase our bills!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!					
144417	Online	30507	I think itâ€™s a fine idea to not be bound by years old decisions that donâ€™t reflect our current utility capacity.	The radius for mailed notices should be >1,000 feet given the massive impact to utility service, particularly water. There should also be an online notice requirement, as newspaper circulation is an outdated way to communicate to the community.			The updates document is unreadable with broken links					
144418	Online	30564	N/A	Hall County does NOT need data centers. AI is not a requirement in our lives - most of us don't want or use it. The requirements are fresh water, affordable electricity, green space, wild life. If a data center is approved in Hall County, I'll make my sole focus ensuring that all council members who voted for it are removed from office.	Townhomes and apartments greatly deteroriate the quality of life for homeowners. Look at Gwinnett, Forsyth... the residents of Hall County do not welcome extreme growth. Many of us came here to escape it.	No, see above.	Nope	Again, see above. Mixed use centers bring horrible noise and traffic				

144419	Online	30501		KEEP Data centers out of Hall County. We do not need something that provides 0 jobs to resident. While consuming our water, our resources and taking up land and energy from Hall county residents. I for one will leave and take my property taxes with me if we get even a single data center in Hall county. Keep Hall Clean, Keep Hall for the people.									
144421	Online	30501	If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out? DO NOT BRING A DATA CENTER HERE!!!	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ I know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY! You are not listening to the residents!
144422	Online	30542	What would really help would be to make thoughtful decisions based on the residents that have lived in the area a long time instead of seeing how much money they can make.	NO data centers. Not good for our county.	No more small lots/big houses and definitely no townhomes.	No!	No more high density anything	Again t let the residents decide	Residents should listened to and not ignored.		No data centers PERIOD	Zero high density	
144423	Online	30527		Nobody needs nor wants a data center anywhere remotely close to them, or even far away from them.	Dont need it	Really dont need it or want it.							
144424	Online	30542	I support the addition a a reversion ordinance.	I support the addition of a Data Center Ordinance. I'd like to see assurances that a data center would not cost residents any more than any other project.	I support the creation of these two new zoning districts.	I support the updating of the RX ordinance.	I support the updating of the RMF ordinance.	I support the updating of the MU ordinance.	I support the updates to the PD district.	I support the addition of Article 7.	I support the addition of Article 8.	I support the updating of the comprehensive plan. I would like to see future developments include outdoor activity promoting aspects like paths and/or path connections, like to Highlands to Islands or local parks.	
144426	Online	30548	It needs to be put to a vote from Hall County citizens.	They are terrible ideas and contribute to noise pollution, damaging the ecosystem, and are safety concerns. No Data Centers in Hall County.									
144429	Online	30507		I am against data centers in our community. They use millions of gallons of fresh water, lowering the water table and drying up wells. They use so much power that our power rates go up. They have been found to make so much noise and produce so much bright light at night that people nearby can't sleep or even exist peacefully. Please keep all data centers out of our community.								I don't know where to put this comment, but it's always worth mentioning that Flock cameras have no place in our community. I haven't seen much evidence that they have caught any criminals. They do however stomp all over the fourth amendment of our great United States Constitution. Please remove all Flock cameras from our community.	
144438	Online	30501		Absolutely NO to data centers. There is no benefit to our community that exceeds any of the costs in terms of lost tax revenues, lower property values, lack of jobs created per square foot, and many donâ€™t even generate taxable revenues. They create pollution, put a strain on water and power resources, and those that donâ€™t, generate pollution and use PFAS. Nope.									
144439	Online	30504	No data centers in Hall County	No data centers in Hall county	No data centers in Hall county	No data centers in hall county	Yes to peopleâ€™s residencies but more water treatment plants	Yes to it but more water treatment plants	Yes	No data centers in hall county	No data centers in hall county	No data centers in hall county	
144441	Online	30506	I do not oppose that if it could go back to agriculture instead of commercial it would be beneficial.	We do not need a data center.	There are enough houses, buy land with a house on it and re model or tear down and rebuild. No need to clear any more of our wildlifeâ€™s land, we are pushing them into the roads and people yards enough.								

144443	Online	30501	Agree. Also...the public should be able to have a say in who becomes planning and zoning committee.	We do not want or need data centers in Hall County. This is a money grab for private parties, and will NOT provide jobs for the regular citizens. Hall County should permanently ban data centers here. Noise and frequency nuisance, water and air pollution, and compromises public utility resources.	No comment	Yes	No comment	No comment	This appears to not apply currently....	No comment	NO DATA CENTERS.	This is common sense...
144444	Online	30506	We do not need all these townhomes/apartments too much traffic we moved here get away from it and it found us here within matter of years of being here	No to data centers here they arent good for peoples electeic bills tho why that falls on us is wild... and messes with water.	Nope we need single family homes on half acre or more not townhomes which bring so much traffic	Again no too much traffic being cause already by the apartments/townhomes etc	No	No	What does that mean? Plain english pls		No to data centers	We have too much traffic
144445	Online	30517	Iâ€™m not sure, where I stand, but have very strong opinions on data centers	I donâ€™t want any data centers at all placed in hall county. Other states are making laws against them and yet our state continues to allow them. Please stop. Citizens should come first. Our water and our health. There is no long term research on living close to data centers and I donâ€™t want my children at risk for higher rates of cancer or anything else similar to the risks posed when living near electrical lines. So put citizens first, not companies.	Neutral, but donâ€™t love detached tall and skinnyâ€™s. Itâ€™s just putting more money in a developers pocket and people get no yard or anything	Neutral	Neutral	Neutral	Great	Neutral	Ok	Sure
144446	Online	30564	Agree, if I rezoning was granted and no progress is made within a specified time frame OR if the requester backs out, the property should revert back to the original zoning.	No Data Centers! Any and all communities surrounding these centers will suffer.	All housing should be on a 1-3 acre minimum.	No! Single family detached on a minimum of 1-3 acres only!	NO! Absolutely not, we need to remain rural and agriculture use. No high density housing in North Hall! Remember, who you work for. It's the people. Not developers or real estate agents. Do better!!!	No, we don't need to become the next Alpharetta.	No, we don't need large planned communities.	Keep as is, any zoning changes should be up for vote by the citizens.	Please put in plain language what you're trying to do. The way this reads, I'm against!	Keep all zoning as is! Stop ruining our county!!!!
144448	Online	30506	No not needed	Absolutely NO	Stop RTH AND APARTMENTS	NO no no no	We have enough, no	Less mixed used. Weâ€™re full	No, just stop the rapid development	If this allows more agriculture and single family with a minimum acreage, cool. If not. No.	No. Stop over development and data centers	No. They just want to align it to make more money and destroy the trees and land we have
144449	Online	30506	Maybe Iâ€™m a common folk and donâ€™t completely understand the vocabulary involved in the Ordinance draft, but I donâ€™t believe that major land developers (ie the 100+ home neighborhoods popping up everywhere) should be allowed to clear cut a property period, let alone clear cut it bulldoze it and then wait 3 years to do anything else with the property. Additionally as a side note, if I wanted to live in Atlanta, I would move there, I love Gainesville for the proximity to not only Industry, but agriculture and Godâ€™s natural recreation, I donâ€™t believe every green area in Gainesville should become an apartment complex that inevitably brings crime to a community.	I believe data centers are morally wrong and they have no place in Georgia let alone Hall County. America has twice as many data centers as China and China has 4.1 times the amount of people and we consider them communist for creating a surveillance state over their people. Why do we need more data centers? I believe theyâ€™re simply used to store the data collected unconstitutionally and in most cases without the consent of the American people.	I am generally against the seemingly unchecked growth of Gainesville and certainly against squeezing as many homes as possible into as small an area as possible.							
144450	Online	30542		No data centers at all in our beautiful county!		This would hurt our streets and add to congestion	This would hurt our streets and add to congestion					
144452	Online	30554		Data centers are too costly on a number of levels for hall county. It hurts residents and adds little.								
144453	Online	30506		I am strongly in favor of the highest levels of scrutiny, safeguards, legal protection and consequences possible regarding data centers. My opinion is that any such businesses should be invisibleâ€"as if they donâ€™t existâ€"as it pertains to water and power consumption, and environmental impact (sound, light, soil, wildlife, etc.) â€œPromisesâ€ from these businesses are meaningless without some kind of â€œteethâ€ consequences if it is discovered they lied.							

144457	Online	30507		We should not be allowing data centers into our county at all. Once construction is complete they provide almost no jobs to the local area. While running they are a risk to the local water supply, they dramatically increase electricity costs, and they have been proven to emit noise that, while too low for us to hear causes multiple health concerns (Infrasound). Data centers are a net negative on our community and rather than figuring out how to zone for them, we should simply ban them outright.			we do not need to make it harder for apartments to be constructed in our county. home prices are already very inflated, and this ordinance restricts the construction of new housing even further. The only way we will fix the housing market is by supply catching up with demand, and that includes multi-family housing					
144459	Online	30542		NO DATA CENTERS!!!!!!!!	STOP THE OVER DEVELOPMENT!	STOP THE OVER DEVELOPMENT!!!	WE ARE WAY OVER DEVELOPED!	WE ARE WAY OVER DEVELOPED!	We need a whole new board. Whole new plan. STOP THE CORRUPTION! We dont trust you!	AGAIN....STOP THE DEVELOPMENT! WE ARE OVER DEVELOPED! I grew up here have been in Flowery Branch/ Hall county for 30+ years! Yall have ruined our small town community!	STOP OVER DEVELOPMENT	
144466	Online	30564	No. This just speeds up more unsustainable growth. If someone owns the property and pays their taxes, let it sit idle indefinitely. Stop trying to rush more development.	I'd prefer a total ban on data centers. No one wants this tied to our water supply and power grid. This ordinance leaves much unaddressed.	100% opposed. Two-thousand sq ft lots? That's smaller than my first floor. Stop packing in people. The citizens here do not want this nonsense, regardless of which Agency members make up the board and planner.	Again, no higher density planning. If we wanted to be Atlanta, we'd move there.	Let's add zero, outside of the city limits of Gainesville. Rural citizens do not want sewer expansion because the developers will pounce and add apartments and townhomes. Focus on infrastructure expansion before any of this nonsense.	Not much greenspace, reserve these faux Avalon communities for the city limits. Do not force upon the county residents.	This just gives loopholes around zoning standards under the guise of "justification" that again favors developers.	Meaningless...if something isn't permitted, it will just be rezoned until it is.	This just address aesthetics of approved projects. Nothing contained limits growth.	described as â€œminor,â€ but from a residentâ€™s perspective, they feel like part of a much bigger shift toward higher density and more growth. That worries me. Hall Countyâ€™s appeal has always been its space, its rural character, and its sense of community...not dense, urban-style development. It seems like more and more flexibility is being built in to allow higher density during rezoning, with no real limits on how much growth is too much. Even if each project seems manageable on its own, over time it adds up to overcrowding, more traffic, more strain on infrastructure, and a loss of the character that drew people here in the first place. I would strongly encourage the county to focus more on protecting what makes Hall County specialâ€"its open space, its history, and its smallâ€'community feel...rather than continuing to expand density in the name of growth. Once that character is gone, we wonâ€™t get it back.
144474	Online	30506		Please refrain from adding data centers. We are already concerned with the state of our water. This will cause too much damage to our water, wildlife, and will cause great noise pollution. There really is no need for a data center here. We have children were trying to protect.								
144508	Online	30542	If work doesn't occur within the specified timeframe, full reversion should occur.	there is no standard for water consumption	Both need to stop - We ARE FULL!	not needed	not needed	not needed	require three PD meetings to fully vet the application- in open settings	Put a moratorium on projects requesting deviances from the planned zoning district.	-	
144521	Online	30554	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.
144526	Online	30564		NO DATA CENTERS. EVER. THEY USE MORE POWER THAN OVER 2000 HOUSEHOLDS, DESTROY WATERWAYS, DO NOT BRING THE JOBS THEY PROMISE.								
144542	Online	30564		Had a great chat with Vamsi (sp?) about this last night. I'd like to submit the PDF I wrote up about it. Can't attach a document here. I will send it to Katy, to please forward.								
144569	Online	30554		No kind of data center should be allowed anywhere near Hall county. Based on the impact they have had on other towns throughout the country, it is evident that their presence would ruin the quality of life in our county. Any economical benefit would be at the expense of the existing agricultural economy as well as the wellbeing of residents.								

144578	Online	30542	I think that it makes sense	There is no need for there to be a data center built in hall county. The ecological impact of data centers is immense and there are not enough housing for the jobs a data centers COULD bring and then the local economy gets no benefit if the people working the data centers are just commuting from Atlanta or Gwinnett county anyways.	Higher density, lower cost homes should be a major consideration for the growth of the county. The price of homes is a major inhibitor of home ownership.	Good idea.	I think more for sale apartments should be available.					
144594	Online	30548		On the issue of Data Centers, Hall County's governing body should put the livelihood of its citizens ahead of the interests of corporations and permanently ban their construction. Residents should not have to bear the costs of high energy bills caused by privatized power companies building infrastructure for Data Centers. Additionally, the amount of energy used by Data centers puts immense strain on an already volatile power grid. We are not prepared for the amount of blackouts this country will face due to rising temperatures and an already outdated and under serviced grid. Adding data centers to this equation will most definitely cause more harm to people in places like Hall County. Do not allow these enviormentally destructive and socially intrusive life-sucking centers to ever come close to Hall County. Residents made it clear in the fight against Project Turbo at the beginning of this year that we do not want Data Centers.							
144606	Online	30542		Studies highlight that large data centersâ€"especially those powering artificial intelligenceâ€"can consume up to 5 million gallons of water daily, equivalent to a town of 50,000 people. North Georgia simply doesn't have the water capacity to support that. The economic drain from low Lake Lanier levels that would likely result from data center water consumption would overshadow any purported economic benefit of permitting data center construction. Say "No" to all data centers now. In, I'm sure, a few years, technology will advance and require less water consumption for cooling. Let's wait 'til then to approve these things. Charles Wilson							
144608	Online	30507	Just follow the plan!!!! Makes no sense to develop a comprehensive plan and not follow it! No to a new courthouse!! Use what you have! And that goes for just about everything Hall County does. Budget is almost half a million dollars but departments always need more!!	.								
144610	Online	30506	If they canâ€™t develop the parcel leave it wild.	Encourage and eventually require as technology develops that data centers should have SMR standalone nuclear reactors.	RSF only. No more townhomes.	No issues with this as long as itâ€™s limited.	No more apartments or condos anywhere in the county. Having those defeats the purpose of living in Hall.	No need for more MU. Cut it.	Keep it limited to the City of Gainesville.	As long as thereâ€™s no exemptions we will be fine.	As long as we avoid concrete wastelands we will be fine.	

144611	Online	30506		going into the process. My main concerns are water usage and increased power bills (natural gas and/or electric). The draft includes C.7.iii. Water Consumption and Sustainability Plan and C.7.iv. Energy Consumption and Sustainability Plan. I believe these are crucial. We have to know the impact to our water system. Can we afford to lose the water needed, including the impact to Lake Lanier? We have to know if our power bills are going to increase. How will we all benefit by increased power bills? Will we already be paying for data centers through subscription services or built-in fees for AI use or any other digital offering powered by data centers? Without knowing business structure, it is my instinct that we shouldn't have to pay on both ends (increased power bill AND built-in and/or increased fees for digital services provided by the data center). I've tried to research some of this on my own, but there is c nflicti g information. Some say no									
144613	Online	30528		in heavy industrial areas. The fact that the ordinance addresses buffers and noise is a fact that they should not be located in or near rural or residential areas. Additionally, the design requirements should include sound proofing of all equipment. Water usage is concerning whether closed loop or not. Data centers should develop another cooling method that does not require water. If water is the primary cooling method, then the data centers should be charged extra for the water, have a water treatment facility onsite to verify the water quality and temperature before it is returned to the water supply. Honestly the residential water supply should be off limits. That would drive the data centers to develop other methods of cooling. The bottom line: no usage of domestic water supply, no reduced rates for utilities, locate in industrial areas. Buffers and setbacks don't work.									
144623	Online	30507		Hall county should have a framework prepared to handle the intrusion of such unsightly complexes. Data centers are a bane to their community and any framework should be built in a way that HEAVILY limits if EVER allows a data center in our beautiful community. Studies are showing just how terrible they are for the health and longevity of nearby inhabitants and the county should always work in favor of its residents. No one, absolutely no one, wants a data center nearby and the only people who benefit from it are the disgusting oligarchs who are lying to our faces. Data centers will NEVER be a boon to our community.									
144642	Online	30554									Please keep Cagle Rd. residential.	.
144672	Online	30506	I think this ordinance makes since to keep plans from stalling.	I appreciate the new language and work on a regulation foundation for data centers. The one thing Hall county cannot afford are massive AI data centers. We already have one just south of us and Gainesville city water is already a hot topic.	I have no comment on this ordinance.	The link to this one contains several errors once you land on the page. I have seen this type of mixed development in Apex, NC and it seems to work great in some areas.	No comment.	No comment.	No comment.	No comment.	No comment, but I hope for the sake of Hall County we are not looking at allowing any AI / Large data centers in this county.	No comment.
144674	Online	30506		Please no data centers for Hall County.			We have enough apartments. Roads are full it should not take 30 minutes to go 8 miles.	No mixed use we have way to much development . Were packed . Things are for rent every where.	Please no more development.	No	No	
144676	Online	30504		Please require every data center and warehouse to have their vast flat roofs be covered with solar panels.								
144677	Online	30548		I do not want a Data Center								
144682	Online	30506		No data centers in Gainesville!!!							No data centers in Gainesville!	

144683	Online	30506		We do not want data centers in Gainesville!!! We see the complaints of people who live near data centers and that is not we signed up for when we moved out here! We love our country road and our city and don't want the problems and ugliness data centers bring.	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!					
144684	Online	30542	NO - all land developments should have public feedback before progress is made, regardless of the status or timeline of the project.	DQTA CENTERS SHOULD BE BANNED IN HALL CO AND NEVER CONSIDERED. As we've seen in every area data centers were installed, they ONLY bring harm to their community. Only a crooked government would even consider bringing a data center to their town.	I have no opinion on this section, although I do believe there should be a pause on new home districts until the unfrastructure of the county is built up better, and the schools are invested more heavily into	Why would this be needed at all?			This sounds like an easy way for big business to cut corners ðŸ˜žðŸ˜ž		Data centers absolutely should not be included. Again, only a crooked government would even consider data centers.	
144685	Online	30507	This makes sense to me. Iâ€™m no expert in development, but I would hope you have consulted with experts about what a reasonable timeframe is to begin development, and reasonable exceptions. If there are outside forces the developer cannot control, and they are actively trying to begin development, I donâ€™t think they should be revoked for that. If the spirit of the reversion ordinance is to prevent developers from â€œhoardingâ€ and preventing active development because they want to eventually do it at some point in the way future, then I agree with the reversion. If the hidden agenda behind the reversion ordinance is to prevent any kind of development whatsoever, then I disagree.	I am not an expert in building, developing, maintaining data centers, but I hope you have consulted with such in order to write a reasonable and realistic ordinance. I agree with all of the provisions personally, but I just donâ€™t know if data centers can really meet those expectations. Not that I want a data center if it negatively affects our county with water consumption etc, but I am not 100% against growth! Communities need to grow to remain viable!!! As long as infrastructure development is properly planned and implemented, then Iâ€™m all about grow grow grow and bring development (and more economic stability) to this county!	My only question here is who decides what is zoned â€œurbanizedâ€br â€œotherwiseâ€? If itâ€™s a predetermined definition that is commonly used in all counties, then that makes sense. 2 units an acre seems slightly unreasonable but thatâ€™s just me. 4 units an acre makes sense to me. Again, as long as infrastructure is properly planned and implemented, I support all kinds of growth in hall county. Growth is a sign of economic stability and communities need to grow to remain viable!	This makes sense to me, as long as there isnâ€™t a hidden agenda to make it near impossible to develop these based on typical developments elsewhere. It should not be more difficult for developers to build in hall county than neighboring counties, or developers will just take their business there. We should still make it easy and reasonable for residential (as well as commercial) developers to bring their business to hall county.	This makes sense to me, as long as there isnâ€™t a hidden agenda to make it near impossible to develop these based on typical developments elsewhere. It should not be more difficult for developers to build in hall county than neighboring counties, or developers will just take their business there. We should still make it easy and reasonable for residential (as well as commercial) developers to bring their business to hall county.	Iâ€™m not an expert in what is typical or what is acceptable in our neighboring counties. But I think we should make it attractive to developers to build in hall county. ESPECIALLY with commercial and mixed use developments. Good for our local economy!!	In isolation it makes sense to me, as long as we arenâ€™t discouraging developers from building in our county. If this is in line with neighboring counties, then itâ€™s good.	As long as this isnâ€™t significantly more restrictive than neighboring counties, it makes sense that hall county wants to update standards to be more modernized and prepared for all different kinds of growth and development.	As long as this is in line with our neighboring counties and this isnâ€™t trying to make growth and development more difficult or near impossible, then I agree. Letâ€™s make it attractive for developers and commercial builders to being their business to hall county	As long as we arenâ€™t trying to prevent growth and development.
144756	Online	30506		We DONT want data centers									
144757	Online	30542		No data centers!									
144759	Online	30504		I will oppose any and ALL data centers in hall county									
144760	Online	30504	No data centers! Drains energy resources and affects our health	No data centers period!									
144761	Online	30504		Say no to data centers. We donâ€™t need them here. Dont ruin our health over money.									
144762	Online	30566		Why would the thought of bringing this mess to our front door even cross any city officials mind when itâ€™s being constantly reported how this negatively impacts other counties . We must think with our brains, not our wallets.									
144763	Online	30506		Data Centers, regardless of how you define them or their purposes are not welcome in Hall County. Data Centers are an attack on human investmentâ€”investing in people to do the work, that they can provide for their families. Raw land and farm land should be protected. Protect rural Hall County.	Abolish RTH zoning. RTH zoning will only invite overcrowding, clogged roads and highways, and will foster an increase in crime rates.	No new changes to RX. Abolish Rx ordinances and zoning. Protect whatâ€™s left of rural Hall County.	End zoning for RMF! There are plenty of buildings within Gainesville city limits that are suitable for remodeling for apartment complexes. No more apartments in Hall County!		We donâ€™t need â€œhigh-quality developmentsâ€ We need farms and homes. No Data Centers, no apartment complexes, no more industrial parks. Protect whatâ€™s left of rural and residential Hall County.	Protect agriculture and rural Hall County. Do not relax zoning laws for developments. Protect rural and residential Hall County.	End excessive development in Hall County. No Data Centers in Hall County.	There is no adjustment needed if itâ€™s only going to allow for more development. Hall County does not want more apartments. Hall County does not want any Data Centers. Protect what is left of rural Hall County.

144764	Online	30542	public involvement process is to solicit input from residents, the process is poorly designed. Engaging the public takes longer, and requires creative, focused communications on specific decisions. Yes, comp plan edits have been shared, but the details are so far into the weeds that regular citizens will have a hard time engaging meaningfully. The public engagement session I attended (Thursday 6/4) was similar in that the display boards and stations provided data, but not in a way to facilitate meaningful input from the public. More importantly, I have a particular interest in our process to develop and implement impact fees. I've worked to study, calculate, and implement impact fees as part of my 40 year career in consulting for local governments, and I'd like to understand our objectives and intent for this powerful funding source. I volunteered to offer my experience to support our process, asked who I										
144765	Online	30545		There should be no data centers in my opinion especially quickly approved with no public opinion. Large data centers and any that negatively affect home prices, electricity, standard of living (noose, smell etc), ot cost and availabilty of water. None that use freahe water. I have 20 years in tech they will not need these many data center in only a few years due to tech improvements. It is a massive ireversable waste.								
144767	Online	30518		Absolutely NO to data centers!!!!!!!!!!								
144772	Online	30542			Absolutely opposed to any zoning that allows such high density. Infrastructure does not support such and nearby property values will be adversely affected.	Opposed to any such developments compounding the current trend to create a high density jungle. Who signaled Hall County authorities to assault the quality of life once found in this community. No more accommodating changes to destroy our community	Same. This county has gone nuts.		â€œProtecting community characterâ€Really ! This should have been a priority when this onslaught of development began.	.	Again, stop ! Youâ€™re just creating rules to allow anything to be done in this county. The more â€œstandardsâ€that are allowable only allows for development to be unabated and encompass almost any request	Why this ? Youâ€™re assuming all other adjustments are already implemented
144775	Online	30518		Hall county does not need data centers. What we need is more green space for residents. More parks. More accessible trails to connect to restaurants shops etc.			Hall county does not need more apartments. We have plenty of them already and being built currently. They bring crime and unwanted issues to our county.					
144777	Online	30504		I want a FULL STOP on data centers. No data centers hereâ€¦ever.								
144778	Online	30506		We donâ€™t want ANY data centers in Hall county. The only acceptable proposal regarding data centers is a moratorium. Our water source is low, we are in a drought. Hall county cannot supply water to its citizens and a data centers. People over projects. Put the people of Hall county before corporations.		Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	These planned developments should also need to provide proof of environmental impact studies completed AND projected positive impacts for the community. Not just increased revenue for a private equity firm based in another State.			
144795	Online	30548		I do not want data centers in Hall County. I have lived here 22 years. Our utilities and roads are already stretched. Traffic is terrible, the overgrowth has been to fast. I would like to know how a data center can help the community. Not sure who it will benefit to have data centers here, but I am glad the community is watching and following the money. Data centers do not belong in a county our size. We have gone for MANY months with tap water that smelled and tasted terrible!								
144798	Online	30506	This is an excellent idea to keep developers moving on their projects and making meaningful progress. I would support this change.	Data centers are a necessary evil in this time of technological advancement. The County's ordinance is appropriate to limit impacts to the community while taking advantage of the tax revenue generated.	The new zoning districts will help delineate where these residential areas will occur and are needed to ensure proper planning in the future.	I would support this.	I have no issues with this proposal	I have no issues with this proposal.	This is a good idea.	Good realignment.	Anything that increases ease of use of the system is a good idea.	Don't let the super loud minority spoil the long term planning of the county. Most folks are working and living their lives without being aware of what is going on and social media warriors are spreading fear based ignorance.

144805	Online	30542	I'm wary that land developers will purchase land under false pretenses. i.e. buy a large plot zoned for residential development then try to have it re-zoned for less desirable development like Data Centers.	No data centers or crypto facilities should be allowed in Hall County.					no data centers. They do not help us. while we're at it, keep FLOCK away too.		No data centers, no FLOCK	No data centers, no FLOCK
144809	Online	30506	Sounds good.	I appreciate you looking at the issue. I believe, if legally possible, we should mandate a public vote on any data center. By doing so we could avoid the temptation of powerful outside influences attempting to corrupt our commissioners. That sounds a little far fetched, but circumstantial evidence suggests itâ€™s happening.								
144814	Online	30507	NO DATA CENTERS IN HALL COUNTY/GAINESVILLE. TRAFFIC IS ALREADY BAD AND THE CITY IS TOO CONGESTED!	.	Homes should be built on larger lots and not smaller lots.							
144821	Online	30542	I agree that this ordinance would be very helpful to ensure that developments with rezoning approvals fulfill their intended purpose in a timely fashion and if those developments will be inordinately delayed, that their rezoning be reconsidered to support environmental and economic concerns.	This body should pass a long-term moratorium on all data centers in our community unless any individual data center passes the strictest requirements to have ZERO negative impact on the environment, individuals in the community, noise pollution, and local resource such as water. Nationally it is clear that data centers in any degree of proximity (as much as 6 miles away) are having negative impacts on wildlife, humans, resources and the environment.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to planned developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and parking as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the development or if available resources are insufficient, such developments should not be approved.			All ordinances related to developments should heavily contemplate the impact those developments will have on infrastructure such as roadways, parking and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the development or if available resources are insufficient, such developments that are more high density should not be approved.
144823	Online	30501		I urge the Hall County government to institute a full ban on data centers for our country. The environmental, social, and economic impacts of data centers in similar areas have been disastrous, and this is a huge issue of concern for me. While a ban is being considered, I am in full support of extremely strict regulations on data center development and zoning, especially regarding energy and wat r usage	I ask Hall County government to consider scaling back zoning new residential districts unless it is proven that there is demand from local citizens. In the past five years, residential developments have taken over our green spaces and disturbed local wildlife. These developments are severely out priced for our local economy and often sit unused.	I urge the Hall County government to invest in more low-income housing to support the working class and local citizens that are the backbone of Gainesville's industry. As a large manufacturing hub, we need lower priced housing.	I urge the Hall County government to invest in more low-income multifamily housing to support the working class and local citizens that are the backbone of Gainesville's industry. As a large manufacturing hub, we need lower priced housing.					
144824	Online	30506		operate below thresholds requiring major electrical substai¿¼ons or high-voltage transmission infrastructure, the company responsible for the data center should be fully responsible for the costs of the electricity and transmission infrastructure through the entirety of its operations. Data centers will require substantial land and water demands. Hall County is not in a position to be supporting such demands. We receive a high volume of tourists and visitors visiting our waterways, including Lake Lanier. This provides substantial tax revenue to our county. A data center will ultimately detract from the opportunities our waterways present to our community and there are still unknown potential environmental impacts, including noise pollution that could have a significant impact on this revenue. I do not support a data center campus in Hall county. We've focused								
144825	Online	30554		Deny all data centers from hall county. Keep hall county beautiful with natural beauty. Not data centers that use all natural resources as evidenced by every single data center across the country.								
144827	Online	30566		No data centers	We donâ€™t need anymore townhomes or apartments	We donâ€™t need mass housing	No more multi family housing					
144828	Online	30542	I think ok if enforced equally, does not matter if a well known developer, attorney, or property owner involved. If going to look into this it needs to be applied evenly	I donâ€™t want data centers at all	I support townhomes and unique zoning to increase available and affordable housing	I like developments that have different options. Can be really nice tie in to have options for different price points or family situations in a nice looking development	All good	Sounds good				

144829	Online	30542	I oppose.	I oppose the data center ordinance. For those of us who have purchased homes, we will need to sell quickly to protect our health.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	
144833	Online	30542		Please donâ€™t ruin Hall County with Data Centers. I just moved here in 2025 from Northern VA (the Data Center capital of the World) and I escaped the high electric bills, dirty drinking water, constant boil orders, and Cyanobacteria in our local lakes and the Potomac River. The use of data centers made it impossible to enjoy like there. We started seeing black bears in our suburban neighborhood because their land had been taken and they had nowhere else to go. You do not want this for your community! AI doesnâ€™t actually help anyone, it only makes us lazy and more reliant on technology. Our children and future generations will need this land. The animals need the land. Please donâ€™t ruin this beautiful county with your noise and water pollution. Itâ€™s devastating to even think about.									
144834	Online	30506		Please stop with the Data Centers. Our area cannot handle any more depletion of our resources that these data centers create. Water usage, power usage, affects on Lake Lanier, affects to surrounding property are all areas to be harmed or affected.	Please stop with the new development and these residential districts. The roads in my area are so crowded now and adding more and more is just ridiculous! The schools canâ€™t handle the influx of people, the congestion and traffic in these areas is getting out of hand and enough is enough! We have enough homes and apartments. When is enough enough?	Please stop with all the development! Gainesville cannot handle anymore of these huge residential developments. As stated earlier, our roads cannot handle anymore. Youâ€™re depleting our resources with water and power. Iâ€™ve lived here for almost 25 years and we are considering moving. This is not the Gainesville we once knew and you need to stop with the development!						
144851	Online	30504	Good writing is rewriting!	The more we know, the better we are prepared.									
144872	Online	30566		No data center in Hall county. We don't need it, nor want it.									
144884	Online	30564											
144885	Online	30501		I do not want a data center anywhere in hall county. I will cast my vote to anything or anyone that opposes the building of data centers in Hall County.									
144887	Online	30506		There should be no Data Center construction in Hall County. Period. The water resources are already strained from residential developments, and the majority of citizens do not want to live near these centers. Hall county needs to focus on its citizens, not corporations. There is zero value these data centers bring to the community.									
144900	Online	30504	This does not seem constitutional. You are damaging property owners and developers without due process. You are opening the county up to lawsuits	.									
144906	Online	30501	Like	Like		No	There are already too many high density communities.		This is simply a means to deviate for special interest. Follow the money.		Skeptical		
144909	Online	30527	I support reversion and hope this tool will be used to remove prior approved high density development.										

144910	Online	30527		I spoke with a gentlemen at the NHCC public engagement event and asked about how this data center ordinance was developed. I was impressed by the extensive research done to draft the ordinance. I do like the idea of developers providing their own energy but I don't think we should allow wind farms or solar farms. If solar is used it should be put on top of the building or used to make a covered employee parking. I am concerned about wind or solar being an eyesore and causing trees and vegetation to be removed and pote_tial harm to wildlife								
144966	Online	30506		permit for data centers, as it provides an opportunity for careful review and public input before these projects move forward. It may be beneficial to establish different utility standards based on the size and scale of a proposed data center. This could be addressed as part of the special use review process. Additionally, the county may want to consider engaging an independent consultant to evaluate utility, environmental, and infrastructure impacts when these applications are reviewed. Protecting water quality and ensuring the long-term sustainability of public utilities should remain a priority. While data centers can generate significant tax revenue and investment, care should be taken to ensure that future residents are not required to subsidize the operational demands of these facilities through higher water rates, utility costs, or								opportunity in the Murrayville/Sardis area. There are several public and private redevelopment possibilities that could be explored. Murrayville Park is a great addition to the community, but it currently lacks walking trails. As a result, many residents use Lanier Elementary School for walking, which can become crowded in the afternoons. The intersection of Price Road and Sardis Road tends to be dangerous, though the planned connector may help address some of these issues. I also feel the gas station at 4163 Price Road could be improved or redeveloped into a small community-focused store if the opportunity arises. While prioritizing higher-density development is a positive step, it is important that infrastructure improvements keep pace with
144989	Online	30533	I support the Reversion Ordinance in that it would slow down the wholesale purchase of large tracts of land by developers who have no intention of completing their projects in a timely manner.	I do not support the building of any data centers in Hall County	I think that there should be a minimum lot size of 1 acre for RSF if there is no access to city water and sewer. I am opposed to the concept of community septic systems; the northern end of the county is prone to power outages that sometimes last 4 or 5 days and I feel that a failure of one of these septic systems is inevitable.		I would be interested in finding out if all of our current apartment complexes are fully rented out before any new large complexes are approved.	.				
144997	Online	30542	In favor of	No data centers should be allowed in Hall County. The ordinance should be written very strictly to the point investors will go away.		In favor of	Reduce density	.	In favor of			
145007	Online	30554		No to data centers!!! Not in Hall county. They will ruin our country								
145010	Online	30554		We don't need them. They will harm our community and over tax or water table. Not to mention our other infrastructure.							We don't want or need data center integration.	
145023	Online	30506	I believe that zoning needs to be in only heavy industrial zoned areas. We've had an ongoing problem of heavy industry going into warehouses that disrupts peace and property values surrounding these areas. Data centers are disruptive to wildlife and human life and need to go where other disruptive industry also sits.	.								
145029	Online	30519										

145039	Online	30501		Subsection 3 - Power Generation: a) Consideration of use of "natural gas" - for backup power generation alongside the diesel option. Where natural gas would be an option, this type of generator typically has a much lower Co2 impact, as well as being quieter. In areas where NG would be an option, this could also help to reduce the environmental impact of the site (I.e. - diesel spills as an example). Another item, and I'm not sure that it fits in this area ... Data Centers should be required to publicly post the following information about their site: 1) The location uses what type of power for primary use and what percentage. 2) The location uses what type of 'supplemental' power (wind, solar, etc.) and what is the approximate offset from primary power grid usage.								
145099	Online	30504		I do not believe that crypto mining facilities or data centers benefit this community and I firmly believe they should not be allowed within hall county. Because I do not think that you will listen and agree to that, I will comment on your ordinance proposal. I appreciate the thoroughness of the draft, but have issues with some of the finer points. If the goal is to protect the community, then some edits should be made. All of these types of facilities must utilize a closed loop water cooling system to reduce loss of a precious resource. I believe they should always provide their own on-site power generation. No tapping into public power grids. I also do not think a 500ft buffer is large enough. Thank you								
145107	Online	30554	I think this is a good idea as long as the quality of what is being built is high.	We do not need data centers in Hall County. They are terrible for our water system. They create so much sound pollution. The people of Hall County will not benefit from having one here.	No opinion on this topic	I think this is fine.	.				We do not need data centers.	Please do not industrialize our farmland. Preserve the agricultural integrity of this great, beautiful county.
145114	Online	30544		No data centers! Protect our water and keep our energy costs low.	.							
145125	Online	30326	Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. The Future Land Use and Zoning Capability Table indicates that all residential zonings are now removed from the Business and Employment Nodes & Corridors. While this may make sense in certain areas, there are areas where this does not make sense, in our opinion. Specifically, Athens Highway heading East from Gainesville. At Baker Rd, the Business and Employment Nodes & Corridors has substantial frontage on Athens Highway, a major arterial road. This is where the more intense growth should occur. Behind it, there is Medium Density Residential future land use. A major road like Athens								

145126	Online	30326			Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. Residential - Single Family The concept of adding this zoning category is a good one, the major issue is the minimum lot size of 10,890 square feet. That is a very large lot, and should not be considered medium density. Every other surround City or County offers smaller residential detached lot sizes for its Urban areas, where sewer is available. 6,000 SF - 8,000SF would be more appropriate. A minimum of 10,890 SF eliminates the ability for a developer or builder to deliver affordable / attainable housing to the residents of Hall County.							
145127	Online	30326			Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. Residential - Townhomes (Single Family Attached) Simply put, the 4 units per acre maximum in Urbanized areas does not align with a typical townhome development. A typical townhome development, with 24' two car garage front entry townhomes, is going to yield between 6 - 8 units per acre. Capping this zoning category at 4 units per acre will make it infeasible for any builder or developer to build townhomes. Our takeaway is, that is exactly what Hall County is representing that they							
145135	Online	30506	I agree. If it is not in process by a certain time, they should not have the rights to the project.	Do not allow a data center in Gainesville	I think this is unnecessary. People are charged taxes based on the property they own.	They do not need to pack a ton of houses into a small area	No more apartments and they should be taxed at a high rate.	I know this is new to Gainesville but itâ€™s successful in other towns	Sounds good	Letâ€™s not bend the rules to get what we want. Letâ€™s just do it how itâ€™s been done.	No data center!	We do need better infrastructure
145138	Online	30504		No Data Center in Hall County!	Single detached homes only!	No mixed. Single family homes only!	No multi family homes!		Let the people know the Truth about the planning in time to fight it if necessary	As long as the County tells the Truth about zoning.	No Data Centers in Hall County!!	Hall County does NOT need more high density development!
145139	Online	30542		Literally as simple as why would we even need a data center. No point, all itâ€™ll cause is high water usage in the area, high possibility of contaminated water like weâ€™ve seen in many many other data centers built around the country, water pressure for residents going bad. So much more, NO DATA CENTERS PERIOD. VERY SIMPLE								
145175	Online	30507		Absolutely NO Datacenters should be permitted anywhere near Hall County! They are seriously disruptive to the environment on top of being incredibly unhealthy for everyone in the vicinity. And we have zero data on the long term physical effects. Given how much water they use, I would be surprised if US Army Corps of Engineers would even permit one anywhere near the lake.	By cramming in all these townhomes and cluster homes, you are devaluing the real estate of the entire area and creating â€œheat islandsâ€ by eliminating trees and paving over everything. You are also recreating the absolute horror that is Gwinnett County. Do you really wish to chase your tax paying base out of the county?		Updated density? You seriously want to ruin our city donâ€™t you? Please go spend some time sitting in Gwinnett traffic and then explain how this benefits our county? Btw, if you think this will bring in more taxes, guess again. The people with the money to do so will flee the traffic, the higher crime, and the ugliness you have wrought.				There should be ABSOLUTELY NO datacenter accommodations ANYWHERE in Hall County! If you decide to go forward with accommodating the data center, what you will have (besides an environmental catastrophe) is a dead county where real estate prices plummet because nobody wants to move here. Your tax base will leave.	
145176	Online	30542	Can yall just stop messing with stuff..									
145188	Online	30564	Sounds reasonable	Please no data centers in our county	Most of our community is against any type growth itâ€™s not necessary .	No more growth please	No more please	Slow down	Ban all new development.	Please protect our county from development Keep green space	Not needed if we ban all development	Work for the people not developers and real estate interests
145189	Online	30506	Make a way to penalized (monetary, withhold future applications, etc) for developers who fail to meet these new ordinances.									

145190	Online	30506		Data Centers must be forced to follow all the same guidelines/policies as any other industrial use and or higher. No tax cuts, no abatements, no special treatment. They must be self contained, not a nuisance, not rob natural resources, located only with other industries Quiet, little to no use of water, minimize electricity use (may have to limit their use during peek hours or extreme weather), aesthetically pleasing	.								
145191	Online	30506							Absolutely limit these as much as possible. regulate and enforce all ordinances on these developments.				
145192	Online	30506								Sardis and North Hall Strictly enforce lot sizes. do not allow smaller lots. Do not allow communal septic. Do not allow small lots with communal "greenspaces". Sardis/Murrayville 1 Acre min - North hall 1.5 acre min - "estate lots", Homesteads, hobby farms; not suburban organized neighborhoods Absolutely limit rezonings- if rezones are constant then there is no need for zonings to be in place.		
145193	Online	30506									actually enforce buffers. CBU should be placed near entrance not the back of neighborhood to limit traffic.	
145194	Online	30506	Thank you for seeking public input. However, these forms for each section and pdfs of lines and line items is not very user friendly or encouraging for public feedback. I'm sure it makes it easier for yall to check boxes but it seems to overwhelm and create apathy amongst the general public.									
145196	Online	30506									Remove - Prioritize higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway Remove all higher density from the character area "Attainable Housing. Like other areas in Hall County, improved housing quality and availability should be prioritized for low to middle-income households" Sardis (and Lula) is one of the most affordable areas in Hall. Adding more homes and density will have the opposite effect on the region. Higher density will drive up costs and lower the affordability Still holds true/Possibly even more relevant now- Murrayville/ Sardis.	
145197	Online	30506		We shouldnâ€™t be allowing any data centers in the county, they pollute and raise utility rates across the board for residents in the county, if you insist on allowing data centers, there should be a cap on how many are allowed (i.e. one or two MAX), and the centers should pay to obsorb the full cost of the increase in utilities so itâ€™s not passed on to residents. At a MINIMUM			we should not be making it easier to pack more people in this county. itâ€™s already over-full and unrecognizable					

145198	Online	30542	No. Sounds like â€œdelay and get your wayâ€	No to all data centers, better known as surveillance centers. We need good, quality drinking water now and in the future.				No. I have a neighbor who has had a business at his for over a year. Noise, people travel to the home from out of state and within Georgia to have â€œsleeper boxesâ€ placed on commercial vehicles. No regard for a neighborhood. The Hall County Marshals get a 1 out of 10 for protecting neighborhoods from businesses moving in (yes, specifically those that break county ordinances). Another neighbor has a business sign in his yard and receives donations delivered to the home. Hall county does not protect residents from businesses moving into neighborhoods based on my experience so far. Storage of â€œsleeper unitsâ€ in the yard has been going on for at least a year.			Data cente s again?	
145207	Online	30504		County. We do not have the watershed to support them. Your current Data Center Ordinance is much too lenient. People who live in Hall County already know that this survey and community meetings only mean that the County wants residents to feel like they have input, but the County is going to do what it wants regardless of what the community wants. If you insist on having Data Centers, then create a law with the following components. The Data Centers are required to pay for all infrastructure costs directly with no subsidization. The Data Centers are required to be fully transparent to the government and the public in their use of power and water, and to pay for government employees and drones (or a third-party that can be trusted) to monitor the accuracy of their reporting. If water or power runs short, the Data Centers will be the first to be have their water or power								could comment on high-density housing. Hall County needs to pass an ordinance requiring the builders to pay for the infrastructure (for example, expanding the roads and making sure there is adequate water supply without decreasing the current water supply to any current residents) before they are allowed to build. The County has allowed south Hall to become a dangerous place to live, due to the ever-increasing number of people and inadequate roads. How many people are going to have to die at particular traffic intersections or live with permanent painful injuries before the County does anything to make it safter? Why canâ€™t the County learn from Gwinnett county? Hall County is duplicating all the negative aspects of Gwinnett without any of the positive aspects. Quit using south Hall (or maybe its viewed as middle Hall) as a dumping ground for high-density housing â€“ otherwise known as overcrowding. Since the County has	
145210	Online	30504		Minimum standard for data centers and cryptocurrency mining : they must provide their own power source so as not to impact existing electric rates, and provide a cooling system that does not use local water sources, and give off atmospheric heat pollution. A noise level restriction must also be in place. No tax incentives for developing them either.		Letâ€™s limit the amount of multi family housing to no more than the total amount of single family units in the development. For example: 100 single family houses, then only 50 duplexes allowed.	No more apartment complexes, please! Hall County will grow better with single family and duplex type housing.		Require a percentage of green space in any PD, and at least half of that green space to be usable with playgrounds, walking trails, or other amenities that donâ€™t involve a lot of concrete.				
145211	Online	30564	I support this ordinance	Why not ban them outright? If that can't be done, then allow them only in Heavy Industrial areas with all the other requirements in the proposed ordinance with 20 acres being the minimum and increasing with project size.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Not a fan of Planned Developments because they can be misleading. A 50 acre tract with flood plains, steep and/or uneven terrain, on a winding 2 lane road in a designated Rural Neighborhood area could never be divided into the maximum number of lots by acreage that you could get on a flat, square parcel. Yet, it becomes doable when you take the maximum number and cluster everything together on the top of a ridge. I noticed this language in your updates: "Must comply with UDC and may not exceed the density of future land use or deviate from the vision of the future land use." People LOOK at the current use of properties in an area, and what the area might look like in the future as established by the County BEFORE they move there. That's one of the reasons there is more and more opposition to rezonings. A PD can completely change a neighborhood.	I think AG-1 should be a minimum of 10 acres if an entertainment venue is allowed.	no comment	As I stated above, I think the there are areas in the county where certain changes are appropriate. I do think a zoning of AG-1 should have a greater minimum acreage if it is to be an entertainment venue. I appreciate the Staff's efforts in this update. This plan seems well thought out and defined and the public has had a chance (like this) to voice their thoughts. We can hope that the adopted plan is FOLLOWED by ALL involved agencies, departments, authorities, and Boards that provide reports and give approvals at every step of the process.
145216	Online	30507		I request a total ban on data centers within county limits									
145217	Online	30554		Agree		There are only certain areas these should be allowed near	These should not be located near agriculture and roads need to be modified to handle increased traffic	Only in certain areas near city centers	Yes with updated public information				

145227	Online	30542	Yes, the developer should have 12 months from the time of the rezoning approval to have made substantial progress towards the development. If not, the property should revert back to the original zoning and the applicant has to reapply. Section 11.5.5 should list that public notice shall be given and all extensions should have to be brought before the commission for approval.		apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.			
145229	Online	30542	Reversion ordinance should only be done to BENEFIT the citizens of Hall County. If reversion restricts the initial zoning, forcing people to be in different sections effects their property value, school zoning, and taxes. Please keep in mind that reversion must be to benefit Hall County. If taxes get to high, residents will leave, if rezoning places their children at new schools that is unwanted, residents will leave. We want to keep Hall county a welcoming, beautiful, and affordable place for people to live.	BENEFIT the citizens of Hall County. If data centers are build, negative repercussions will arise- 1. water levels will drop for housing and businesses around the data center- where will that water come from? Lake Lanier will will be drained to provide ample water for these centers. 2. Employment rates, county revenue, and resources will decrease due to data centers not needing employees, and damaging the land that Hall County has to offer its residents. 3. The chicken factories will be drastically effected as water that is utilized for those facilities will now be diverted to the data facilities instead. This will cause millions of dollars in lost revenue that Hall County relies of with the Chicken factories. 4. Residents will leave Hall county								
145232	Online	30542		needs to have more than one community meeting and allow the time to be expanded to allow residence who travel home through Atlanta traffic to attend these meetings. Ensure there will be no coolant leaks in the soil and into the water; no use of public water or sewer system - we are already in a drought and Lake Lanier is low. We don't need to have this use up water and our sewer system. Have checks in place to make sure the Data Center is operating as it should. I want to avoid issues that happened when the Army Corps of Engineers took too much water out of Lake Lanier years ago. Nobody listened to the citizens until someone from Army Corps came to inspect and saw there was an issue.	As long as these variances/ordinances are not changed.							
145234	Online	30564	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace.	No data Center	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace
145235	Online	30506	I support this change.	I'm happy to see our local government is being proactive about this issue. The Ordinance proposal looks well thought out. Overall I'd rather not see any Data centers in Hall County.								

145238	Online	30527	I believe the county should honor its word to citizens given in the past, especially now. We need a longer history of new commissioners and staff honoring previous commitments. A revision that gives the county the authority to override a past approval does not leave enough room for owners/developers to negotiate or defend their lack of progress without putting the burden on them to appeal	from the other UDC updates. The need to release the moratorium is putting pressure on this which is feeding a perception that data center provision is being rushed. This perception exists because of so many other counties that have jumped headlong into data center deals without the proper time to research their impact on county resources and the health of people, and to garner citizen support. This looks like too much like the kind of self-serving leadership we have worked this year to escape, so separation and slow-down would best serve the relationship between citizens and county leadership at this time. If data centers are proven to be a true benefit to residents, we need much more time to observe and mitigate risks. We do not want to be a county counted among the foolish who invite the burden of massive infrastructure without fully counting the costs. I would challenge the notion that prog ess" in thi at gory demands	I am comfortable with thi	All for this! I hope we continue to invite creativity and diversity in development.	Good with this.	I like the original language of the section being deleted, and cannot see the changes. I hope we are still encouraging creative planning of MU developments, leaving protections fo g een spaces	Good with this.	If I understand the table to mean that updates are in red and only relate to the above proposed zoning districts, then these changes are acceptable.	I am opposed to the UDC including any provision for data centers at this time. If this was stripped out of Art. 8, I would accept other changes, as long as we protect the right and easy access to app als and exc ptio s.	these changes
145254	Online	30554	a positive addition to the Unified Development Code and should be adopted. The County has a legitimate interest in ensuring that rezoning approvals are implemented within a reasonable timeframe and that outdated approvals do not remain active indefinitely despite changing conditions. Rezoning approvals are often granted based upon assumptions regarding traffic capacity, water availability, sewer capacity, emergency services, school impacts, environmental conditions, and consistency with the Comprehensive Plan. Those assumptions may no longer be valid years or decades later. The proposed ordinance appropriately recognizes that zoning approvals should not become perpetual development entitlements where little or no meaningful progress has occurred.	contains many reasonable protections and establishes a significantly stronger regulatory framework than currently exists. However, additional safeguards should be incorporated to ensure that Hall County taxpayers do not bear the long-term costs of infrastructure expansion required to support these facilities. While the ordinance requires studies related to water, sewer, transmission infrastructure, energy demand, and environmental impacts, it does not clearly require applicants to fully fund all infrastructure improvements necessitated by the project. Data centers are unique land uses because they often generate relatively few permanent jobs while creating substantial demands on electrical infrastructure, transmission capacity, substations, utility corridors, water systems, and emergency response resources.	districts may be appropriate within existing urbanized service areas, Hall County should exercise extreme caution before expanding these districts into rural and agricultural areas. The proposed standards effectively create a framework for higher-density suburban development, including quarter-acre single-family lots, townhome communities, and zero-lot-line development. While such development patterns may be appropriate where urban infrastructure already exists, they are fundamentally different from the rural character that many Hall County residents have chosen to preserve. The requirement for public water and sewer should not be viewed as a justification for extending utilities into currently rural areas. Utility expansion often becomes the catalyst for additional rezonings and	district represents a significant policy shift that warrants careful evaluation by Hall County. Unlike traditional residential zoning classifications, the R-X district allows a broad mixture of housing types within a single development, including single-family homes, duplexes, townhomes, cottage courts, accessory dwelling units, guest houses, and carriage houses. The ordinance further allows substantial flexibility in lot design and permits zero-lot-line development within portions of a project. While flexibility may benefit developers, flexibility alone should not be considered a public benefit. The County must carefully evaluate whether this district is consistent with long-term infrastructure capacity, fiscal sustainability, and preservation of community character.	Family (R-MF) district represents one of the highest-density residential classifications within the proposed Unified Development Code and therefore warrants careful evaluation regarding long-term infrastructure impacts. The ordinance establishes densities ranging from 12 to 18 dwelling units per acre and further allows additional density through Special Use approval by the Board of Commissioners. These densities can result in very large residential populations concentrated within relatively small geographic areas. Before expanding opportunities for multi-family development, Hall County should require clear demonstration that adequate infrastructure exists to support these projects without imposing additional costs on existing taxpayers. Particular consideration should be	district represents a significant land-use policy decision because it authorizes integrated residential, commercial, office, and light industrial development within a single master-planned project. While mixed-use development may be appropriate in carefully selected locations, the County should recognize that such developments often function as new growth centers that influence future land use patterns far beyond the boundaries of the original project. The ordinance should require careful evaluation of cumulative impacts, including: â€¢ Traffic generation and long-term transportation needs. â€¢ Water and sewer infrastructure capacity. â€¢ Emergency service demands.	(PD) District update contains several positive reforms that improve transparency and accountability within the PD process. Particularly important are provisions requiring applicants to demonstrate eligibility, establish superior design and public benefit, identify a comparable conventional zoning district, and justify any requested deviations from standard zoning requirements. The ordinance appropriately recognizes that Planned Development zoning should be used sparingly and should not function as a mechanism for avoiding conventional zoning requirements. However, additional clarification should be provided regarding the meaning of â€œpublic benefit.â€ The ordinance should establish objective criteria for evaluating	sections of the Unified Development Code because it establishes what land uses are permitted throughout Hall County and ultimately determines the long-term development pattern of the community. While portions of the update appear administrative in nature, the incorporation of new residential zoning districts and expanded use categories will have significant long-term implications for growth, infrastructure demand, traffic, and preservation of rural character. Several concerns should be addressed before adoption. First, the ordinance should more clearly distinguish between urban growth areas and rural preservation areas. The Comprehensive Plan recognizes that different parts of Hall County are intended for different development intensities. The Use	standards regarding parking, buffers, landscaping, sidewalks, lighting, and site design. However, the overall focus appears to be on facilitating development rather than preserving the rural character that residents repeatedly identify as one of Hall County's greatest assets. While buffering, landscaping, and open space requirements are important, they should not become substitutes for meaningful rural preservation. Once forests are cleared, wildlife habitat is fragmented, and agricultural lands are converted to development, those resources cannot realistically be restored through landscaping requirements alone. The proposed open space requirements allow a substantial majority of a property to be developed, and the ordinance provides multiple opportunities for modification or waiver of buffering	development toward areas that already have adequate infrastructure. However, I am concerned that infrastructure expansion itself can become a mechanism for accelerating suburban growth into rural areas. The Comprehensive Plan should clearly distinguish between managing growth and encouraging growth. Rural Agricultural and Rural Neighborhood areas are valuable because of their farms, forests, open space, natural resources, and rural character. Once these lands are converted to suburban development, they cannot be restored. I encourage Hall County to strengthen protections for Rural Agricultural and Rural Neighborhood areas by limiting future density increases, preserving existing tree canopy and open space, discouraging expansion of sewer infrastructure into rural areas unless absolutely
145258	Online	30527		I am enormously opposed to data centers in our community. Data centers are causing tremendous noise and environmental pollution all across our state. Many of us moved to north Georgia because we appreciate a quiet simple life and love the beauty of nature. To continue overdevelopment and building data centers to replace and destroy our green lands and natural resources is a massive injustice to this place we call home and the people who live here. I urge you to consider what the people want and to fight to preserve what is left our beautiful land in North Georgia and to protect one our most vital resources- our water. We need plenty of notice to attend meetings and voice our concerns for data centers.									

Outlook

Fw: Public Input tool?

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:55 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

1 attachment (134 KB)
Supporting and explaining my support for INFERENCE-layer Data Centers for Hall County.pdf;

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Friday, May 15, 2026 4:06 PM
To: Planhall <Planhall@hallcounty.org>
Subject: Fw: Public Input tool?

> 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.

Had an issue sending the original email, so I had to forward my own email to you ;-)

From: Greg RUTLEDGE [redacted]
Sent: Friday, May 15, 2026 3:50 PM
To: planhall@hallcounty.org <planhall@hallcounty.org>
Subject: Public Input tool?

Good afternoon - I did not see (might have missed it) a link to follow to submit public input. So I'll send some early input here.

This as about WHY I believe Hall County **SHOULD** approve *inference*-layer AI data centers, and DISapprove *training* layer AI data centers.

I realize it may be 'shocking' to receive input from a citizen welcoming THE RIGHT SORT of data center WITH the right NEW codes, but here it is. I support the County approving inference-layer AI data centers, on the right LARGE parcels, with the right, NEW noise and vibration codes.

I have included my suggestions for these new codes.

What I have attached is not a finely polished document, but I hope it communicates.

NET: With the right new UDC codes, Hall County CAN and SHOULD welcome **some** and **CERTAIN** AI data centers. The right kind are called inference-layer data centers, and the sort we want to prohibit outright are called TRAINING-layer data centers.

It's obvious that if I have this 'paper' put together already, it's something I have been thinking about and researching for a while. Use the attached personal 'white paper' as you see fit. I believe it to be correct and factual - but your experts obviously need to look it over.

I welcome your thoughts. I look forward to reading the draft documents you published to the web today.

Very respectfully,

Greg Rutledge

[redacted]

Understanding Inference-Layer Data Centers, and Rationale for Approving Them in Hall County, While DISapproving Training-layer Data Centers

Includes Efficiency Trends and Policy Implications

A Brief for County Commissioners

N.B. While I believe this to be accurate, I would recommend you consider it a citizen white paper, subject to reviews by your technical and legal team members.

Plain Language Preface for BOCC and the UDC team

AI systems have two very different phases of work, call them layers — Training and Inference — and the distinction matters for land-use, zoning, and infrastructure policy.

Training-layer data centers should be disapproved. IMHO, without question.

Inference-layer data centers should be approved when they meet per-instance NEW codes established in the revised UDC and supported by the revised Comprehensive Plan.

Edge-node inference deployments (small, container-sized inference units placed at customer sites) are an emerging model the county should prepare for. They offer local businesses lower latency, faster deployment, improved security, and easier compliance (e.g., HIPAA), and they avoid the political friction associated with hyperscale facilities.

Why Training Is a Bad Fit for Hall County

Training is the heavy industrial phase of AI. It requires extremely large clusters of specialized processors running at full power for long periods. These facilities draw very high electrical loads, generate intense heat, noise and vibration, require large mechanical yards, and tend to expand repeatedly as new models are trained.

For a fast-growing county with current and projected limited electrical and water headroom, residential growth pressure, and sensitivity to large industrial footprints, training-layer data centers are not a good fit.

Why Inference Can Be a Good Fit

Inference is the everyday "use" phase of AI — what 'you and I' use when going to ChatGPT or Copilot, answering questions, summarizing documents, running chat systems, and supporting business applications.

Inference centers use far fewer processors, draw much less power, and benefit directly from ongoing improvements in chip efficiency, memory efficiency, and cooling technology. Their electrical and mechanical footprints shrink over time for the same amount of work.

NET: When sited correctly — with proper setbacks, closed-loop cooling, and *new*, enforceable limits on audible and low-frequency (including sub-audible) noise and vibration — inference-layer data centers can be compatible with local development goals and can be approved without triggering the social, environmental and political impacts associated with training facilities. (or at least mitigating them)

Technical Section (Forward to Your IT Team)

Executive Summary of the Progressive Reduction of Impact of Inference-layer Data Centers

Inference-layer data centers (not training-layer data centers) will, over the next 2–5 years, become less burdensome per unit of compute due to measurable improvements in semiconductor density, memory bandwidth efficiency, interconnect design, and cooling systems. These improvements reduce power consumption, physical footprint, and cooling overhead for a fixed amount of computational capability.

Key Message for Your Policymakers

- Approving inference-focused data centers arguably does not create a growing long-term burden.
- The per-unit environmental and electrical impact declines over time, even as demand for AI services increases.

This brief provides the technical basis for that conclusion, supported by publicly available hardware trends.

1. Hardware Trends That Reduce Power and Space Requirements

1.1 Transistor Scaling

- Smaller nodes, 3D stacking, and new materials increase compute per unit area.
- Higher density reduces the number of accelerators required for a fixed inference workload.
- This directly reduces rack count and facility footprint.
  Source: TSMC, Intel, Samsung roadmaps.

1.2 Memory Bandwidth and Capacity Scaling

Inference is memory-bound, not compute-bound.
HBM improvements have outsized impact:

- HBM1: 128 GB/s → HBM3E: >1.2 TB/s
- Energy per bit: ~35–40 pJ → ~7–9 pJ
- HBM4 targets ~2 TB/s and ~5–6 pJ/bit

Implication: Fewer memory stacks and GPUs are required for the same throughput.

1.3 Interconnect Efficiency

- Lower-loss materials
- Improved topologies (NVLink evolution)
- Optical interconnects at rack scale

These reduce joules per bit transferred.

1.4 Cooling Efficiency

Modern cooling systems:

- Direct-to-chip liquid cooling
- Immersion cooling
- Rear-door heat exchangers

New facilities achieve PUE ≈ 1.10, with advanced builds approaching 1.05.

1.5 Algorithmic Efficiency

- Quantization
- Sparse computation
- Distillation
- Architectural improvements

These reduce FLOPs required per inference.

2. Physical and Engineering Limits

Efficiency gains continue until constrained by:

- Die-level heat flux
- Memory bandwidth ceilings
- Interconnect latency
- Diminishing returns in transistor scaling

These limits slow improvement but do not reverse the trend.

3. Efficiency Timelines (12, 24, 60 Months) -

N.B. these are projections from ‘experts’ in the field. We’ll see …

3.1 12-Month Horizon (2026–2027) — High Confidence

- HBM3E becomes standard
- Bandwidth/W improves 20–30%
- GPU perf/W improves 15–25%
- PUE improves to ~1.06

Impact: 15–30% reduction in power for fixed inference workload.

3.2 24-Month Horizon (2027–2028) — Moderate Confidence

- HBM4 (~2 TB/s per stack)
- Energy/bit drops another 20–30%
- Direct-to-chip liquid cooling becomes standard
- PUE ≈ 1.05

Impact: 30–50% reduction vs. 2025.

3.3 60-Month Horizon (2026–2031) — Directionally Stable

- HBM5 or equivalent
- 3D stacked logic + memory
- Optical interconnects
- PUE 1.03–1.05

Impact: 50–70% reduction in power; 40–60% reduction in footprint.

4. Policy-Relevant Conclusions for County Commissioners

4.1 Inference Data Centers Are Not a Growing Threat

For a fixed amount of compute:

- Power consumption decreases
- Physical footprint decreases
- Cooling overhead decreases
- Memory and interconnect efficiency improve

The primary growth vector is market demand, not inefficiency.

4.2 More Inference Facilities ≠ More Harm

- More inference centers will be built because demand increases.
- But each facility becomes less burdensome per unit of useful work.
- This is the opposite of industries where environmental burden grows with scale.

4.3 Reasonable Approval Path

A county can responsibly approve inference-layer data centers when:

- Power availability is planned
- Cooling water is minimized or avoided (closed-loop systems)
- Traffic and noise are addressed
- Emergency power systems meet code

The long-term trend is toward **lower per-unit impact**, not higher.

4.4 Reasonable Disapproval Path for Training-Layer Data Centers

The county has a technically and likely legally defensible basis to decline training-layer data centers when their characteristics conflict with infrastructure capacity, land-use goals, or growth patterns. Training centers impose high, inflexible, persistent demands that do not diminish with hardware efficiency.

A county can reasonably disapprove training-layer data centers when:

- Electrical infrastructure cannot support sustained peak loads
- Thermal/mechanical requirements exceed industrial footprint
- Expansion pressure is incompatible with growth patterns
- Noise, vibration, and low-frequency emissions exceed acceptable thresholds
- Emergency power requirements exceed local tolerance
- Local economic return does not justify infrastructure burden

Low-Frequency Noise Note

AI data centers generate noise and vibration at frequencies below most industrial codes. If the county wants to protect residents from low-frequency hum, vibration, or tonal noise, it should adopt new:

- dB(C) or dB(Z) limits
- Tonal-penalty provisions
- Vibration thresholds
- Setback requirements for mechanical yards
- Closed-loop cooling mandates
- Nighttime generator-testing restrictions

4.5 Technical Argument: Why ***Training-Layer Data Centers Are Not a Good Fit for Hall County***

4.5.1 **Orders of Magnitude More Compute, More Power, More Cooling, More Land, More XXXX**

Training requires:

- Thousands to tens of thousands of GPUs
- Continuous operation for weeks or months

- High-bandwidth interconnects
- Sustained peak power draw

4.5.2 Power Demand Is Spiky, High, and Non-Negotiable

Training clusters:

- Operate near maximum power
- Have minimal ability to shed load
- Stress local electrical infrastructure

4.5.3 High-Volume, High-Velocity Cooling

Training accelerators produce:

- Higher sustained thermal output
- Higher rack-level heat density
- Higher coolant flow requirements

4.5.4 Efficiency Gains Do Not Reduce Burden

Training workloads scale with:

- Model size
- Dataset size
- Training duration
- Parallelism

Efficiency gains enable larger models, not lower power.

4.5.5 Continuous Expansion Pressure

Driven by:

- Competitive pressure
- Model refresh cycles
- Research cycles
- Scaling laws

4.5.6 Minimal Local Economic Benefit

Training centers:

- Employ very few on-site staff
- Consume large parcels and power
- Provide low job density

5. Final Statement for BOCC Use

Inference-layer data centers will become **less resource-intensive** over time.
They do not represent a growing environmental or electrical threat, provided the BOCC manages:

- Buffers and setbacks
- Audible and sub-audible noise
- Power availability
- Micro-climate effects
- Water consumption
- Local economic impact

Inference-layer centers should be approved **after** the UDC and Comprehensive Plan are amended, and **only** when siting and infrastructure conditions are met.

Training-layer centers are not appropriate for Hall County.
Inference-layer centers **are**, when properly regulated.

Outlook

Fw: Data Center

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:56 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Jessica Green [redacted]
Sent: Tuesday, May 19, 2026 4:21 PM
To: Planhall <Planhall@hallcounty.org>
Subject: Data Center

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Hall County Planning and Zoning Director Katie Ahmed
I wanted to let you know that I am opposed to developing a Data Center in Hall County. I believe that a Data Center takes too much electricity and water, and requires a lot of our trees being cut. I would rather keep our trees than expand our digital storage capacity.
Feel free to let me know if you have any questions about my opinion.
Sincerely,
Jessica Green
[redacted]

Outlook

Fw: Public Comment on Unified Development Code

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:57 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Daniel Graham [redacted]
Sent: Thursday, May 28, 2026 10:03 AM
To: Planhall <Planhall@hallcounty.org>
Subject: Public Comment on Unified Development Code

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.

Greetings. I'm Daniel Graham, a Hall county resident living in Gainesville ([redacted]) and I wanted to submit for public comment my strongest possible recommendation that the county move to go beyond extant moratoriums and pass more permanent measures to ban outright any and all data centers and/or (new) detention facilities as changes to the Unified Development Code are considered.

It is abundantly and undeniably clear that both data centers and detention centers are deeply unpopular with the people of Hall County, given the well documented, widespread opposition that has arisen to both Project Turbo and the planned ICE facility off Falcon Parkway in recent months; proposed developments the fight against which have, to the surprise of many I'm sure, generated points of unusual and unique consensus among groups of people from drastically varied partisan/political, generational, economic, and cultural backgrounds, and mobilized numerous citizens of all walks of life who recognize the imminent threat such developments pose to our community's well being.

With this in mind, the decision to establish lasting ordinances barring all such developments from going forward in any and all locations under county jurisdiction would be, I firmly believe, a supremely logical one, and would prove to be in the demonstrable best interests of the community.

I urge the County to act accordingly.

-Daniel Graham

Outlook

Fw: Thank you

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 2:42 PM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

2 attachments (2 MB)
Area of concern.pdf; Subject Area.png;

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Wednesday, June 3, 2026 9:54 AM
To: Seth Vining [redacted]
Cc: Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>
Subject: Re: Thank you

Seth,

Thank you for your comment. This was very helpful due to it being specific and pointed. This will be logged.

I have attached the area we discussed as "subject area" as well as a highlighted as the area of concern you would like to see changed to not support industrial uses.

Please let me know if this accurately reflects your concerns.

Thank you,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Seth Vining [redacted]
Sent: Tuesday, June 2, 2026 8:37 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thank you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your help tonight. It was great to meet you. I want to review our discussion tonight. I have worked with the commissioners and county ever since we found out about the Inland Port. Trying to prepare for the impact it is going to have on our community has been a challenge. Controlling truck traffic has been one of our concerns. Keeping residential and industrial separate from each other is important. This is why we are asking to have everything along Cagle Road from 365 to Sargent Road residential with no trucks allowed. All industrial would be south of the RR tracks.

There needs to be another sign placed facing Gainesville on White Sulphur Road.

Thank you for your help and let me know if there is anything else we need to do.

Seth Vining
[redacted]

Outlook

Re: Summary findings and recommendations (CP/UDC drafts)

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Wed 6/10/2026 1:41 PM
To Greg RUTLEDGE [redacted]
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>; Radu Casapu (Planning) <rcasapu@hallcounty.org>; Planhall <Planhall@hallcounty.org>

1 attachment (990 KB)
Executive Summary.pdf;

Greg,

Thanks for your email. Our team will take a look at this.

All the best,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Wednesday, June 10, 2026 1:16 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Summary findings and recommendations (CP/UDC drafts)

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Katie -

As always good to see you last night. Glad to see you holding your own in the big turnout.

Now, regarding my thoughts on the draft CP/UDC changes, what I am ***NOT*** going to do is dump 143 pages of 'Behold, I reveal the many ways you have erred.'

Rather, see the attached, short, actionable summary of my findings and recommendations, followed by the logic flow of 'How did Greg arrive at those conclusions?'

I recognize you and your team are in a situation where time, scope, and risk cannot align. I offer a reasoned, responsible path forward that is arguably a win:win.

My goal is to help you and your team do the right things, the right ways, in the short time made available to you.

Let me know what you think.

Very respectfully,



Greg Rutledge

[redacted]

Executive Summary

In anticipation of and in preparation for lifting the residential zoning application moratorium in August—and acknowledging the compressed timeline available to your team for research, drafting, public input, legal review, submission to the BOCC, and transparency—I recommend:

- Adopting the proposed PDD-UDC changes as a 1–2-year pilot regulation, limited to:
    - Existing designated development corridors, and perhaps parcels immediately adjacent to those zones to accommodate assemblages,
    - Specific character areas and zoning districts appropriate for testing, (i.e., areas already designated for mixed-use or transitional development)
        - Excluding AR-1, AG-1, R1, and R1-L parcels from consideration for PDD (unless included in a contiguous assemblage with a corridor-adjacent parcel)
        - Adding "may require" language allowing the County to clearly define "substantial" progress and 'clear-cutting' limits (to reduce what I call the 'red clay moonscape effect) for each approved application, and
        - Setting a numerical ceiling on approved PDDs during the pilot.
- As part of this pilot approach, amend the draft Comprehensive Plan text, FLUMs and tables to remove the current county-wide PDD applicability from every zoning district and character area, and restrict its use to the pilot-defined areas only.
- Adopt the other drafts (Reversion, AI Data Centers, the other new Residential Districts, and the Section 7 drafts) as you choose to edit, and finalize,
    - With the proviso you retain the "and sewer" condition in the new residential zoning districts' draft language—to deliberately constrain approvals until the major updates to the Comprehensive Plan and downstream UDC are in effect.
    - Adding "may require" language allowing the County to clearly define "substantial" progress and 'clear-cutting' limits (to reduce what I will call the 'red clay moonscape effect') for each approved application, and
    - Specify these are subject to revision and reversion as the major Comprehensive Plan updates flow into the subsequent UDC rewrite,
- This allows the County to
    - Meet the August deadline, with interim, necessary stopgap UDC revisions,
    - While avoiding the risks of permanently adopting broad, subjective, and untested county-wide code under time pressure.
- It also restores the correct planning sequence and rigor to this critical task by ensuring that the 2026–2027 Comprehensive Plan rewrite sets policy direction first, followed by a full, stable UDC rewrite informed by both the CP and the pilot results, ensuring long-term regulatory stability and alignment with new 26-27 Comprehensive Plan.

Process Flow (Me Being Logical)

1. Fixed External Constraint

- Residential moratorium ends in August.
    - County intends not to extend it.
- AI Data Center zoning language needed in August
- PDD and other new residential districts and the Section 7 edits needed for August
- Therefore: Appropriate forms of updated code must exist before August.

Dependency: Moratorium lift/lack of AI zoning → require workable, if interim regulatory framework.

2. Internal Process Constraint

- Planning staff have limited time for research, drafting, public input, legal review, impact analysis, revision, and public transparency prior to submitting recommendations to the BOCC in August.
- Planning Staff have acknowledged the compressed timeline.

Consequence: Faulting only the compressed process' timeline, and not the people, the current UDC rewrite cannot achieve adequate analytical rigor before August.

3. Procedural Inversion

- County has stated it will (first) amend the UDC, and then make "minor" changes to the Comprehensive Plan to match preceding UDC changes.
- Correct sequence is: Comprehensive Plan → UDC rewrite.

Risk: Permanent UDC changes adopted now will force the "major" CP rewrite to conform to arguably rushed codes.

4. Risk Surface

- Draft UDC changes, particularly the PDD, are broad, subjective, and county-wide in scope.
- Applying the new PDD to all districts and all character areas, as illustrated in the draft Comprehensive Plan FLUMs, is a major structural change.
- Permanent adoption under time pressure increases legal, administrative, and political risk.

Need: Contain the risk surface to a limited domain, for a limited time (i.e. pilots).

5. Corrective Mechanism

- Adopt the PDD as a temporary 1–2-year pilot regulation
    - Restrict the total number of approved PDD applications during the pilot (to enforce your expressed "sparingly" intent)
    - Define and require "substantial" progress during the pilot

    - Add language permitting the County to add “substantial” restricting conditions on a per application basis for PDD, since by definition each PDD application presents unique design.
    - Define a reversion process for any pilot PDD projects approved
    - Specify the PDD language SHALL be amended to align to the upcoming major update(s) to the Comprehensive Plan, pending pilots results and shifts in intent and policy as noted in the new Comprehensive Plan.
- Limit PDD pilots to:
    - designated development corridors, (and assemblages per the language in the executive summary)
    - specific character areas,
    - zoning districts appropriate for PDD testing,
- Exclude AR-1, AG-1, R-L, R-1 from pilot applicability (with the noted exception for qualifying assemblages),
- Adopt the Reversion, AI Data Center, Section 7 edits and other new residential zoning districts, pending your edits and finalization.

Function: Demonstrate and measure enforceability, outcomes, and unintended effects before county-wide adoption.

6. Strategic Alignment

- Legally required 2026–2027 Comprehensive Plan rewrite begins this fall.
- That process will define growth strategy, policy, infrastructure assumptions, and district intent.

Dependency: Comprehensive Plan rewrite → needs to precede permanent UDC rewrite, not vice versa.

7. Long-Term Resolution

- Use pilot results + CP rewrite to subsequently produce a full, stable UDC rewrite.
- Adopt permanent county-wide code only after CP establishes policy direction.

Flow Summary (Condensed)

1. August deadline met, accompanied by enabling interim action.
2. Compressed timeline prevents rigorous UDC rewrite.
3. Current approach reverses CP→UDC sequence.
4. Broad permanent adoption now creates high risk.
5. Pilot approach contains risk and meets deadline.
6. CP rewrite provides the correct foundation.
7. Permanent UDC rewrite follows CP.

Outlook

Data Center Revision Feedback

From Viral Chhadua [redacted]
Date Wed 6/10/2026 4:26 PM
To Planhall <Planhall@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Vamsee Polamarasetty (Planning) <vpolamarasetty@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.

Hey y'all, it was a pleasure to talk to y'all during the community meeting at the hall co govt building. I'd like to provide some feedback on the Data Center Ordinance + some additional input regarding planning/zoning items.

I spoke to Vamsee for a bit during the meeting about the Data Center Ordinance, there are several flaws in this I see that jump out right away.

There are possibilities of data centers to be as small as 100sqft, and there is not "classification" for something that small. So is there going to be a minimum size of 20,000sqft for DC zonings or will it be possible to get a variance for smaller operations? I am building a small 1800sqft, which prior was going to be only 400sqft until we realized there is more power capacity and we can expand (this is for a bitcoin mining operation). This is also being built on a 1.3acre lot no where near the min lot size the DC ordinance is asking for, so again will smaller operators require a variance to the lot size or is that a "it is what it is" type situation. I don't see the necessity for classifying DC's in a manner of "medium" "major" or "campus". A data center is a data center, that is flexible type developments that can "get in where they fit in" type industry. Of course the tech giants like meta/google are not going to be the smaller operators, so they will meet all of these requirements but the same requirements will restrict people like me operating smaller locations. Another example I can give you is, the hospital may want to eventually build a small DC around the county to run what we call "local compute" and that may not meet the min lot size nor the 20,000sqft requirement. As AI develops, you will likely see many local companies around the county want to build their own "local compute" operations that will not fit into the minimum requirements.

There is no difference between a traditional DC, an AI DC, or crypto mining DC. They all consume a large amount of power, they all crunch data and provide an output. "Cryptocurrency data centers shall be regulated as a distinct use due to their operational characteristics, energy demand profiles, and potential land use impacts." This singles out just one use case and in a way demonizes it, when every type of DC has the same "operational characteristics, energy demand profiles and potential land use impacts". I am in the crypto mining industry, so you can say im bias when I say, mining DC's are actually a net positive for the community and the state as a whole, because they are not "mission critical" DC's meaning they DO NOT have to run 24/7 and provide "load shedding" opportunities for GaPower and utilities to help ease power rates during extreme climate events. What this simply means

is, when power rates surge (usually during extreme climate events, super hot or super cold because everyone turns on their AC/Heating), we can ramp down our consumption to almost 0.0kW and take stress off the local grid. Traditional DC's cannot do that, most of them are 100% mission critical and usually require back up generators to make sure they have 99.9999% uptime.

-I think it's great to have anyone seeking a SUP for DC's to have a community meeting with surrounding residents/businesses prior to any public meetings in the govt building. The meetings should be done at a location within 5miles of the location seeking the SUP, this should not be a "as long as its within hall county".

-Section 2.C - item 5 is over the top with having to publicly advertise in local newspaper, if the goal is to keep DC's away, small and large then this should stay in.

-Section 6.B, I would take this one step further and have ALL generators be placed in what they call "generator enclosures". Any company that needs to have generators on their site, can afford these things and the noise pollution from the generators drops 70-80% when these enclosures are used. I've seen them in action first hand in Ohio.

-Section 7, this is great for big DC's but smaller operators this turns into a bit of a burden where it's just easier to take business somewhere else. Maybe there is a possibility that smaller operations be exempt from a lot of this. If I was required to do all of this for our project in Gainesville, we would just not have done it. Same with Forsyth County approval.

https://drive.google.com/file/d/1n6xc6-R4pJHoUTKax0MyEuzRfGa8rSk4/view?usp=drive_link
Noise measurements on Data Huts (prefab'd buildings with full electrical infrastructure inside). There are "air cooled" servers inside these, zero water usage. This is in Iowa.

https://drive.google.com/file/d/1HaMPQKB-OpEPe35n9FaIxBES-uuBuq-H/view?usp=sharing
Noise measurements on Liquid Cooled servers. Again, ZERO water usage. These use a water/glycol mix that comes premixed in a large container, usually only have to bring it in ONCE, and it runs for years at a time. This uses a "dry cooler" outside to cool the liquid back down and is a closed loop system. This is in Texas during middle of summer.

https://drive.google.com/file/d/1mp5c3EJdhu4uoZDye7BgYzhgdY4ychPN/view?usp=sharing
This is a noise measurement from a small crypto mining data center in Maysville, GA. Unless you knew what was inside, no way of telling this is a data center. You guys can go up there and talk to local businesses that are on the same street and across the street from them and they all have no complaints.

--

Viral Chhadua
[redacted]

Outlook

Fw: CP/UDC changes

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Thu 6/11/2026 2:16 PM
To Planhall <Planhall@hallcounty.org>

fyi

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Bronier Costas [redacted]
Sent: Thursday, June 11, 2026 2:13 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: CP/UDC changes

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katie,

Thank you and your committee for taking on this much needed task. I do appreciate the first draft that was presented at the recent town hall meeting. I think it is an excellent start to begin and clarify some of the impending changes.

I am a bit concerned about the timeline set up to implement these new changes. I understand the date chosen but it takes very little to change that date especially given the importance of these impending changes. For the committee to assimilate all the data from these types of meetings, develop a white paper, get legal review and generate a final submission is very tight. I think it's better to get it right than to rush and produce something that has flaws that will need to be corrected on the back end.

I personally am in agreement with the proposed changes for reversion, data centers, and new residential districts.

I am concerned about the lack of public review/ input after your conclusions have been reached and it goes to legal review or to the BOOC for that matter. To do that would put even more pressure on the committee to finish the report which I think would be counter productive.

The current PDD language is broad and subjective as written. I think it leaves the county exposed to interpretation which can lead to lawsuits. Enough time has been put into developing a comprehensive plan so let the UDC conform to that.

I feel that PDD should be limited to specific development corridors outlined by the CP and not broadly applied. Identify specific areas and zoning districts that are suited for mixed development.

Thank you for your time and consideration of the proposed changes. We appreciate your hard work and time involved in this project. Please give yourself time to get it right the first time.

Sincerely,

Stormy Costas

--

Bronier L. Costas, M.D.

"Stormy"

Email [redacted]

Outlook

June 10, 2026 - Citizen Review of Unified Development Code (UDC) and Comprehensive Plan Draft Edits

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/12/2026 1:19 PM
To Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>
Cc Radu Casapu (Planning) <rcasapu@hallcounty.org>

Hey vamsee,

Here is a re-cap of the items I captured from our meeting with Wanda on 6/10. Please add these to you list of needed updates/revisions.

During the meeting, Wanda provided several comments and recommendations for consideration regarding both the Comprehensive Plan and Unified Development Code documents. The following items were identified for staff review and potential revision:

Comprehensive Plan Comments

1. Urbanized Zone Section
    - Add a dedicated page or section describing the Urbanized Zone within the Comprehensive Plan.
2. Activity Centers Definition
    - Provide a clear definition of “Activity Centers” within the Comprehensive Plan to improve clarity and consistency.

Unified Development Code (UDC) Comments

3. Zoning District Formatting
    - Review and clean up zoning district formatting throughout the document.
    - Ensure zoning district sections properly reference Articles 7 and 8 where applicable.
4. Mixed-Use (MU) District Formatting
    - Capitalize references to “the Board” where appropriate.
    - Verify and update references to the Board of Commissioners (BOC) for consistency instead of the board
5. Section 7.3.A.1
    - Correct spelling error identified in the word “housing.”

Thanks!

Katie Ahmed

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
kahmed@hallcounty.org

Outlook

Fw: Final(?) public comments

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Mon 6/15/2026 3:39 PM
To Planhall <Planhall@hallcounty.org>

2 attachments (3 MB)
Final thoughts.docx; Final thoughts.pdf;

Please see attached documents and email below.

Katie Ahmed
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Monday, 15 June 2026 13:14:10
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Final(?) 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.

Good afternoon Katie-

Welcome to the final day of public comment. Yay?

Attached are my final public input documents — both the Word version and a PDF, since I'm not sure which format is easier for you and the team to work with.

This is my attempt to tie a clean bow on everything I've submitted over the past few days. It's focused, readable, and aimed at being genuinely helpful as you navigate the August timeline, the moratorium pressure, and the sequencing challenges between the UDC updates and the upcoming Comprehensive Plan rewrite.

Nothing dramatic — just my best effort to support the work you and your staff are doing, and to highlight the areas where a short-term, reversible approach might protect the County while still allowing progress.

Thanks again for all the time, patience, and heavy lifting you've put into this process. I know it hasn't been easy for your and your team.

Very respectfully,

Greg Rutledge

[redacted]

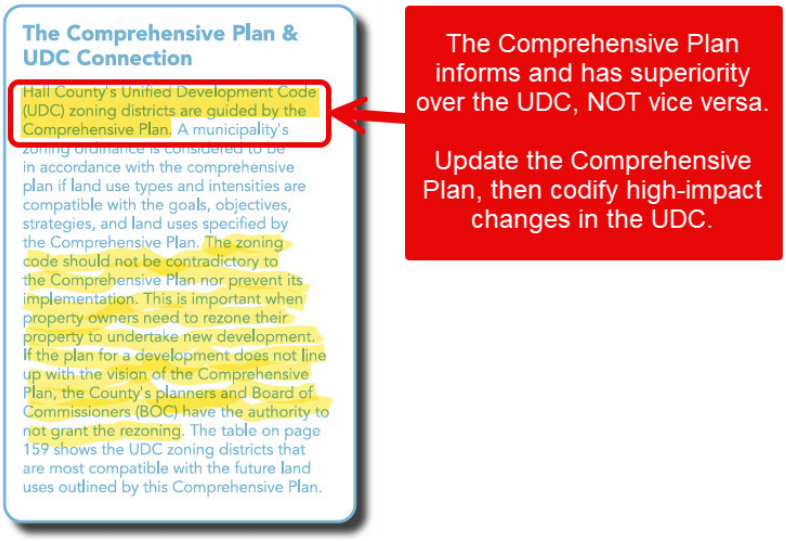
[redacted]

Final Thoughts for Public Input

Right now your path forward has the County adopting and implementing potentially high-impact changes by the end of August 2026. These updates could have significant long-term and short-term downstream consequences. These changes are driven in the majority by

- the Moratorium and its extension/expiration, i.e., the need to act in August.
- the lack of certain, well-defined UDC codes and allowed uses for sensible, in-demand buildouts, and the new, broadly applied, subjectively defined/constrained PDD draft district,
- the concerns over 'data centers' and the lack of specific district(s) addressing them,
- the lack of an adequate and enabling Reversion capability, and
- resulting gaps in the CP resulting from addressing the prior four.

You have stated your intent to alter both the UDC and The Comprehensive Plan, and have published a process that first make changes to the UDC and then updates The Comprehensive Plan (hereafter CP) to match.



This is demonstrably backwards compared to the text in the Future Land Use section of the CP, (shown at right) and arguably violates common and best practices for first establishing Strategies, Intent and Policies and then using these to guide formation of and changes to Zoning Districts and Allowed Uses in Uniform Development Code (hereafter UDC).

By drafting, revising and accepting these draft documents prior to the upcoming major update of the CP, you risk 'forcing the hand' of County planning if you adopt these proposed changes absent the following:

- Establishing sunset and/or near-term expiration dates, (perhaps 12-18 months) for each of the proposed August changes, pending specific extensions, adoption, edits, reversions, cancellations or other permissions available to the Board, particularly as guided by the major update to the CP.
- Furthermore, by establishing these dates, the County will have the time to gather an informed pool of experience with these four proposed changes, to objectively measure whether they align to the intent of the Major Changes to the CP, and the downstream impact and consequences these draft changes cause. With that information in hand, the Board can make informed, enforceable, and durable changes to the CP and the UDC, known to be to the Public Benefit.

The simplest mechanisms to adopt these measures is to approve the edited drafts as short-term pilots, and/or adopt them with fixed sunset and expiration dates.

- The BOCC, with the help of Planning and Zoning, would establish enabling and constraining criteria such as, but not limited to,
    - well-defined, enforceable definitions of "Substantial."
    - Grand-fathering approved pilot projects for continuance
    - Limiting the number of pilot applications approved.
- Specifying the various revisions accepted in August MAY be changed or removed based on:
    - The planned m,ajor updates to the CP
    - 'Learnings' from experiences with the pilots
    - New and retired Zoning Districts resulting from the major updates to the CP.

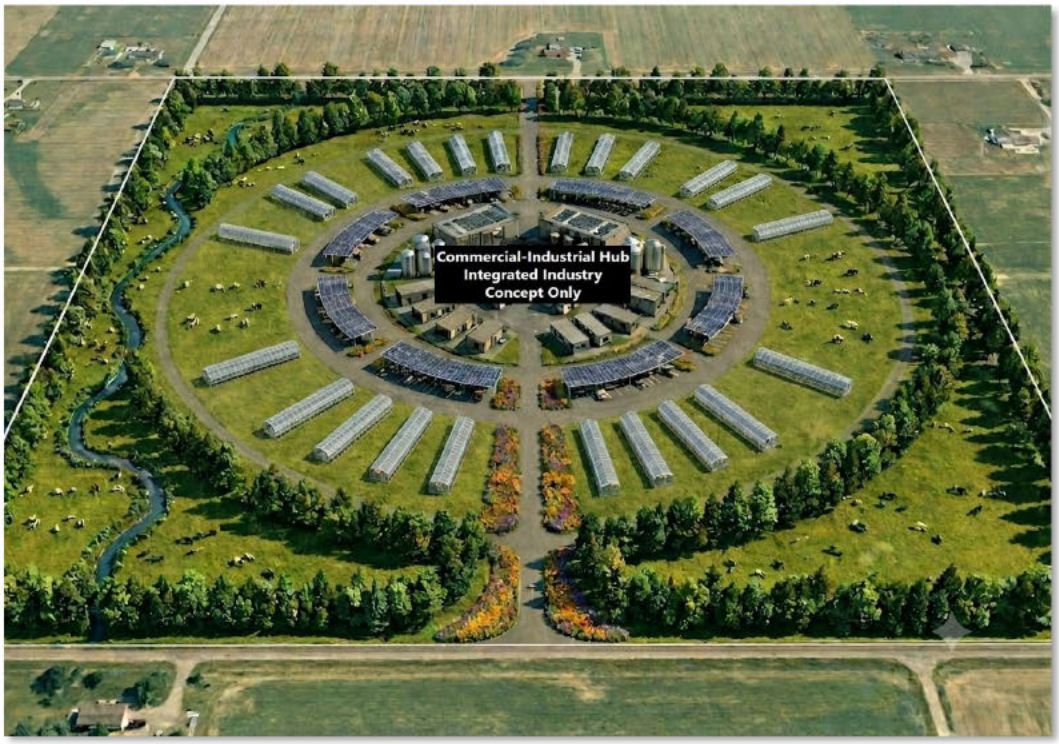
Personal Observations Follow

1. First and foremost, in the draft "minor" updates to the CP, please REMOVE the new PDD currently (in the FLUM tables and the text descriptions of all the residential districts) applied to ***every*** character region, and ***every*** zoning district. Your stated intent was for PDD to be a floating district, one "sparingly" used, yet the proposed draft of the CP shows the opposite—a pervasive application of PDD.
2. The Reversion document draft makes complete sense to me. The only change I recommend is an addition—to explain what could be the oddly-specific February effective date by adding the parenthetical (adopted to align to the Moratorium extension date). This obviates any concerns that specific projects were being "protected" by the adoption of this date.
    a. Minor question: the Reversion doc doesn't look like reversions adopted in comparable GA counties, and by my research reads more like an ordinance from Florida, Texas, and North Carolina. Not really a concern if it's an effective and enforceable document; just curious.
3. The new mixed-use Zoning Districts look great to me. These especially enable Hall and its 'towns' to plan and develop "cool downtowns" and zones. Only proviso? PLEASE retain the "and sewer" restriction language for at least a year until Hall has experience with the demand, the requested variances, developers and resident pressures, and similar. Let's learn by doing.
4. Only concern I have about the proposed Allowed Use Table(s) is that while PDD is pervasive elsewhere, it is absent in these tables. Omission? Deliberate?
5. The Data Center code will work as-is. Just get with Legal to make certain it's enforceable. My conversations with Vamsee tell me he 'gets it' and has the best interests of Hall in mind. Put a sunset date of one year on it. Why? The technology driving and enabling these so-called data centers is changing VERY rapidly, and my recommendation is that Hall would be wise to acknowledge this up front and say "hey, residents, we get it, we understand it, and we're in front of it. So we are adopting this for now, to align policy and code to the current build pressures, KNOWING the situation will be different in a year."
    a. My opinion is that the data center code should be just one ordinance within a group of new industrial codes designed to (a) attract and enable industry to build in Hall,

(b) do so to the Public Benefit, and preservation of Quality of Life here, (c) bring employers and their tax base INTO Hall.

b. To 'put meat on the bone' of a new industrial code, I wrote up something I coined as H.A.L.O. or Hall Agricultural Land Offset—a new mixed-use Industrial Agriculture district, with some teeth. The details are in the document I previously submitted for Vamsee to review, but the primary goals are: (1) to allow industry to come into Hall and build on large tracts of what today are largely fallow agricultural parcels or assemblages, (2) require that industrial development 'produce' an agricultural output/harvest equivalent to the acreage 'lost' to industry [there's a way to do this easily. It's in the HALO doc I submitted for Vamsee.] Thus the offset wording, (3) have the credible 'story' and reality of how new industry growth and a rural, agricultural heritage can co-exist. Sounds strange, but it's doable, and there are real-world examples of this in Europe, where the EU has allowed large industries to intrude on the beautiful countryside AND surround those industries with productive agricultural land.

c. Not that it'll make sense to you, but here's an illustration I worked up to show the CONCEPT of how a 'nuisance' industry can be invited in, and still be 'beautiful' and agriculturally productive. REM: this has been done in Europe; not a pipe-dream. Happy to take you through HALO.



6. I'll finish with a reinforcement of my biggest concern – the PDD draft.
    a. The preponderance of adjectives and adverbs used to define and constrain PDD are subjective. I would argue they are an applicant's litigation dream. Your intent is, on face value, entirely visible. I just see the draft, as written, as being FAR too discretionary, too permissive and too broad.
    b. I am concerned that as-written, the P&Z team and the BOCC will be overwhelmed by applicants seeking to put PDDs "everywhere." I mean, after all the County literally applied it to every Character Region, and every district. It represents a wide-open door to random sprawl, the opposite of your stated intent.

Thank you greatly for your hard work, and for reading this far.

Greg Rutledge

[redacted]

[redacted]

Outlook

Comments on New Housing Development Categories

From Mark Faul [redacted]
Date Tue 6/16/2026 7:00 AM
To Planhall <Planhall@hallcounty.org>

1 attachment (20 KB)
comments on new development catergories 061526.docx;

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.

Thanks:
Mark Faul
[redacted]

Comments on new Housing Development Categories

15 June 2026

Background: Hall County is soliciting public input on designing new development categories of housing. The new categories rely heavily on a density per acre number, that is often elusive to the public because the number does not include unbuildable land. I welcome this new transparency. But definitional problems with the density number exist and have existed for a long time.

Summary: Before Hall County can properly consider new categories of development that rely heavily on density numbers, more work needs to be done on verifying formula density numbers supplied by a landscape architect or other professional. The density numbers are the most unreliable and non-understandable to the public due to distortions and including unbuildable land into the per acre numbers. Disclosure and rule tightening are a necessary first step before relying on a unit per acre standard.

Reasonable questions in every application:

For a rezoning dispute, one question often asked is:
Was the density analysis independently verified by a qualified professional?
If a county staff report states:

- "Project density = 2.8 units/acre"

you can ask:

1. Who calculated it?
2. Was it based on gross acreage or net acreage?
3. Was constrained land excluded?
4. Was the calculation certified by an engineer, surveyor, or landscape architect?
5. Is there a sealed yield plan in the record?

Those documents can become important evidence if density was a major factor in the rezoning decision.
Hall County needs to make this process much more transparent and should not refine zoning categories until these issues are addressed. Over-reliance on a raw density number produces much more dense subdivisions than the numbers suggest.

Gross Density vs. Net Density

A major policy issue in Hall County is the distinction between:

Type	Definition
Gross Density	Units divided by total tract acreage
Net Density	Units divided only by buildable acreage

Hall County's conservation subdivision language relies primarily on the **gross tract area** when calculating maximum yield. Open space is deducted later when laying out lots, not when determining the initial number of units.

This can significantly increase the apparent density on the developed portion of a property.

Example

Item	**Value**
Total Tract	100 acres
Open Space	40 acres
Buildable Area	60 acres
Allowed Yield	200 units

Gross Density:
200 ÷ 100 = 2 units/acre
Net Density:
200 ÷ 60 = 3.33 units/acre

Same project, two very different numbers.

Real Life Example

For example, for the 117 acre approved subdivision consisting of 256 approved homes, located off of JM Turk Road and Stanley Road (currently in in legal dispute). The subdivision was approved with a density of 2.2 units per acre.

Raw Density: 117 acres/ 256 units = 2.2 units per acre

Net Density: (approximately 30 percent less than 117 acres)

82 acres / 256 units = 3.1 units per acre

Approved subdivision: 2.2 per acre

Analysis: The Board of Commissioners approved the subdivision for 2.2 house per acre, even though we know the buildable land is approximately 30% less than the total acreage for the subdivision. Thus, this raw density number is never an accurate estimate of true housing density in Hall County. Further, green space tracks set aside distort the look and feel of any neighborhood and allows the actual houses to be unnaturally close together.

Recommended actions:

1. **Produce clear rules on net density numbers and base a subdivision off of the net density, not only the gross density**. Net Density is often in any application package because Hall County does not require the landscape architect to disclose the amount of unbuildable land due to setback rules, stream buffers, streets, sidewalks, rock, lakes…). Nonetheless, these buildable barriers exist and get lost in

the process. Hall County's reliance on Gross Density calculations greatly distorts the true density numbers in a subdivision.

2. Require every rezoning application to disclose:

Total acreage	3. XX
Floodplain	4. XX
Stream buffers	5. XX
Open space	6. XX
Roads	7. XX
Utility easements	8. XX
Buildable acreage	9. XX

4. **Require both density calculations:**
    a. Gross Density
    b. Net Density
    c. to be shown on every staff report.

5. **Require certification of acreage calculations by a Georgia licensed surveyor or engineer.**

CONCLUSION: This issue is so important to the look and feel of land and development, I recommend no further action on new development categories until this problem is better studied and dealt with in a fair manner.

Submitter:

Mark Faul, PhD
[redacted]

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

We want space and no more traffic w/out infastructure upgrades

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

Slow down please!

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

Hall County has grown too fast, and greenspace is at a premium. I miss my town.

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

More common space in new subdivisions.

Concerned about rental communities

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☒ B

What concerns or feedback would you like to share?

Too much growth!
Stop!

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☒ B

What concerns or feedback would you like to share?

We Don't need homes for Jobs we don't have. When you have the Jobs bring the homes

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☒ B

B

What concerns or feedback would you like to share?

Large Subdivisions Req. too much Tax - (schools, fire, water, etc)
Too Expensive Homes -

HALL COUNTY
GEORGIA
We have it all in Hall

Zoning District

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

Thompson Mill & Spout Springs
AVILLA FRIENDSHIPTRAILS.COM
Coming soon – no phone ~~#~~

Name and Email

Ms Lee Johnson
[redacted]

What concerns or feedback would you like to share?

This Community does NOT meet our community designs. High density townhomes & apartments are definitely changing to Hall. This rumored to be "low income" housing" When did we have the opportunity to learn/object to this??

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Julie Wilcox
[redacted]

What concerns or feedback would you like to share?

traffic - sewer/septic - security issues
too many homes in FB
growth is too much
I don't want FB to turn into another city

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Austin Mitchell

[redacted]

What concerns or feedback would you like to share?

I would like to see research and compliance/regulatory policies regarding infrasonic disturbances from data centers

[redacted]

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Julie Wilcox

[redacted]

What concerns or feedback would you like to share?

How will standards be monitored?
Was the Zoning Ordinance changed so a data center ~~can~~ can be built and ~~~~ running?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Jodi White

[redacted]

What concerns or feedback would you like to share?

Where do you put it
Make the end user be the applicant
What kind + what scale

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Michael Mills

[redacted]

What concerns or feedback would you like to share?

BMF and Lesser should be supported in BLS
Node & COR

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

_____

Name and Email

_____

_____

What concerns or feedback would you like to share?

More connections into the trail network with future developments.

Hall needs a TSPLOST!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

(I work in real estate in Hall and the property on Friendship is affected)

Name and Email

MaryEllen Smith

[redacted]

What concerns or feedback would you like to share?

I recommend that RMF and any lower density residential should be supported in Business Nodes and Corridors.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

Right side

HALL COUNTY

What concerns or feedback would you like to share?

Looks like Europe - village concept.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY

What concerns or feedback would you like to share?

- I live at [redacted] For 15 yrs it is nothing but farm land on my side of the road and developed on the other Please keep it that way
- South of 11 Keep farmland

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY

What concerns or feedback would you like to share?

More green SPACE

Stop WAREHOUSES: We have Plenty not being utilized

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☑ Planned Development Districts
- ☑ Use provisions and Site Standards
- ☑ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

30506

Name and Email

Name: Everhett
[redacted]

What concerns or feedback would you like to share?

Map Thing help me and it show me Stuff on my Home it has all Thing the Thing like it has Zoning Districts Planned Development Districts all Thing that Sign is Said.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards 7+8
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Penn Barnyard

What concerns or feedback would you like to share? Cluster Areas-

IF Land is unusable to build a house on, it should not be included in the density calculations

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

_____

Name and Email

LUKE PRESSLEY

[redacted]

What concerns or feedback would you like to share?

IF ZONING / PROJECT MATCHES COMP PLAN WILL [redacted] THERE BE PROVISIONS TO KEEP FROM BEING REVERTED.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

keep us Rural

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

NOT OVERLY POPULATED

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Invest in helping with farmland. Bring self-sufficiency back.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

_____
_____
_____
_____
_____

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☐ B

Please Keep Hall County Countryside Agricultural

What concerns or feedback would you like to share?

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☐ B ✓

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share? Clarity on specifics of Agt and Agr-2

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

We should respect our enviroment and its land.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Rural

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☒ A

☐ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Growth is needed / Smart growth must be done.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B ONE ON RIGHT

NO more Warehouses

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

NO more Large SUBDIVISIONS ON Small LOTS
Keep more Farm LAND
Schools CANNOT CATCH UP

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

_____

_____

_____

_____

_____

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

LOW DENSITY AND LARGER ACRE LOTS ARE WHAT IS BEST FOR THE COUNTY, TOO MUCH OVERDEVELOPMENT WILL RUIN THE CHARACTOR OF THIS AREA.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

While the Hwy 60 corridor has become industrialized I would like to see the outlying roads remain agricultural.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B ← Keep Hall County North rural/ag property!

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Have been in North Hall my whole life (48 yrs) HATE to see land proposals / approvals that go against the Comp. Land Use Plan. Follow the Plan!

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share? We will keep North Hall Rural & County

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☐ B > Somewhere in the Middle.

HALL COUNTY GEORGIA

Larger fields + trails to get out and use + enjoy

What concerns or feedback would you like to share?

We need a bit more development but the right kind. We need more public accessible usable greenspace in North Hall. Parks with outdoor activities Trails, Disc Golf Pickleball. Greenspaces for families to enjoy.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Stop trying to overload the area with homes + Businesses! WE ARE NOT ATLANTA!

Keep NORTH HALL Beautiful

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

- loss of green space
- becoming Metro / ATL
- infrastructure not available

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

T Smith

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

JEFF WELCH [redacted]

What concerns or feedback would you like to share?

OPPOSED TO THE 56 HOME SUBDIVISION PROPOSED @ JIM HOOD AND HIGHLANDS. NOT IN KEEPING WITH THE LARGER LOTS IN THE AREA.

HALL COUNTY
GEORGIA

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Farms are a necessary
& integral part
of this County

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

~~Hall Co should be ashamed~~
~~that we lead the state~~
in loss of farmland.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

- ☐ A
- ☐ B

NO Re-Zoning

What concerns or feedback would you like to share?

Let tracts keep their zoning.

HALL COUNTY
GEORGIA

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

No Data Centers
& no tax incentives
for Business

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [ ] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Kellie Starzacard

[redacted]

What concerns or feedback would you like to share?

Opposed to more high density housing. The infrastructure was not built for the amount of traffic. These types of housing increase Crime. Would like to see more protected Green Spaces. Please keep N. Hall Rural.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
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- ☐ Data Center
- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

MIKE STARGAARD

[redacted]

What concerns or feedback would you like to share?

NO DATA CENTERS (SURVEILLANCE CENTERS) WHATSOEVER IN HALL COUNTY!
NO FURTHER DEVELOPMENT ON NORTH + EAST HALL OTHER THAN LARGE (15 ACRE) LOTS.
COMPREHENSIVE PLAN MUST BE VERY SPECIFIC AND DIRECT IN WORDING TO PREVENT ANY AMBIGUITY.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☒ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Why would townhome density be limited to 4 units per acre. It is list the same density as SFD?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Heather Graves

[redacted]

What concerns or feedback would you like to share?

NO Data Centers needed in Hall Co.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Frank C Alverson, III

[redacted]

What concerns or feedback would you like to share?

We do not want any Data Centers in Hall County. We don't need them on the headache of power & water usage.
We need more greenspace & parks w/ more facilities in North Hall

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

B. L COSTAS

[redacted]

What concerns or feedback would you like to share?

How to prevent PDR from allowing developers to do whatever they want.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

NO DATA CENTER!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Luis Alvarez

[redacted]

What concerns or feedback would you like to share?

Do Developers that create Apartment Complexes, how can the County get to collect TAXES for schools like that of all INDIVIDUAL Homeowners, that's a large burden on those TAXPAYER & a single family even if TAXES are PAID BY owner of developmets Does Not equal TAX collections Like a 200 Apartments VS 200 single Homes. Single homes PAY more in school TAX while Apartment renters send Children to our Schools & Don't PAY their fair share of the collected School TAX.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☒ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Elsa Alvarez

[redacted]

What concerns/or feedback would you like to share?

No more multi unit apartments.
Build more affordable Housing. Let everyone that is trying to own a home, OWN an affordable House.
You GET this Hall County.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Post more Public Outreach events. Not Everyone knows about this

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Please keep North Hall Rural for Ag and wilderness enjoyment

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

_____

_____

What concerns or feedback would you like to share?

Would like to see housing in N Hall area be limited to 1 housing unit per acre if there is No city sewer or water - No more than 2 per acre if water & sewer exist

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Limit the Max size of Acarage.
or Better Yet... what I would like to see is Zero

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [ ] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [x] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No High development high density subdivisions

No data Center in Hall Co.

SAVE green spaces Hall Co needs to Slow down on this crazy growth

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

Put a Ban on DATA Centers. We do not know the long term health concerns. In addition, this will negatively impact Quality of Life. put a moratorium until Better studied

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Pat Pirrello
[redacted]

What concerns or feedback would you like to share?

No sewer in Urban area
Group Septic systems do not work, not maintained
environmental impacts can last years = not
preferable

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

R. Powell

[redacted]

What concerns or feedback would you like to share?

No data Center Site too lax /
Environmental / property impacts are Unknown
based on other states - leads to NO

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

Frontage Rd 30504

Name and Email

_____

_____

What concerns or feedback would you like to share?

The reversion in Concept isn't horrible. But if Someone (developer) Spends 500K to Entitle property & The market Softens. The County decides to revert it back. Who reimburses the developer (Property owners) For money Spent. I do not believe this is Constitutional and Could be theft by taking. You are asking for a lawsuit. You would be taking money out of the Property Owners Packet without recourse

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Why is the period so short. This does not take into account bad real estate markets. Real Estate runs in cycles and it may take time for the economy to improve in order to start a development.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

I think This is Unconstitutional. Why wouldn't you put limits on sewer capacity. Meaning sewer would needed to be pre-paid and that would give The developer a set period of time. Let say 3 years - 4 years. If development has not occured they pre-paid sewer would be gone or removed - Just sewer capacity

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Adam Blackwell

[redacted]

What concerns or feedback would you like to share?

~~Parcel~~
Property N of Norfolk Southern and S of Cagle Rd - Remain RESIDENTIAL and not be zoned industrial.
ALL property on Cagle Rd should remain RESIDENTIAL.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Matthew Cabe

[redacted]

What concerns or feedback would you like to share?

How does the county handle developers using other county development for their application

Example: My road is on Dumpkin County as well. Could a developer use the development code of Dumpkin for developing in Hall?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

James Edwards

[redacted]

What concerns or feedback would you like to share?

We do not want Data Centers in Hall County at all!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Janet McLeod

[redacted]

What concerns or feedback would you like to share?

Please keep Cagel Road, north of the railroad tracks, only for residential use, or for light business if needed. Only for business that support residential. No heavy industrial

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Jerry S. McLeod

[redacted]

What concerns or feedback would you like to share?

Please keep Cagle Road, North of the railroad tracks, complementary to residential. Light commercial, businesses that cater to residential like Dollar General, etc. would be fine. Just nothing that brings in heavy truck traffic.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

Esa Alvarez

What concerns or feedback would you like to share?

No approval. I do not want to see data Centers in Hall County / Gainesville.

Do not approval. We are not ~~at~~ that desperate for Data Centers.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [x] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

[redacted]

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

NO DATA centers IN Hall Counties Agri areas or green spaces

No High density developments.

North Hall is not for Sale

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Luis ALVAREZ

[redacted]

What concerns or feedback would you like to share?

Understand Benefits & needs of Data Centers, But as residencial areas are being spread out to more development in rural areas that might belong to industrial/commercial areas. impacts to our power grid are concerns, use or reuse & storage of water used. and what environmental impacts might there be we are unaware.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Karan Welch [redacted]

What concerns or feedback would you like to share?

Hall County, Lake Lanier does NOT NEED OUR WATER SOURCES DEPLETED of water to cool Data Centers. We don't want NOISE / LIGHT Pollution from them. I lived in Buford/Dacula/Braselton for 30 years. I watched Hamilton Mill Rd / Braselton Hwy / Buford Dr. be over-developed. The traffic is insane. OVER DEVELOPED!!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

JEFF WELCH

What concerns or feedback would you like to share?

PROPOSED ZONING CHANGE @ JIM HOOD & HIGHLANDS FOR 56 HOME SUBDIVISION. ~~THE~~ OTHER PROPERTY IN THE AREA ARE LARGER LOT SIZE. NOT IN KEEPING WITH THE LOCAL AREA. JIM HOOD RD HAS A LOT OF LOCAL TRAFFIC.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

I want a balance of "rural," green space (at least some truly accessible to all county residents) and businesses. I'd like to see requirements of native plants, trees, shrubs in all public spaces (and business properties).

I'm not against data centers, but the burden should be on the applicant to demonstrate benefit (long & short term) to the community, not on us to prove potential or actual harm. I'm worried about noise, water & electricity use, economic benefit long term.

Lots of

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Owen Hopkins

[redacted]

What concerns or feedback would you like to share?

I do not think Hall County needs a Data Center and that while some development is necessary, we don't need this huge, enviroment-harming structure.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

Fizontag e Rd

Name and Email

What concerns or feedback would you like to share?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Marsha Hopkins

[redacted]

What concerns or feedback would you like to share?

-Please do not ruin our beautiful county with data centers. They are not worth the cost, and we cannot go back once they are built.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data centers
No high density growth of subdivisions
SAVE green spaces

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data Centers allowed in Hall Co.
No high density developments
SAVE green spaces

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Alternative sewer/septic systems should be considered.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data Center
No high density subdivisions
Better awareness of ROADS
save green Spaces

Hall County slows this "Growth"

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
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- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Dena Fennell [redacted]

What concerns or feedback would you like to share?

I hope you can stay with R-SF development in the North Hall Corridor

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Sandra Cantrell

[redacted]

What concerns or feedback would you like to share?

What protections are in place for a data center that has to be decommissioned because the business failed?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Dana Ferguson
[redacted]

What concerns or feedback would you like to share?

I fully support stopping developers who are not presenting complete plans in order to bypass regulations - anything to slow development. Please!!!

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE WITH REGARD TO ARTICLE 4—RESIDENTIAL DISTRICTS

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 4 of the UDC establishes the residential zoning districts and development standards applicable to residential development within Hall County; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 4 and recommended revisions to improve, clarify, and update the County's residential zoning regulations; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Article 4; and

WHEREAS, the proposed amendments establish new Residential Single-Family Detached (R-SF) and Residential Single-Family Attached (R-TH) zoning districts and revise the Residential Mixed (R-X) and Residential Multi-Family (R-MF) zoning districts, as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Article 4 of the Hall County Unified Development Code is hereby amended by adding new Sections 4.5 and 4.6, establishing the Residential Single-Family Detached (R-SF) and Residential Single-Family Attached (R-TH) zoning districts; revising the provisions governing the Residential Mixed (R-X) and Residential Multi-Family (R-MF) zoning districts; renumbering existing Sections 4.7 and 4.8 as Sections 4.9 and 4.10, respectively; and making such other conforming amendments to Article 4 as set forth in Exhibit "A," attached hereto and incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of Article 4 and the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

[SIGNATURES ON FOLLOWING]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

Sec. 4.5. Residential Single-Family Detached (R-SF)

~~1.1.2.~~4.5.1. Intent

The R-SF district is to be utilized and reserved for moderate-density single-family detached residential development on smaller lots. This district is intended to be located within urbanized areas and in suburban areas where supported by the Comprehensive Plan.

~~1.1.3.~~4.5.2. Uses

As defined in Article 7 (Use Provisions), Sec. 7.2. (Allowed Use Table).

~~1.1.4.~~4.5.3. Dimensional Standards

See table 4.3.1 for district standards and Sec. 2.1. (Measurements and Exceptions) for additional requirements.

~~1.1.5.~~4.5.4. Overlay Compliance

See Article 6 (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

~~1.1.6.~~4.5.5. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

Table 4.5.1. R-SF Dimensional Standards

Site	
Density:	4 units/acre (Urbanized) 2 units/acre otherwise
Site coverage:	60% max.
Overall development	5 Acres min. (outside of Urbanized zone)
Lots	
Lot area:	8,000~~10,890~~ sq.ft. min. (Note 2)
Lot frontage (regular street, cul-de-sac):	50 ft. min. ~~(Urbanized)~~ ~~75 ft. min. otherwise~~
Yards	
Front yard:	25 ft. min.
Side yard:	~~1~~5 ft. min.
Rear yard:	20 ft. min.
Building Height	
Maximum:	35 feet (Note 1)

Table Notes:

1. An increase in building height up to a maximum of 50 feet may be approved administratively. Any building height exceeding 50 feet shall require approval by the Board through the variance process.
2. ~~1.~~2. The proposed lot areas may be reduced to a minimum of 6,000 sq.ft., through a variance application process.
3. ~~2.~~3. All development shall be served by public water and sewer.
4. ~~3.~~4. Minor subdivisions consisting of lots with existing direct road frontage may be exempt from maximum density requirements, provided that all minimum lot size, site coverage, setback, and building height standards are met. No rezoning or subdivision shall be approved unless the property is served by public water and sewer.
5. For Major subdivisions, lots and yards ~~within~~ the interior of the development may be reduced to zero and developed as zero lot line development, provided that all applicable standards and building code requirements are met~~.~~

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FOR ADOPTION

Sec. 4.6. Residential Single-Family Attached (R-TH)

~~1.1.7.~~4.6.1. Intent

The R-TH district is to be utilized and reserved for moderate-density single-family attached residential development, including townhomes. This district is intended to be located within urbanized areas and in suburban areas where supported by the Comprehensive Plan.

~~1.1.8.~~4.6.2. Uses

As defined in Article 7 (Use Provisions), Sec. 7.2. (Allowed Use Table).

~~1.1.9.~~4.6.3. Dimensional Standards

See table 4.3.1 for district standards and Sec. 2.1. (Measurements and Exceptions) for additional requirements.

Table 4.6.1. R-TH Dimensional Standards

Site	
Density:	4 units/acre (Urbanized) 2 units/acre otherwise
Site coverage:	60% max.
Overall development	5 Acres min.
Lots	
Lot area:	2000 sq.ft. min.
Lot frontage (regular street, cul-de-sac):	24 ft. min.
Yards	
Front yard:	15 ft. min.
Side yard:	10 ft. min. (building ~~seperation~~separation)
Rear yard:	20 ft. min.
Building Height	
Maximum:	35 feet (Note 1)

Table Notes:

1. An increase in building height up to a maximum of 50 feet may be approved administratively. Any building height exceeding 50 feet shall require approval by the Board through the variance process.
2. All development shall be served by public water and sewer.
3. Minor subdivisions consisting of lots with existing direct road frontage may be exempt from maximum density requirements, provided that all minimum lot size, site coverage, setback, and building height standards are met. No rezoning or subdivision shall be approved unless the property is served by public water and sewer.
4. For Major subdivisions, lots and yards within the interior of the development may be reduced to zero and developed as zero lot line development, provided that all applicable standards and building code requirements are met.

~~1.1.10.~~4.6.4. Overlay Compliance

See Article 6 (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

~~1.1.11.~~4.6.5. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

FOR ADOPTION

Sec. 4.75. Residential Mixed (R-X)

~~4.1.1.~~4.7.1. Intent

The R-X district is to be utilized and reserved for a mix of residential housing types within a unified development served by public water and sewer. This district allows flexibility in design and layout while protecting surrounding properties, and is intended to be located within urbanized areas and in suburban areas where supported by the Comprehensive Plan.

~~4.1.2.~~4.7.2. Uses

As defined in Article 7 (Use Provisions), Sec. 7.2. (Allowed

Use Table).

~~4.1.3.~~4.7.3. Dimensional Standards

See Table 4.7.1 for district standards and Sec. 2.1. (Measurements and Exceptions) for additional requirements.

~~4.1.4.~~4.7.4. Open Space

See Sec. 8.5. for open space standards.

~~4.1.5.~~4.7.5. Development Standards

The following standards apply to all properties zoned R-X:

A. Residential Requirements

1. The following housing types are permitted in the R-X district:

Table 4.~~75~~.1. R-X Dimensional Standards

Site	
Density:	8 units/acre (Urbanized) 6 units/acre otherwise
Site coverage:	60% max.
Overall Development	
Lot area:	5 Acres min.
Lot frontage (regular street, cul-de-sac):	100 ft. min.
Front yard:	50 ft
Side yard:	50 ft
Rear yard:	50 ft
Internal Lots standards (all housing types)	Varies see Note 1 & 3
Building Height	
Maximum:	35 feet (Note 3)

Table Notes:

1. Minimum lot and yard standards shall apply to the overall development tract. Lots and yards within the interior of the development may be reduced to zero and developed as zero lot line development, provided that all applicable standards and building code requirements are met.
2. All development shall be served by public water and sewer.
3. Detailed standards for specific residential uses within this district shall be as provided in Sec. 7.3 (Use-Specific Standards), as applicable.

FOR ADOPTION

a. Single-family dwellings
b. Two-family dwellings
c. Townhouses
d. Carriage House
e. Accessory Dwelling Units
f. Guest House
g. Cottage Courts

2. All developments must provide at least two different housing types, except for Cottage Courts which may be permitted as a single use.
3. When only two housing types are provided, no single housing type may represent less than 20% of the total dwelling units in a development, except as provided in Sec. **4.7.5.A.2.**
4. When more than two housing types are selected, no single housing type may represent less than 10% of the total dwelling units in a development, except as provided in Sec. 4.7.5.A.2.
5. Cottage Courts, Townhouses, and Accessory Dwelling Units must meet the additional standards found in Sec. 7.3.1.

~~4.1.6.~~4.7.6. Overlay Compliance

See Article 6 (Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

~~4.1.7.~~4.7.7. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

FOR ADOPTION

Sec. 4.8~~6~~. Residential Multi-family (R-MF)

~~4.1.1.~~4.8.1. Intent

The R-MF district is to be utilized and reserved for medium and high-density multi-family residential development, including apartments. This district is intended to be located within urbanized areas.

~~4.1.2.~~4.8.2. Uses

As defined in Article 7 (Use Provisions), Sec.7.2. (Allowed Use Table).

~~4.1.3.~~4.8.3. Dimensional Standards

See Table 4.8~~6~~.1 for district standards and Sec.2.1. (Measurements and Exceptions) for additional requirements.

~~4.1.4.~~4.8.4. Open Space

See Sec.8.5. for open space standards.

~~4.1.5.~~4.8.5. Overlay Compliance

See Article 6 (Special and overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

~~4.1.6.~~4.8.6. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

Table 4.8~~6~~.1. R-MF Dimensional Standards

Site	
Density: (note 1) ~~(note 2)~~	Min. 12 units/acre Max. 18 units/acre
Site coverage	n/a
Lots	
Lot area:	5 acre.
Lot frontage (regular street, cul-de-sac):	100 ft. min.
Lot width:	See Sec. 2.1.3.E.
Yards	
Front yard:	50 ft. min.
Side yard:	50 ft. min.
Rear yard:	50 ft. min.
Building Height	
Maximum:	50 feet (Note 2 ~~3~~)

Table notes:

~~1. Additional density may be granted with approval of a Special Use by the Board of Commissioners.~~

~~2.~~1. For institutional residential uses as defined in Sec 7.2.3.E. density will be established by the Board of Commissioners as a part of the Special Use application.

~~3.~~2. An increase in building height up to a maximum of 75 feet may be approved administratively. Any building height exceeding 75 feet shall require approval by the Board through the variance process.

~~4.~~3. All development shall be served by public water and sewer.

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE WITH REGARD TO ARTICLE 5—MIXED-USE AND BUSINESS DISTRICTS (SECTION 5.4-MIXED-USE)

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 5 of the UDC establishes the mixed-use and business zoning districts and development standards applicable to mixed-use, commercial, office, and light industrial development within Hall County; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 5 and recommended revisions to improve, clarify, and update the County's mixed-use zoning regulations; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Article 5; and

WHEREAS, the proposed amendments revise the Mixed-Use (M-U) zoning district as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Article 5 of the Hall County Unified Development Code is hereby amended by deleting the existing provisions of Section 5.4 Mixed-Use (MU) in their entirety and substituting in lieu thereof a new Section 5.4 attached hereto as **Exhibit "A,"** the provisions of which are incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of Article 5 and the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

Exhibit "A"

Sec.5.4. Mixed use (M-U)

~~1.1.1.~~5.4.1. Intent

The M-U district is to be utilized and reserved for integrated developments that incorporate a mix of residential and non-residential uses, including commercial, office, and light industrial uses. This district is intended to be located within urbanized areas and in suburban areas where supported by the Comprehensive Plan, and is designed to encourage coordinated, master planned development of larger sites.

~~1.1.2.~~5.4.2. Uses

A. As defined in Article 7 (Use Provisions), Sec.7.5. (Allowed Use Table).

B. No more than 50 percent of the total dwelling units on a site may be townhouses.

~~1.1.3.~~5.4.3. Dimensional Standards

See Table 5.4.1. for district standards and Sec. 2.1. (Measurements and Exceptions) for additional requirements.

~~1.1.4.~~5.4.4. Open Space

See Sec 8.5. for open space standards.

~~1.1.5.~~5.4.5. Development Standards

The following development standards apply to all properties within the M-U district. If the standards of the M-U district conflict with those in other sections of this UDC, the standards of this section apply.

A. Nonresidential Requirement

Table 5.4.1. M-U Dimensional Standards

Site	
Density:	Varies see notes 2 & 3.
Overall development Site area:	5 acres min.
Site coverage:	80% max.
Yards (Residential)	
External	
Front yard:	50 ft. min.
Side yard:	50 ft. min.
Rear yard:	50 ft. min.
Internal	See note 2
Yards (Non-residential & mixed-use)	
Front yard:	50 ft. min.
Side yard:	50 ft. min
Rear yard:	50 ft. min
Additional Buffer	
Between residential & non-residential	50 ft. min
Building Height	
Residential:	Varies see note 2
Non-residential:	Varies see note 2
Mixed residential and non-residential:	50’ max.

Table Notes

1. Additional lot area requirements for townhouses may apply. See Sec. 7.3.1
2. Detailed standards for specific residential and non-residential uses within this district shall be as provided in Sec. 7.3 (Use-Specific Standards), as applicable.
3. Total residential density within the overall development shall comply with base zoning unless specifically approved by the board through a special use permit. Residential density shall be further consistent with the Comprehensive Plan and Future Land Use Map.
4. When a commercial use abuts a frontage, a 20-foot landscape strip may be proposed on the frontage side in place of the required 50-foot buffer.

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FOR ADOPTION

1. At least 20 percent of the total floor area of each development must be nonresidential uses.

~~1.1.6.~~5.4.6. Overlay Compliance

See Article 6 Special and Overlay Districts) for additional or alternative standards which may be applicable in overlay districts.

~~1.1.7.~~5.4.7. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

FOR ADOPTION

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE WITH REGARD TO ARTICLE 6—SPECIAL AND OVERLAY DISTRICTS (SECTION 6.1-PLANNED DEVELOPMENT DISTRICTS)

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 6 of the UDC establishes the Special and Overlay Districts applicable within Hall County, including the Planned Development Districts set forth in Section 6.1; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Section 6.1 and recommended revisions to improve, clarify, and modernize the regulations governing Planned Development Districts; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Section 6.1; and

WHEREAS, the proposed amendments repeal and replace the existing Planned Development Districts regulations contained in Section 6.1 with a revised regulatory framework establishing updated standards governing the intent, eligibility, review procedures, approval criteria, development standards, amendments, and administration of a new Planned Development District, as set forth in Exhibit "A" attached hereto; and

WHEREAS, the proposed amendments further provide for the continued recognition and administration of previously approved Planned Residential Development (PRD), Planned Commercial Development (PCD), Planned Office Development (POD), Planned Industrial

Development (PID), and Planned Commercial Farm District (PCFD) zoning districts as legacy Planned Development Districts while preserving existing zoning conditions and vested rights; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Section 6.1 of Article 6 of the Hall County Unified Development Code is hereby deleted in its entirety and substituted in lieu thereof with the provisions attached hereto as **Exhibit "A,"** which are incorporated herein by reference. The revised Section 6.1 establishes a comprehensive Planned Development District regulatory framework governing eligibility, approval standards, application procedures, development standards, amendments, administration, and legacy Planned Development Districts.

2.

Except as expressly amended herein, all remaining provisions of Article 6 and the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

Sec 6.1. – Planned Development District (PD)

6.1.1 Intent

A. The Planned Development (PD) District is established to enable innovative, high-quality, and environmentally sensitive development by encouraging creative, coordinated site design; efficient use of land and infrastructure; preservation of natural features; and context sensitive, site specific solutions that support the Comprehensive Plan.
B. Flexibility within the PD District shall be permitted only as provided in Sec. 6.1.3 (Required Superiority of Design and Public Benefit).
C. The PD District shall be used only where the applicant demonstrates eligibility and justification as required in Sec. 6.1.2 and Sec. 6.1.3.
D. The PD District is a floating zoning district and shall be applied sparingly, and only in cases where the proposed development clearly satisfies the intent and standards set forth in this Section.

6.1.2 Eligibility

A. An application for a PD District shall be accepted only where the proposed development demonstrates at least one of the following:
    1. The development consists of an integrated and unified plan incorporating a mix of land uses or coordinated development components;
    2. The property constitutes a site of sufficient size, configuration, or strategic importance to warrant master-planned development, generally consisting of five (5) acres or more, unless otherwise justified;
    3. The site contains unique physical, environmental, or locational characteristics that render development under conventional zoning impractical or incapable of achieving the objectives of this Section;
    4. The proposal involves redevelopment or infill requiring coordinated planning and design flexibility;
    5. The applicant demonstrates that the proposal has the potential to meet the Superior Design and Public Benefit Standard of Sec. 6.1.3.; or
    6. The development is of a unique or special character that warrants individualized consideration under a unified development plan.
B. Notwithstanding the foregoing, an application for a Planned Development District shall not be accepted where the proposed development can be reasonably achieved under a conventional zoning district, including with the use of variances. Applications intended to avoid, reduce, or circumvent the standards or procedures of conventional zoning shall not be accepted.
C. The applicant shall submit a written justification demonstrating compliance with the eligibility criteria and the necessity of the PD District.

FOR ADOPTION

6.1.3 Required Superiority of Design and Public Benefit

A. Approval of a Planned Development District shall require a showing that the proposed development satisfies the "superior design and public benefit" standard established in this Section. Such superiority must be demonstrated through the overall design and performance of the development, including but not limited to:
   1. Integrated and efficient site design and layout;
   2. Preservation of natural features and provision of functional open space;
   3. Compatibility with surrounding land uses and appropriate transitions;
   4. Coordinated and efficient infrastructure and public services;
   5. High-quality architectural design and cohesive development character; and
   6. Provision of meaningful public benefits.

B. Flexibility from the standards of this Unified Development Code shall be granted only to the extent necessary to achieve such superior design and public benefit.

C. The burden of proof shall be on the applicant to demonstrate that the PD District is warranted and that the proposed development satisfies the requirements of this Section.

6.1.4 Findings of Fact

A. The County Commission shall approve a Planned Development District only upon making findings that
   1. Complies with the intent, eligibility, and superior design standards set forth in Sections 6.1.1–6.1.3;
   2. The proposed development is consistent with the Comprehensive Plan and applicable adopted policies;
   3. The proposed development is compatible with surrounding land uses and includes appropriate transitions, buffering, and mitigation of impacts;
   4. Adequate public facilities and infrastructure are available to serve the development; and
   5. The proposed development is designed and intended to function as a unified and coordinated project.

B. Notwithstanding the above, the approval of a Planned Development District is a legislative decision of the County Commission and the findings set forth herein are intended to guide the exercise of legislative discretion and shall not be construed to create a quasi-judicial standard of review.

6.1.5 Establishment of Standards and Relationship to Base Zoning

FOR ADOPTION

A. Each Planned Development District shall be governed by the approved development plans, conditions of zoning, and applicable provisions of this Unified Development Code, except as expressly modified through the PD approval.
B. For purposes of evaluation, the Planning Director or designee shall identify the conventional zoning district or districts most comparable to the proposed development based on land use, density or intensity, and the Comprehensive Plan designation which shall serve as a baseline for evaluating the appropriateness of the proposed PD. Where development standards are not expressly established as part of the PD approval, the standards of the identified comparable zoning district(s) shall apply, as determined by the Planning Director or designee.
C. In the event of a conflict between an approved PD standard and the provisions of this Unified Development Code, the approved PD standard shall govern only where such deviation has been expressly approved by the County Commission.
D. Modifications to the standards of the comparable zoning district(s) may be approved only where such modifications are:
    1. Clearly identified by the applicant;
    2. Fully justified; and
    3. Where such modifications are consistent with Sec. 6.1.3.
E. Under no circumstances shall the PD District be used to grant generalized or excessive deviations from this Unified Development Code.

6.1.6 Application and Review Procedures

A. General
    1. Applications for a Planned Development (PD) District shall be processed as a rezoning request in accordance with Sec. 11.2.
    2. A PD application shall not be deemed complete until all required materials have been submitted in accordance with this Section, as determined by the Planning Director or their designee.
B. Pre-Application Meeting (Required)
    1. A pre-application meeting with Planning and Zoning staff and other applicable departments shall be required prior to submission.
    2. The purpose of the meeting is to evaluate eligibility under Sec. 6.1.2, identify the appropriate base zoning district, and review conceptual design and potential issues.
    3. Applications that do not demonstrate eligibility for PD following the pre-application meeting may be advised to pursue conventional zoning.
C. Application Requirements
        1. All applications shall include:
            a. A Concept or Development Plan

FOR ADOPTION

i. The site plan must include all required elements outlined on the Application Checklist provided by Staff.

b. Phased plan, if applicable

c. A Narrative and jJustification sStatement, shall include:

i. A demonstration of eligibility (Sec. 6.1.2);

ii. A demonstration of superiority (Sec. 6.1.3)

iii. Proposed uses and development standards; and

iv. A description of phasing, if applicable.

d. Supporting technical studies (as applicable)

e. Application Fee

f. Application Form

g. Owner Authorization Forms

h. Campaign Contribution Forms

i. Recorded plat

j. Architectural elevations or renderings

k. Utility letters

l. Traffic study or other specialized study if deemed warranted.

D. Staff Review

1. Staff shall review the application for completeness, consistency with this Section and consistency with the Comprehensive Plan.
2. Staff may require revisions to ensure compliance prior to scheduling for public hearing.

6.1.7 Amendments, Modifications, and Phasing

A. General

1. All development within a PD District shall be constructed in accordance with the approved Final Development Plan and conditions of zoning.

B. Minor Modifications

1. Minor modifications may be approved administratively by the Planning Director or their designee who shall maintain a written record of all approved minor modifications.
2. Minor modifications include:
   a. Adjustments to building placement
      m. Minor changes in lot layout
      n. Landscaping adjustments not to include the adjustment of width or length.
      o. Infrastructure alignment changes
3. Such changes shall:
   a. Not alter overall density or intensity

FOR ADOPTION

   b. Not change permitted uses
   c. Not reduce required open space or buffers
   d. Not cumulatively result in a major modification.

C. Major Modifications
   1. Any modification that substantially alters the approved PD shall require approval by the County Commission through the rezoning process.
   2. Major modifications include:
      a. Changes in land use
      b. Increases in density or intensity
      c. Reduction in open space, required landscape strips or buffers
      d. Significant changes to circulation patterns

D. Phasing
   1. A PD may be developed in phases, as approved by the County Commission.
   2. The approved phasing plan shall:
      a. Identify sequence of development
      b. Include estimated timelines
      c. Identify infrastructure delivery

6.1.8 Development Standards

A. Development standards within a Planned Development District shall address the physical form, functionality, and performance of the project and shall be tailored to the characteristics of the site and surrounding area.
B. All development within a PD shall be designed to ensure compatibility with surrounding land uses, provide appropriate transitions, and incorporate adequate buffering, screening, and mitigation measures.
A. Open space shall be provided as an integral and functional component of the development and shall be designed for usability, accessibility, and long-term value. The amount and configuration of open space shall be determined during the PD approval process based on the scale, character, and impacts of the proposed development.
B. Circulation systems shall provide safe and efficient movement of vehicles, pedestrians, and, where appropriate, bicycles, and shall be coordinated with surrounding networks.
C. Infrastructure and utilities shall be provided in a manner that ensures adequate service and shall comply with applicable County standards unless otherwise modified through the PD approval.
D. In no case shall the standards established within a Planned Development District result in a development that is inconsistent with the intent of this Section or detrimental to the public health, safety, and welfare.

FOR ADOPTION

6.1.9 Legacy Planned Development Districts

A. All Planned Development approvals granted on or after August 27, 2026, shall be subject to the provisions of this Section.
B. Any property approved before the adoption of this section under a Planned Residential Development (PRD), Planned Commercial Development (PCD), Planned Office Development (POD), Planned Industrial Development (PID), or Planned Commercial Farm District (PCFD) shall be considered a Planned Development (PD) District for purposes of this Ordinance.
C. Such legacy developments shall remain governed by their previously approved plans, conditions of zoning, and any vested rights. Nothing in this Section shall be construed to alter, impair, or revoke those rights.
D. Any amendment to a legacy Planned Development shall be processed in accordance with this Section and shall be subject to the standards for PD amendments.
E. For interpretation and administration, legacy districts shall be treated as PD Districts; however, their previously approved terms and conditions shall continue to control unless formally amended in accordance with this Section.

FOR ADOPTION

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE WITH REGARD TO ARTICLE 7—USE PROVISIONS

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 7 of the UDC establishes the permitted, conditional, and special uses authorized within the County's zoning districts and provides use-specific development standards applicable to such uses; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 7 and recommended revisions to improve, clarify, and update the County's use regulations; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Article 7; and

WHEREAS, the proposed amendments revise Table 7.2, Section 7.3, and Section 7.6.2 of Article 7, including amendments to the Allowed Use Table and regulations governing the development and operation of Data Centers, as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Article 7 of the Hall County Unified Development Code is hereby amended by deleting the existing provisions of Table 7.2, Section 7.3, and Section 7.6.2 and substituting in lieu thereof the provisions attached hereto as Exhibit "A," which are incorporated herein by reference, including, but not limited to:

(a) amendments to the Allowed Use Table and related use provisions; and

(b) regulations governing the location, approval, design, construction, and operation of data centers within Hall County.

2.

Except as expressly amended herein, all remaining provisions of the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

Exhibit "A"

Sec. 7.2. Allowed Use Table

Key: P = Permitted Use SU = Special Use
CUP = Conditional Use Permit "--" = Not permitted

	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	**AG-1**	**AR-1**	**V-C**	**R-1-L**	**R-1**	**R-TF**	**R-SF**	**R-TH**	**R-X**	**R-MF**	**MHP**	**O-I**	**S-S**	**H-B**	**M-U**	**I-1**	**I-2**	**Definition/ Standards**
Residential Uses																		
All household living, as listed below:																		Sec. 7.3.1.A
Single-family detached dwelling	P	P	P	P	P	P	P	--	P	--P	P	CUP	--	--	P	--	--	Sec. 7.3.1.B
Mobile home	P	P	--	P	--	--	--	--	--	--	P	--	--	--	--	--	--	Sec. 7.3.1.C
Manufactured home	P	P	--	P	--	--	--	--	--	--	P	--	--	--	--	--	--	Sec. 7.3.1.D
Two-family dwelling	--	--	--	--	--	P	--	--	P	--P	--	CUP	--	--	P	--	--	Sec. 7.3.1.E
Townhouse	--	--	--	--	--	--	--	P	P	--P	--	CUP	--	--	P	--	--	Sec. 7.3.1.F
Multi-family dwellings	--	--	--	--	--	--	--	--	P	P	--	CUP	--	--	P	--	--	Sec. 7.3.1.G
Live-Work	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	CUP	--	--	CUP	--	--	Sec. 7.3.1.H
Cottage Court	--	--	--	--	--	--	--	--	CUP	--	--	--	--	--	CUP	--	--	Sec. 7.3.1.I
All group living, as listed below:																		Sec. 7.3.2
Boardinghouse	SU	SU	SU	SU	SU	--	SU	SU	SU	SU	--	--	--	--	--	--	--	Sec. 7.3.2.B
Community Residence	P	P	P	P	P	P	P	P	P	SUP	P	--	--	--	--	--	--	Sec. 7.3.2.C
Group home	SU	SU	SU	SU	SU	--	SU	SU	SU	SU	--	--	--	--	--	--	--	Sec. 7.3.2.D
Institutional residential	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	--	P	--	--	--	--	--	Sec. 7.3.2.E
Emergency Shelter	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	--	--	Sec. 7.3.2.F
Public/Institutional Uses																		
All civic, as listed below:																		Sec. **Error! Reference source not found.**~~7.4.1.A~~
Fraternal organization and club, non-profit	--	CUP	CUP	--	--	CUP	--	--	--	CUP	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.4.1.B~~

Key: P = Permitted Use SU = Special Use
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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. Error! Reference source not found.~~7.4.1.C~~
Community center	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	P	Sec. Error! Reference source not found.~~7.4.1.D~~
Colleges, public or private	P	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	Sec. Error! Reference source not found.~~7.4.1.E~~
Non-profit private clubhouse	P	P	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. Error! Reference source not found.~~7.4.1.F~~
Public buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. Error! Reference source not found.~~7.4.1.G~~
Museum, library, private	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	--	Sec. Error! Reference source not found.~~7.4.1.H~~
School, private	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	--	Sec. Error! Reference source not found.~~7.4.1.I~~
All parks and open space, as listed below:																		Sec. Error! Reference source not found.~~7.4.2.A~~
Cemetery, private	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	--	--	P	P	--	P	P	Sec. Error! Reference source not found.~~7.4.2.B~~
Marina	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	--	--	P	P	P	P	P	Sec. Error! Reference source not found.~~7.4.2.C~~
Parks, plaza, square	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	Sec. Error! Reference

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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
																		source not found.~~7.4.2.D~~
Playground	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	--	--	Sec. Error! Reference source not found.~~7.4.2.E~~
Open space, private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	Sec. Error! Reference source not found.~~7.4.2.F~~
Major utilities, private	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	Sec. Error! Reference source not found.~~7.4.3~~
Major utilities, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. Error! Reference source not found.~~7.4.3~~
Small wireless facilities and antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. Error! Reference source not found.~~7.4.4~~
Telecommuni-cations antennas and towers	SU	SU	--	--	--	--	--	--	--	--	--	--	SU	SU	--	SU	SU	Sec. Error! Reference source not found.~~7.4.5~~
Commercial Uses																		
Adult establishment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. Error! Reference source not found.~~7.5.1~~
All day care, as listed below:																		Sec. Error! Reference source not found.~~7.5.2~~
Adult care centers	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	--	P	--	--	P	P	P	Sec. Error! Reference source not found.~~7.5.2.B~~
Day care centers	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	--	Sec. Error! Reference source not found.~~7.5.2.C~~

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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Family day care facility	P	P	P	P	P	P	P	P	P	P	P	SU	--	--	P	--	--	Sec. Error! Reference source not found.~~7.5.2.D~~
Group day care facility	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	--	P	P	P	P	P	--	Sec. Error! Reference source not found.~~7.5.2.E~~
Nursery, kindergarten	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	--	Sec. Error! Reference source not found.~~7.5.2.F~~
All event facilities	SU	SU	SU	--	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	--	Sec. Error! Reference source not found.~~7.5.3~~
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	CUP	P	P	P	P	P	Sec.Error! Reference source not found.~~7.5.4~~
Commercial amusement, indoor	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. Error! Reference source not found.~~7.5.4.B~~
Concert hall, auditorium	--	--	--	--	--	--	--	--	--	--	--	CUP	P	P	CUP	P	P	Sec. Error! Reference source not found.~~7.5.4.C~~
Indoor shooting range	--	--	--	--	--	--	--	--	--	--	--	SU	--	SU	--	P	P	Sec.Error! Reference source not found.~~7.5.4.E~~
Theater	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec.Error! Reference source not found.~~7.5.4.G~~
Hotels, motels	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	Sec. Error! Reference source not found.~~7.5.5.B~~
Bed and breakfast	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--	--	--	CUP	CUP	--	--	Sec. Error! Reference

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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	**AG-1**	**AR-1**	**V-C**	**R-1-L**	**R-1**	**R-TF**	**R-SF**	**R-TH**	**R-X**	**R-MF**	**MHP**	**O-I**	**S-S**	**H-B**	**M-U**	**I-1**	**I-2**	**Definition/ Standards**
																		source not found.~~7.5.5.C~~
All medical, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.5.6~~
Hospital	--	--	--	--	--	--	--	--	--	--	--	SU	--	SU	--	SU	--	Sec. **Error! Reference source not found.**~~7.5.6~~
All office, except as listed below	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.5.7.A~~
Financial institutions	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	Sec. **Error! Reference source not found.**~~7.5.7.B~~
Radio, film, recording, and television studios and stations	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.5.7.C~~
Trade, vocational, business school	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.5.7.D~~
All personal service, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.5.8.A~~
Animal care (indoor)	CUP	CUP	--	--	--	--	--	--	--	--	--	P	P	P	CUP	P	P	Sec. **Error! Reference source not found.**~~7.5.8.B~~
Animal care (outdoor)	CUP	CUP	--	--	--	--	--	--	--	--	--	CUP	CUP	P	--	P	P	Sec. **Error! Reference source not found.**~~7.5.8.C~~
Catering service	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	Sec. **Error! Reference source not found.**~~7.5.8.D~~

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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Funeral home	--	--	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	Sec. **Error! Reference source not found.**~~7.5.8.F~~
Private morgue, mortuary, crematorium	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. **Error! Reference source not found.**~~7.5.8.G~~
Laundry and Dry Cleaning	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	P	Sec. **Error! Reference source not found.**~~7.5.8.H~~
Psychic, fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. **Error! Reference source not found.**~~7.5.8.L~~
Tattoo parlor or body piercing	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	--	SU	SU	Sec. **Error! Reference source not found.**~~7.5.8.N~~
Outdoor recreation, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	SU	Sec. **Error! Reference source not found.**~~7.5.9~~
Outdoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	Sec. **Error! Reference source not found.**~~7.5.9.B~~
Travel trailer park, campground, recreational vehicle park	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--	Sec. **Error! Reference source not found.**~~7.5.9.C~~
All eating and drinking, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	SU	P	P	P	--	--	Sec. **Error! Reference source not found.**~~7.5.10.A~~
Brewpub	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	--	Sec. **Error! Reference source not found.**~~7.5.10.B~~

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Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Drive-in restaurant	--	--	--	--	--	--	--	--	--	--	--	--	P	P	SU	--	--	Sec. Error! Reference source not found.~~7.5.10.C~~
All retail, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	Sec. Error! Reference source not found.~~7.5.11.A~~
Bakery	CUP	CUP	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	Sec. Error! Reference source not found.~~7.5.11.C~~
Pawn shop, pawn broker, title pawn, title loan, check cashing	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	P	P	Sec. Error! Reference source not found.~~7.5.11.D~~
Smoke or vape shop	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	P	P	Sec. Error! Reference source not found.~~7.5.11.E~~
All vehicular, as listed below:																		Sec. Error! Reference source not found.~~7.5.12~~
Boat and recreational vehicle sales, rental, or service	--	--	--	--	--	--	--	--	--	--	--	--	P	P	SU	P	P	Sec. Error! Reference source not found.~~7.5.12.B~~
Car wash	--	--	--	--	--	--	--	--	--	--	--	--	P	P	SU	P	P	Sec. Error! Reference source not found.~~7.5.12.C~~
Fuel sales	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	P	P	Sec. Error! Reference source not

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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	**AG-1**	**AR-1**	**V-C**	**R-1-L**	**R-1**	**R-TF**	**R-SF**	**R-TH**	**R-X**	**R-MF**	**MHP**	**O-I**	**S-S**	**H-B**	**M-U**	**I-1**	**I-2**	**Definition/ Standards**
																		found.~~7.5.12.D~~
Service Station	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	P	P	Sec. Error! Reference source not found.~~7.5.12.E~~
Truck stop	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. Error! Reference source not found.~~7.5.12.F~~
Vehicle sales, rental, or auction	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	Sec. Error! Reference source not found.~~7.5.12.F~~
Vehicle repair, minor	--	--	--	--	--	--	--	--	--	--	--	--	SU	P	--	P	P	Sec. Error! Reference source not found.~~7.5.12.H~~
Vehicle repair, major	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. Error! Reference source not found.~~7.5.12.I~~
Industrial Uses																		
All craft manufacturing	CUP	CUP	--	--	--	--	--	--	--	--	--	--	CUP	CUP	--	P	P	Sec. Error! Reference source not found.~~7.6.1~~
All data center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	Sec. Error! Reference source not found.~~7.6.2~~
All heavy industrial, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. Error! Reference source not found.~~7.6.3~~
Asphalt emulsion	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	Sec. Error! Reference source not found.~~7.6.3.B~~

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Airport	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	Sec. **Error! Reference source not found.**~~7.6.3.A.1~~
Airfield, private	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	Sec. **Error! Reference source not found.**~~7.6.3.A.2~~
All light industrial uses, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. **Error! Reference source not found.**~~7.6.4.A~~
Brewery, winery, distillery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. **Error! Reference source not found.**~~7.6.4.B~~
Micro-brewery	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	P	P	Sec. **Error! Reference source not found.**~~7.6.4.D~~
Micro-distillery	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	P	P	Sec. **Error! Reference source not found.**~~7.6.4.E~~
All research and development	SU	--	--	--	--	--	--	--	--	--	--	SU	--	--	--	P	P	Sec. **Error! Reference source not found.**~~7.6.5~~
All storage lots, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. **Error! Reference source not found.**~~7.6.6~~
Storage of soil, mulch or lumber, including the splitting of logs	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. **Error! Reference source not found.**~~7.6.6.A.6~~

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Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	**Definition/ Standards**
Truck terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. **Error! Reference source not found.**~~7.6.6.D~~
Truck yard	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. **Error! Reference source not found.**~~7.6.6.E~~
All self-service storage	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	--	P	P	Sec. **Error! Reference source not found.**~~7.6.7~~
All warehouse and distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. **Error! Reference source not found.**~~7.6.8~~
All waste related services, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. **Error! Reference source not found.**~~7.6.9.A~~
Composting of organic materials	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. **Error! Reference source not found.**~~7.6.9.B~~
Junk or salvage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	Sec. **Error! Reference source not found.**~~7.6.9.C~~
Slow rate land treatment system	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	Sec. **Error! Reference source not found.**~~7.6.9.D~~
Waste-related energy recovery or production	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	Sec. **Error! Reference source not found.**~~7.6.9.E~~
All wholesale	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. **Error! Reference source not found.**~~7.6.10~~
Agricultural Uses																		

Key: P = Permitted Use SU = Special Use
CUP = Conditional Use Permit "--" = Not permitted

	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Agriculture, general	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	Sec. Error! Reference source not found.~~7.7.1~~
Equestrian center	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. Error! Reference source not found.~~7.7.2~~
Agri-entertainment events	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. Error! Reference source not found.~~7.7.3~~
Farm winery	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. Error! Reference source not found.~~7.7.4~~
Sawmill	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. Error! Reference source not found.~~7.7.5~~
Accessory Uses																		
Accessory uses not listed below, as determined by the Director	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.1.5
Accessory structure	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	Sec. Error! Reference source not found.~~7.8.2~~
Accessory dwellings units (ADU).	P	P	P	P	P	--	P	--	P	--	--	--	--	--	P	--	--	Sec. Error! Reference source not found.~~7.8.3~~
Caretaker's residence	SU	SU	--	--	--	--	--	--	--	--	--	SU	--	SU	--	SU	SU	Sec. Error! Reference source not found.~~7.8.4~~
Drive-thru facility	--	--	--	--	--	--	--	--	--	--	--	P	P	P	SU	P	P	Sec. Error! Reference source not found.~~7.8.5~~

Key: P = Permitted Use SU = Special Use
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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Garage, private	P	P	P	P	P	P	P	--	P	P	P	--	--	--	P	--	--	Sec. **Error! Reference source not found.**~~7.8.6~~
Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.8.7~~
Guest house	P	P	P	P	P	--	P	--	P	--	--	--	--	--	--	--	--	Sec. **Error! Reference source not found.**~~7.8.8~~
Home-based business, as listed below																		Sec. **Error! Reference source not found.**~~7.8.9~~
Home office	P	P	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. **Error! Reference source not found.**~~7.8.9.B~~
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	--	--	P	--	--	Sec. **Error! Reference source not found.**~~7.8.9.C~~
Residential business	P	CUP	CUP	--	CUP	CUP	CUP	--	--	CUP	--	--	--	--	CUP	--	--	Sec. **Error! Reference source not found.**~~7.8.9.D~~
Rural business	P	CUP	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. **Error! Reference source not found.**~~7.8.9.E~~
Institutional accessory uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.8.10~~
Keeping of livestock and poultry	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	P	Sec. **Error! Reference source not found.**~~7.8.11~~
Modular offices/class-rooms	SU	SU	SU	SU	SU	SU	SU--	--	SU	SU	SU	SU	SU	SU	SU	SU	SU	Sec. **Error! Reference source not found.**~~7.8.12~~

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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	**Definition/ Standards**
On-site parking	P	P	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.8.13~~
Outdoor storage, minor	P	P	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.8.14~~
Outdoor storage, major	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	P	P	Sec. **Error! Reference source not found.**~~7.8.15~~
Religious accessory uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.8.16~~
Short-term rental	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	Sec. **Error! Reference source not found.**~~7.8.17~~
Swimming pool, hot tub, spa	P	P	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. **Error! Reference source not found.**~~7.8.18~~
Temporary Uses																		
Farmer's market	P	P	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	SU	Sec. **Error! Reference source not found.**~~7.9.1~~
Mobile food establishment	CUP	CUP	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.9.2~~
Garden market	P	P	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	SU	Sec. **Error! Reference source not found.**~~7.9.3~~
Temporary buildings, as listed below																		
Construction trailer, 12 months or less	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	CUP	CUP	P	P	P	P	P	P	Sec. **Error! Reference source not found.**~~7.9.4.B~~

Key: P = Permitted Use SU = Special Use
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	Rural				Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-SF	R-TH	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Construction trailer, more than 12 months	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Sec. **Error! Reference source not found.**~~7.9.4.B~~
Sales office, 12 months or less	--	--	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. **Error! Reference source not found.**~~7.9.4.C~~
Temporary events, 90 days or less	P	P	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	Sec. **Error! Reference source not found.**~~7.9.5~~
Temporary events, more than 90 days	CUP	CUP	--	--	--	--	--	--	--	--	--	CUP	CUP	CUP	CUP	--	--	Sec. **Error! Reference source not found.**~~7.9.5~~
Yard/garage sales	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	Sec. **Error! Reference source not found.**~~7.9.6~~
Other																		
Conservation Subdivision	--	--	SU	--	SU	--	--	--	--	--	--	--	--	--	--	--	--	**Error! Reference source not found.**~~Sec. 4.8~~
Subdivision, residential	SU	SU	~~SUPC~~ UP	~~SUPC~~ UP	~~SUPC~~ UP	~~SUPC~~ UP	CUP~~S~~ ~~U~~	CUP~~S~~ ~~U~~	~~SUPC~~ UP	~~SUPC~~ UP	--	SU	--	--	SU	--	--	Article 9
Subdivision, non-residential	--	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	SU	Article 9
Minor subdivision	P	P	~~SUPC~~ UP	~~SUPC~~ UP	~~SUPC~~ UP	~~SUPC~~ UP	CUP~~S~~ ~~U~~	CUP~~S~~ ~~U~~	~~SUPC~~ UP	~~SUPC~~ UP	--	--	--	--	--	--	--	**Error! Reference source not found.**~~Sec. 12.2~~

Sec. 7.3. Residential Uses

A. Relationship to Base Zoning Districts and Development Standards

1. Each residential housing type identified in this Article shall be associated with a base zoning district that establishes the minimum applicable dimensional standards, including but not limited to lot size, setbacks, density, and frontage.
2. Developments proposing a specific residential use shall comply with:
   a. The use-specific standards of this Article;
   b. The dimensional standards of the corresponding base zoning district;
   c. And other applicable provisions including but not limited to Article 8 and Article 9.
3. Where a development includes a mix of residential product types, each product type shall comply with its respective use-specific standards and corresponding base zoning district requirements, unless otherwise modified through a zoning action approval.

7.3.1. Household Living

A. Defined

Occupancy of a dwelling unit by a household. Household living includes the following:

1. Single-family dwelling.
2. Mobile home.
3. Manufactured home.
4. Two-family dwelling.
5. Townhouse.
6. Multi-family dwelling.
7. Live-work.
8. Cottage Court.

B. Single-Family Dwelling (Detached)

1. **Defined**

   A detached dwelling on its own lot, other than a mobile home or travel trailer, designed and used for permanent occupancy by one family.

2. **Use Standards**
   a. The base zoning district for this use shall be Residential Single-Family Detached (R-SF).
   b. -Each dwelling unit shall be located on an individual lot and shall not share common walls with any other dwelling unit.

C. Mobile Home

1. **Defined**

   A dwelling manufactured prior to June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on-site, is 320 or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

D. Manufactured Home

1. **Defined**

FOR ADOPTION

A dwelling fabricated in an off-site facility for installation or assembly at the building site, bearing a label certifying that it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401, et seq.), which first became effective on June 15, 1976. The term "manufactured home" includes a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on-site, is 320 or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein, except that such term includes any structure which meets all the requirements of this definition except the size requirement and with respect to which the manufacturer voluntarily files a certification required by the Federal Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974.

E. Two-Family Dwelling

1. **Defined**

   A detached dwelling designed and used for permanent occupancy by two families living independently of each other.

2. **Use Standards**

   a. The base zoning district for this use shall be Residential Two-Family (R-TF).

   b. Each dwelling unit shall be located on an individual lot and shall share common walls with one other dwelling unit.

   ~~b.~~c. For Major subdivisions, lots and yards within the interior of the development may be reduced to zero and developed as zero lot line development, provided that all applicable standards and building code requirements are met.

3. Accessory dwelling units (ADUs) are not permitted.

4. When incorporated into an R-X or M-U development, minimum lot size is 6,000 square feet per two family dwelling.

F. Townhouse

1. **Defined**

   A building containing three or more attached dwelling units in which each unit is designed and used for permanent occupancy by one family, each unit is located on an individual lot and has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls. This definition also includes the terms “single-family attached” or “zero-lot line”.

2. **Use Standards**

   a. The base zoning district for this use shall be Residential Single-family attached (R-TH).

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b. Accessory dwelling units (ADUs) and accessory structures are not permitted.

c. No individual building may contain more than 6 attached units.

d. When more than one principal building is constructed on a lot, buildings must be separated by at least 10 feet.

e. Common parking areas must be located to the side or rear of the dwellings. Access to parking areas must be provided by a shared driveway or alley at least 20 feet in width.

f. Driveway access for individual units is not permitted when located along an existing public street and must be located to the rear of the dwelling. Access must be provided by an internal street, shared driveway or alley at least 20 feet in width.

g. Buildings containing more than three attached units must be designed so that facades and roofs are staggered or offset by at least 3 feet for every grouping of two units.

h. When subdivided fee simple, each townhouse lot must be at least 2,000 square feet in area.

~~h.~~i. For Major subdivisions, lots and yards within the interior of the development may be reduced to zero and developed as zero lot line development, provided that all applicable standards and building code requirements are met.

G. Multi-Family Dwelling

1. **Defined**

A building or lot designed and used for permanent occupancy by three or more families living independently of each other in attached or detached units, located within one or more buildings, and not otherwise meeting the definition of townhouse.

2. **Use Standards**

a. The base zoning district for this use shall be Residential Multi-Family (R-MF).

b. Accessory dwelling units (ADU) are not permitted.

c. Multi-family dwellings must be developed with adequate provisions for access and for adequate protection of the surrounding properties.

d. When more than one principal building is constructed on a lot, the buildings must collectively and individually adhere to the setback requirements of the district in which they are located.

e. When more than one principal building is constructed on a lot, external areas must be lighted.

f. When more than one principal building is constructed on a lot, buildings must be separated by at least 10 feet.

g. When swimming facilities are provided, they must be enclosed by a fence at least 4 feet high. Fences must include a self-latching or self-closing gate.

h. Areas not utilized for buildings, off-street parking, or off-street loading must be landscaped and maintained by the property owner.

i. Off-street loading, unloading, and service areas are required in

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accordance with Sec. 8.1.5.

H. Live-Work

1. **Defined**

   Nonresidential activity conducted wholly within a dwelling unit that allows employees, customers, clients or patrons to visit.

2. **Use Standards**

   a. Live-work is only permitted on the ground floor of a dwelling unit.

   b. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.

   c. The live-work use may employ no more than two persons not living on the premises at any one time.

   d. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.

   e. The nonresidential use of the live-work use is limited to a permitted or special use allowed in the zoning district.

   f. No equipment or process may be used that creates, without limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal human senses, off the premises.

   g. No more than five customers are permitted on the premises at any one time.

I. Cottage Court

1. **Defined**

   Clustered groups of smaller detached dwellings arranged around a central common area such as a park, commons, courtyard, or garden.

2. **Use Standards**

   a. At least 4 and no more than 12 detached dwelling units are permitted for each central common area.

      i. When more than one cottage court is developed on a lot, each cluster must be accessible from a public right-of-way or shared private driveway with access to a public right-of-way.

   b. Each dwelling unit must have frontage on and direct access to the central common area.

   c. Front porches must be provided for each individual dwelling unit.

   d. Common areas must be provided at a ratio of 600 square feet for each dwelling unit. No common area may be less than 3,000 square feet.

   e. Common areas should consist of pervious materials except for walkways, trails, benches, decorative elements, and other impervious materials as approved by the Director.

   f. Common parking areas must be located to the side or rear of the dwellings. Access to parking areas must be provided by a shared driveway or alley at least 20 feet in width.

   g. Individual parking areas, where provided, must be located to the side or rear of the dwelling. Access must be provided by a shared

driveway or alley at least 20 feet in width.

7.3.2. Group Living

A. Defined

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training.

The Fair Housing Act (42 U.S.C. Section 3604(f)(3)) makes it unlawful to make a dwelling unavailable to a person because of race, color, national origin, sex, familial status, handicap or disability. No policy or practice of this UDC is intended to have a disparate impact on a protected class. Further, in order to avoid prohibited discrimination, if a person or persons identified as a protected class believes a reasonable accommodation can be made to any use restriction, that person or persons are required to make an application for a special use or zoning text or map change.

Group living includes the following:

1. Boardinghouse.
2. Community Residence.
3. Group home.
4. Institutional residential.
5. Shelter.

B. Boardinghouse

1. **Defined**

   A dwelling in which meals and lodging are furnished for compensation to more than four but not more than nine guests. Such dwellings may not contain more than five guest rooms.

C. Community Residence

1. **Defined**

   A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of unrelated persons with disabilities or pregnant or parenting youth who are displaced or in DFACS custody plus paid support staff by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents with disabilities are present at the dwelling.

2. **Standards**

   A community residence must comply with applicable federal, state, and local licensing requirements.

D. Group Home

1. **Defined**

   A residential care facility in which:

   a. The operator is not legally related to the individuals supervised and is licensed by the State of Georgia to provide community alternatives in a residential environment to institutional care for individuals in need of such care.

   b. More than five persons reside, including operators, supervisors, and individuals under care.

   c. Such individuals are provided with room, board, personal or physical care and supervision in a family environment. The term group home includes, without limitation by reason of enumeration, home as established under the "Community Services Act for the Mentally Retarded" (Ga. Laws 1972, page

700), and other homes of similar intention and purpose; but does not include facilities housing persons convicted of crimes but not housed in penal institutions.

E. Institutional Residential

1. **Defined**

An umbrella term that encompasses the following:

a. Assisted Living Facility.

Residences for the frail or elderly that provide rooms, meals, personal care, and supervision of self-administered medication.

b. Independent Living.

Adults at least 55 years of age or older living within multi-family rental properties with central dining facilities that provide residents, as part of their monthly fee, access to meals and other services such as housekeeping, linen service, transportation, and social and recreational activities. Independent living facilities do not provide, in a majority of the units, assistance with activities of daily living such as supervision of medication, bathing, dressing, and toileting. There are no licensed skilled nursing beds on the property.

c. Intermediate Care Home.

A facility that admits residents on medical referral only, and includes the provision of food, and special diets when required, shelter, laundry and personal care services, such as help with dressing, getting in and out of bed, bathing, feeding, medications and similar assistance, such services being under appropriate licensed supervision. Intermediate care does not normally include providing care for bed-ridden patients except on an emergency or temporary basis.

d. Nursing home.

A facility that admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision, maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical or dental emergency and who will be responsible for the general medical and dental supervision of the home.

e. Skilled Nursing Care Facility.

A facility that admits residents on medical referral; it maintains the services and facilities for skilled nursing care and has a satisfactory agreement with a physician and dentist who will provide continuing supervision including emergencies; it complies with rules and regulations of the Georgia Department of Human Resources. The term "skilled nursing care" means the application of recognized nursing methods, procedures, and actions directed toward implementation of the physician's therapeutic and diagnostic plan, detection of changes in the human body's regulatory system, preservation of such body defenses, prevention of complications and emotional well-being, including but not limited to the following:

i. The administration of oral or injectable medications which cannot be self-administered. Others include the administration of oxygen, the use of suction, the insertion or changing of catheters, the application of medicated dressings, the use of aseptic technique and preparation of the patient for special procedures.

ii. Observation in the care of the patient for symptoms and/or physical and mental signs that may develop and which will require attention of the physician and a revision in the patient's treatment regimen.

2. **Use Standards**

a. Facilities must conform with the requirements of the Georgia State Board of Health and any other applicable federal or state licensing requirements.

b. Plans for facilities must receive the written approval of the Hall County Board of Health before issuance of any permits.

c. Copies of the above approvals must be attached to the building permit to be retained in the files of the County Building Official.

F. Emergency Shelter

1. **Defined**

A facility providing temporary sleeping facilities for displaced persons.

Sec 7.6.2. – Data Center

A. Defined.

A Data Center is a facility or portion thereof primarily designed, constructed, and operated for the purpose of housing computer systems, servers, telecommunications equipment, or related infrastructure used for the processing, storage, management, or transmission of digital data and applications.

A data center may include accessory and supporting infrastructure necessary to its operation, including but not limited to:

1. Mechanical cooling systems and air handling equipment,
2. Backup power generation systems,
3. Electrical substations and related power distribution equipment,
4. Water cooling, storage, and treatment facilities,
5. Security, monitoring, and fire suppression systems.

Data centers may take various operational forms, including but not limited to enterprise, colocation, cloud, managed services, and hyperscale facilities. Server rooms, telecommunications rooms, or similar facilities located entirely within an otherwise permitted principal building and serving the principal use shall not be considered a data center.

B. Data Center Classification by Scale.

For the purposes of zoning, review, and regulation, data centers shall be classified according to the aggregate gross floor area devoted to data center operations on a site or campus, as follows:

1. Minor Data Center

   A Minor Data Center is a data center facility containing less than 20,000 square feet of gross floor area. Minor data centers may include enterprise server facilities, colocation facilities, edge computing facilities, minor cryptocurrency mining operations, or similar facilities operating at a scale below that of a Medium Data Center.

2. ~~1.~~ Medium Data Center

   A Medium Data Center is a data center containing 20,000 square feet to less than 100,000 square feet of gross floor area. Medium data centers are generally intended to support moderate-scale operations and typically operate below thresholds requiring major electrical substations or high-voltage transmission infrastructure.

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3. ~~2.~~ Major Data Center

A Major Data Center is a data center containing 100,000 square feet to less than 500,000 square feet of gross floor area. Major data centers have substantial land, electrical, water, and infrastructure demands.

4. ~~3.~~ Data Center Campus

A Data Center Campus is a unified development consisting of two or more data center buildings under common ownership or control, or developed pursuant to a master development plan. A data center campus contains an aggregate of 500,000 square feet of gross floor area or more devoted to data center operations.

5. Cryptocurrency Data Center / Mining Facility.

A Cryptocurrency Data Center or Cryptocurrency Mining Facility is a facility, or portion thereof, primarily devoted to the operation of data processing equipment used to verify cryptocurrency transactions and maintain distributed digital ledgers (commonly referred to as "blockchain"), including the generation or "mining" of cryptocurrency units.

This definition applies only to areas containing electronic data processing equipment and excludes space used for offices, storage, shipping and receiving, warehousing, or other non-processing activities.

~~Cryptocurrency data centers shall be regulated as a distinct use due to their operational characteristics, energy demand profiles, and potential land use impacts.~~

C. Standards for Minor Data Centers

1. Sec.7.6.2.C is applicable to minor data centers only. Any data centers over 20,000 square feet should meet secs.7.6.2.D-N
2. Minor Data Centers shall be permitted through a special use approval within the I-1 or ~~and~~ I-2 zoning districts.
    a. Minor Data Centers shall comply with all development standards applicable to the underlying zoning district, including minimum lot area, setbacks, building height, lot coverage, parking, landscaping, and architectural standards.
    b. Buffers
        i. A minimum fifty (50) foot landscape buffer shall be provided along all property boundaries

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ii. Where adjacent properties are zoned or used for industrial purposes, the required buffer may be reduced to thirty (30) feet.

iii. Required buffers shall comply with Article 8.

c. Cooling Systems

i. Open-loop cooling systems shall be prohibited.

ii. Air-cooled systems, closed-loop cooling systems, or equivalent water-conserving technologies shall be permitted.

d. Utility Capacity

i. Prior to issuance of a land disturbance permit, the applicant shall provide written will-serve letters ~~documentation~~ from the electric utility provider demonstrating adequate electrical capacity to serve the proposed facility.

ii. Any required utility upgrades necessary to serve the development shall be the responsibility of the applicant.

e. Noise

i. Minor Data Centers shall comply with the noise standards established in Section 7.6.2.E.6.

f. Studies and Analyses

i. The studies and analyses required under Section 7.6.2.E.7 shall not be required for Minor Data Centers unless determined necessary by the Planning and Zoning Director during development review due to the scale, operational characteristics, or potential impacts of the proposed facility.

ii. The applicant shall provide any additional studies determined necessary by the County.

iii. The applicant shall reimburse the County for costs associated with third-party professional review of required studies, analyses, or technical reports when such review is determined necessary by the County.

~~B.~~D. **Zoning Authorization and Community Engagement Requirements.**

1. Zoning Authorization

a. ~~a.~~Data centers shall be permitted only by Special Use Permit within the Light Industrial (I-1) and Heavy Industrial (I-2) zoning districts.

b. ~~b.~~ Approval of a Special Use Permit for a data center shall be subject to review and final action by the Board of Commissioners, in accordance with the procedures and criteria set forth in this Ordinance.

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2. Community Meeting
   a. ~~a.~~In addition to all required public hearings, the applicant shall conduct at least one (1) community meeting for the purpose of informing nearby property owners and residents about the proposed data center development.
   b. ~~b.~~ The community meeting shall include, at a minimum, a presentation of the proposed project, including:
      i. A conceptual site plan,
      ~~i.~~ Building elevations, and
      ii.
      ~~ii.~~iii. A viewshed analysis from public rights-of-way.
   c. ~~c.~~The community meeting shall comply with the following:
      ~~ii.~~i. The meeting shall occur after the rezoning or special use petition has been filed and no less than thirty (30) days prior to the associated public hearing.
      ~~iii.~~ii. The meeting shall be conducted within the geographic boundaries of Hall County, Georgia, between the hours of 5:00 p.m. and 8:00 p.m. Eastern Time.
      ~~iv.~~iii. All notices and signage shall include the applicant's name and contact information, a brief description of the proposed data center, the parcel number(s), and the date, time, and location of the community meeting. All notice materials shall be subject to approval by the Planning and Zoning Director or their designee.
      ~~v.~~iv. Written notice shall be mailed to the owners of all real property located within one thousand (1,000) feet of the subject property boundaries at least fourteen (14) days prior to the community meeting.
      ~~vi.~~v. Notice shall be advertised in a newspaper of general circulation serving Hall County residents at least seven (7) days prior to the community meeting. The advertisement shall:
         a. Be prominently displayed,
         b. Be a minimum of thirty (30) square inches in size, and
         c. Not be placed within the legal advertisements section of the newspaper.
      ~~vii.~~vi. At least fourteen (14) days prior to the community meeting, the applicant shall post signage on the subject property along all road frontages. Each sign shall:
         a. Be a minimum of twenty (20) square feet in area,

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b. Be legible from a distance of at least twenty-five (25) feet, and
c. Remain in place until the conclusion of the community meeting.

~~viii.~~vii. An applicant representative with decision-making authority regarding the design and layout of the data center shall attend the community meeting in person.

d. ~~d.~~ Failure to comply with the community meeting requirements set forth herein shall result in the application not being scheduled for, or being removed from, the Board of Commissioners' agenda until such requirements have been satisfied. Once compliance is achieved, the application may proceed in accordance with all applicable public notice and hearing requirements.

e. A community meeting report shall be provided to staff summarizing the meeting plan, discussion/minutes, and outreach efforts, along with supporting documents for the record, as part of the Special Use application.

~~C.~~E. Use Standards

1. General Development Standards
   a. Minimum Lot Area: Twenty (20) acres
   b. Maximum Height: Sixty (60) foot building height with up to an additional ten (10) feet for parapet and rooftop equipment, not to exceed seventy (70) feet total, subject to applicable Federal, State, and Local regulations
   c. Minimum lot width: Two hundred fifty (250) feet of frontage
   d. Minimum front yard setback: One hundred (100) feet
   e. Minimum side yard setback: One hundred (100) feet
   f. Minimum rear yard setback: One hundred (100) feet
   g. Minimum distance between buildings: One hundred (100) feet
   h. Maximum lot coverage: Eighty (80) percent

2. Infrastructure Requirements
   a. All data centers shall be served by public water. The use of private wells is prohibited.
   b. All data centers shall be served by public sanitary sewer.
   c. On-Site Power Generation
      i. Data center facilities may propose on-site power generation systems intended to support facility operations or reduce reliance on regional electrical infrastructure.

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ii. Any such systems shall be subject to review and approval by the County and must comply with all applicable federal, state, and local laws and regulations, including environmental permitting, safety standards, and utility coordination requirements.

iii. Diesel generators as primary on-site power generation is prohibited, except during bona fide utility grid failures or emergency conditions.

iv. On-site power generation facilities may include, but are not limited to:

a. Diesel generator systems, limited use
b. Renewable energy installations
c. Energy storage systems
d. Microgrid infrastructure
e. Emerging technologies such as small modular reactors or similar systems subject to any applicable federal licensing and preemption limitations

~~v.~~ Approval of such systems shall require demonstration that the proposed technology meets all applicable regulatory approvals and does not create adverse impacts to public safety, infrastructure, or surrounding properties.

~~d.~~ ~~U~~d. Utility Coordination

i. Prior to issuance of any land disturbance permit, written will-serve letters and approved plans shall be provided by all applicable utility providers, including water, sewer, and electric service providers.

3. Architectural Standards

a. Data center buildings shall be designed to minimize adverse visual impacts on surrounding properties and public rights-of-way, as demonstrated through submitted architectural elevations, renderings, or viewshed analyses.
b. For all building façades visible from a public street or right-of-way, exterior materials shall include a minimum of two (2) of the following:
   i. Brick, stone, or architectural precast concrete panels
   ii. Architectural metal panels with a non-reflective finish
   iii. High-quality fiber cement panels
c. Building façades visible from public rights-of-way shall be designed to avoid large, uninterrupted blank walls and shall incorporate architectural elements such as material variation, articulation, modulation, recesses,

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projections, or similar features to create visual interest and reduce perceived building mass.

d. To reduce perceived building mass, façades visible from public rights-of-way shall incorporate at least two (2) of the following design elements:
   i. Vertical or horizontal articulation at intervals not exceeding fifty (50) feet
   ii. Variation in building height of at least ten percent (10%) or stepped rooflines
   iii. Architectural projections or recesses with a minimum depth of two (2) feet
   iv. Changes in façade materials or colors, utilizing at least two material types

4. Buffers
   a. Where a data center site abuts a residentially zoned or residentially used property, a minimum undisturbed buffer of five hundred (500) feet shall be provided, measured from the property line. Buffers shall remain in a natural, forested condition except for approved fencing, access points, and utility crossings. Any disturbed or sparsely vegetated buffer areas shall be replanted in accordance with this UDC.
   b. Where a data center site abuts non-residential zoning and on road frontage side, the buffer may be reduced to one hundred (100) feet. These buffers may be disturbed and replanted in accordance with this UDC.
5. Fencing
   a. Perimeter fencing shall be required to enclose the data center facility.
   b. Decorative metal fencing with landscape strip is required along frontage.
   c. Anti-climb features including barbed wire, razor wire, concertina wire, or similar materials are prohibited on fencing visible from public rights-of-way.
   d. Where fencing is located along a property line and visible from adjacent properties or public rights-of-way, fencing shall be decorative metal, with a minimum height of eight (8) feet.
   e. Where fencing is located within required buffers and is not visible from adjacent properties or public streets, vinyl-coated chain-link fencing may be permitted and may include anti-climb features.
6. Noise and maintenance requirements.
   a. Maximum sound levels shall not exceed:

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i. Sixty (60) decibels (dBA) during daytime hours, between 7:00 a.m. and 10:00 P.M., as measured at any property line;
ii. Fifty-five (55) decibels (dBA) during nighttime hours, between 10:00 p.m. and 7:00 a.m., as measured at any property line.

b. Backup Generators
   i. All generators shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) and meet Tier 4 emission standards.

c. Generator Testing and Operation:
   i. Generator testing shall not exceed ten (10) hours per month.
   ii. Testing shall be limited to Monday through Friday between 9:00 a.m. and 5:00 p.m., excluding weekends and federal holidays.
   iii. Generators shall be enclosed or screened with sound attenuation measures to reduce noise and air pollution.
   iv. Generator use exceeding permitted noise levels shall be allowed only during bona fide emergency utility outages.

d. Monitoring and Reporting:
   i. Prior to issuance of a Certificate of Occupancy, the applicant shall submit a post-construction noise compliance report prepared by a qualified acoustical engineer.
   ii. A continuous sound monitoring system shall be installed and operated 24 hours per day, 365 days per year to verify compliance with permitted noise levels.
   iii. A noise report, generator testing and maintenance log shall be submitted annually to the Planning and Zoning Director as part of the required compliance report.

7. Required Studies & Analyses.
   a. ~~a.~~The following studies shall be required as part of the data center review process at the zoning/special use application stage:
      i. Noise Impact Assessment
      ii. Environmental Impact Analysis
      iii. Water Consumption and Sustainability Plan
      iv. Energy Consumption and Sustainability Plan
      v. Sewer Capacity and Demand Analysis
   b. In addition, required at development review/land disturbance permit
      ~~vi.~~i. Lighting Plan
      ~~vii.~~ii. Transmission Line Impact Assessment

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~~viii.~~iii. Tree Preservation and Reforestation Plan
~~ix.~~iv. Stormwater Management Plan
~~x.~~v. Waste management plan
~~xi.~~vi. Emergency action plan

c. ~~b.~~ All mitigation measures identified within required studies shall be incorporated into the approved development plans.

d. ~~c.~~Annual compliance reports detailing noise levels, water usage, and energy consumption shall be submitted to the Planning and Zoning Director for review.

e. ~~d.~~ The applicant shall reimburse the County for ~~the reasonable~~ costs of third-party professional review of required studies, assessments, or analyses, where such review is determined necessary by the County to evaluate the proposed development. Such costs shall be directly related to the application and shall be limited to services provided by qualified professionals retained by the County.

8. Site Lighting~~.~~
   a. All exterior lighting shall utilize full cutoff, fully shielded (zero uplight) fixtures designed to prevent light trespass and preserve night sky conditions.
   b. Light fixtures shall be located a minimum distance of four (4) times the mounting height from adjacent property lines.
   c. The maximum height of site lighting shall not exceed twenty (20) feet above finished grade.
   d. At any property line abutting a residential use, illumination shall not exceed 0.05 footcandles, measured at ground level or as otherwise approved by the Planning and Zoning Director, or their designee, based on photometric analysis.

9. Mechanical Equipment, Generator and Substations~~.~~
   a. All mechanical equipment, generators, cooling equipment, and substations shall be fully screened from public rights-of-way and adjacent residential properties by an opaque wall, fence, or vegetated berm with a minimum height of 8 feet and located a minimum of 500 feet from residential properties.

10. Cooling and Ventilation Systems~~.~~
    a. The Applicant shall specify the proposed cooling and ventilation equipment as part of the zoning petition. Open-loop cooling systems are prohibited. All

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liquid cooling shall utilize closed-loop or equivalent water-conserving technologies.

11. Emergency Response~~.~~

a. Annual training for emergency response personnel (Fire, EMA, 911) shall be coordinated by the operator. The applicant shall reimburse the County for associated costs related to specialized training or equipment needed for response to the facility, which are reasonably attributable to the proposed facility's unique operational characteristics.

~~a.~~b. Security Plan Requirement

The applicant shall submit a comprehensive Security Plan, subject to review by the County. The plan shall include:

i. Controlled access points and access control systems;
ii. 24/7 security staffing or monitoring;
iii. Video surveillance coverage of all access points, perimeter, and critical infrastructure;
iv. Security lighting sufficient for law enforcement operations;
v. Procedures for trespassing, protests, and civil disturbances;
vi. Emergency contact information and coordination protocols with local law enforcement.

~~b.~~c. Emergency Action Plan Enhancement

The required Emergency Action Plan shall include:

~~vii.~~i. Active threat/active shooter response procedures;
~~viii.~~ii. Bomb threat protocols;
~~ix.~~iii. Evacuation and shelter-in-place plans;
~~x.~~iv. Coordination with local emergency services.

~~c.~~d. Cryptocurrency Facilities Additional Standards

Cryptocurrency facilities shall provide enhanced security measures, including:

~~xi.~~i. Increased surveillance;
~~xii.~~ii. Defined staffing or monitoring requirements;

~~d.~~e. Protest & Civil Disturbance Planning

Security or emergency plans shall include protocols for managing protests, including coordination with law enforcement and traffic control measures.~~]~~

~~e.~~f. Enforcement Authority

The County, including the Sheriff's Office and Code Enforcement, shall have authority to enforce all provisions of this ordinance.

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~~D.~~F. Decommission, Abandonment, and Site Restoration

The purpose of this section is to ensure that data center facilities are responsibly ~~decommissioned~~decommissioned, and sites restored in the event of facility closure, abandonment, or change in operational use. These provisions are intended to protect public health, safety, welfare, and the environment, and to ensure that property may be safely returned to productive use without leaving abandoned infrastructure or environmental hazards.

1. Notice of Cessation of Operations
    a. The owner or operator of a data center facility shall provide written notice to the Planning and Zoning Department of any intent to permanently cease operations of the facility.
    b. Such notice shall be provided not less than six (6) months prior to the anticipated cessation of operations.
    c. The notice shall include a general timeline for shutdown and the anticipated schedule for decommissioning activities.

2. Decommissioning Plan Required
    a. Prior to the commencement of any decommissioning activities, the property owner or operator shall submit a Data Center Decommissioning Plan for review and approval by the County.
    b. The Decommissioning Plan shall be reviewed by the appropriate County departments and all applicable agencies.
    c. Decommissioning activities shall not commence until the Decommissioning Plan has been approved and all required permits have been issued.

3. Decommissioning Plan Contents

    The Decommissioning Plan shall include, at a minimum, the following information:
    a. A detailed timeline describing the anticipated phases of facility shutdown, equipment removal, infrastructure dismantling, and site restoration.
    b. Procedures for the dismantling and removal of all data center related equipment and infrastructure including, but not limited to:
        i. servers and computing equipment
        ii. server racks and storage systems
        iii. cooling and mechanical equipment
        iv. backup generators
        v. fuel storage tanks
        vi. electrical substations and transformers

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vii. telecommunications infrastructure
viii. ancillary mechanical or electrical systems associated with data center operations

c. Identification and proper handling procedures for all hazardous materials located on the site including, but not limited to:
   i. diesel fuel
   ii. batteries and battery storage systems
   iii. refrigerants
   iv. oils and lubricants
   v. cooling chemicals or fluids
   vi. All hazardous materials shall be removed, transported, and disposed of in accordance with applicable federal, state, and local regulations.
d. A site remediation plan addressing potential environmental impacts associated with data center operations, which may include:
   i. soil testing
   ii. groundwater testing, where applicable
   iii. identification of contamination
   iv. remediation measures if contamination is detected
   v. monitoring and verification procedures
e. Procedures for the safe disconnection and coordination with all applicable utility providers including:
   i. electrical service
   ii. water service
   iii. sanitary sewer service
   iv. telecommunications infrastructure
   v. natural gas service, if applicable
f. Measures to restore the site to a safe and stable condition suitable for redevelopment or continued permitted use. Site restoration may include:
   i. removal of foundations or structures as required
   ii. grading and stabilization
   iii. erosion control measures
   iv. revegetation or landscaping where applicable

4. Decommissioning Permit

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a. Decommissioning plans shall be submitted for review through the County's development review process.

b. Following approval of the Decommissioning Plan, the owner or operator shall obtain other applicable permits prior to commencement of decommissioning work.
c. Removal, abandonment, or transfer of ownership of electrical substations, transmission infrastructure, and related utility facilities shall be determined during the decommissioning review process in coordination with the applicable utility provider.

5. Financial Assurance
   a. Prior to the commencement of decommissioning activities requiring a Land Disturbance Permit or site restoration work, the County may require financial assurance in a form acceptable to the County Attorney.
   b. Acceptable forms of financial assurance may include:
      i. performance bond
      ii. irrevocable letter of credit
      iii. escrow agreement
      iv. other financial instruments deemed acceptable by the County
   c. The amount of financial assurance shall be based on the estimated cost of decommissioning and site restoration as determined by the County.
   d. Financial assurance shall remain in effect until the County has verified that all decommissioning and restoration work has been completed in accordance with the approved plan.

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6. Inspection and Compliance
   a. Decommissioning activities shall be subject to inspection by the County to ensure compliance with the approved Decommissioning Plan.
   ~~a.~~b. Following cessation of operations and until final completion of decommissioning, the County may conduct periodic inspections of the property to verify compliance with the approved Decommissioning Plan.
   ~~b.~~c. Upon completion of all required work, the County shall conduct a final inspection to verify that all equipment, hazardous materials, and infrastructure have been properly removed and the site has been restored.

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7. Abandonment of Facility
   a. A data center facility may be deemed abandoned if the facility ceases operations for a period of twelve (12) consecutive months, excluding temporary shutdowns for maintenance, upgrades, or repairs.

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b. Upon determination of abandonment, the County may require the property owner to submit and implement a Decommissioning Plan in accordance with this section.
c. Failure to comply may result in enforcement actions as authorized under this Ordinance.

8. Completion of Decommissioning
    a. Decommissioning activities shall commence within six (6) months following cessation of operations or determination of abandonment and shall be completed within twenty-four (24) months, unless an extension is granted by the Planning and Zoning Director, or their designee, for good cause.
    b. Upon satisfactory completion of all required work and final approval by the County, any posted financial assurance may be released.
    c. Upon completion of decommissioning, the Special Use Permit authorizing the data center use shall be considered terminated and void.
    d. Reestablishment of a data center use on the property shall require approval of a new Special Use Permit.

9. Conversion or Change of Use
    a. Existing structures may be repurposed for other uses permitted within the underlying zoning district, subject to compliance with applicable building codes and zoning regulations.
    b. Conversion of an existing data center facility to another high-intensity computing or digital processing use, including but not limited to:
        i. cryptocurrency mining operations
        ii. artificial intelligence computing facilities
        iii. large-scale cloud computing or colocation centers not previously approved
        iv. similar high-density computing operations
        v. shall require review and approval as a new Special Use Permit, unless determined by the Planning and Zoning Director, or their designee, to be substantially similar to the originally approved use.

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STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE WITH REGARD TO ARTICLE 8-SITE DEVELOPMENT

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 8 of the UDC establishes the site development standards applicable to development within Hall County, including regulations governing parking and loading, fencing and buffers, tree protection, sidewalks, open space, signs, architectural standards, amenities, outdoor lighting, cluster mailbox units, access, and related site design requirements; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 8 and recommended revisions to improve, clarify, and update the County's site development regulations; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Article 8; and

WHEREAS, the proposed amendments revise the site development standards contained in Article 8, including provisions governing parking and loading, landscape and buffering requirements, tree protection, sidewalks, open space, signs, architectural standards, amenities, outdoor lighting, access, and related development standards, as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Article 8 of the Hall County Unified Development Code is hereby amended by deleting the existing provisions of Article 8 and substituting in lieu thereof the provisions attached hereto as **Exhibit "A,"** which are incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

[SIGNATURES ON FOLLOWING PAGE]

SO RESOLVED, this the 27th day of August, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

Exhibit "A"

Article 8. Site Development

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Sec. 8.1. Parking and Loading

8.1.1. General

In order to facilitate the movement of emergency vehicles, to lessen congestion in the streets, and to prevent obstructing traffic and blocking streets, alleys and entrances to buildings, the following standards for off-street parking and loading are established.

8.1.2. Off-Street Parking Requirements

A. **Required Parking**

1. Off-street parking spaces must be provided on every lot on which any use is established.
2. Off-street parking spaces must be provided with vehicular access to a street or alley and must be equal in number to the minimum requirements as specified in Table 8.1.1.
3. Each fraction occurring in the total spaces required will be construed to mean one additional space.
4. In the case of any use which is not specifically mentioned, the Director may make the determination on required off-street parking based on the most similar use.
5. Spaces equipped with an electric vehicle (EV) charging station may be used to reduce the minimum requirements at a ratio of 1.5 standard parking spaces for every 1 EV charging station for a maximum of 10 EV equipped parking spaces.

Table 8.1.1 Required Parking

	Minimum Vehicle Parking Required
Residential Uses	
All household living, except as listed below	2 spaces per dwelling unit
Townhouse	2 spaces per dwelling unit plus 1 guest space for every 4 dwelling units
Multi-family	2 spaces per dwelling unit plus 1 guest space for every 15 dwelling units
Cottage court	1.5 spaces per dwelling unit plus 1 guest space for every 4 dwelling units
All group living	1 space for every 3 dwellings
Public/Institutional Uses	
All club or lodge	1 space per 200 sq. ft.
All college, public or private	1 space per 500 sq. ft.
All museum, library	1 space per 200 sq. ft.
All parks and open space, except as listed below	None
Marina	5 spaces for each boat ramp, plus 1 space for every 3 boat slips available for rent or lease

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All places of worship or community center	1 space for every 3 seats in the largest assembly space; or 1 per every 100 sq. ft. (if no fixed seating is provided)
All public buildings and uses as listed below	
Government facility, except school	1 space per 500 sq. ft.
Government facility, school	2 per classroom plus 1 space per student in grades 10-12
School, private	2 per classroom 5 per classroom for high schools plus 1 per 4 seats (if fixed seating is provided); or 1 per 100 sq. ft. (if no fixed seating is provided) for places of assembly
Commercial Uses	
All adult businesses	1 space per 100 sq. ft.
All animal care	1 space per 300 sq. ft. of indoor area accessible to patrons
All day care, except as listed below	1 space for each 10 children plus 1 space for each employee; an additional 1 space per vehicle operated by the facility
Adult day care	1 space per employee plus 1 space per vehicle operated by the facility
All eating and drinking establishments	1 space per 100 sq. ft. of indoor floor area
All event facilities	1 space per every 4 seats; or 1 space per every 200 sq. ft. of floor area (if no fixed seating is provided)
All indoor recreation, except as listed below	5 spaces per 1,000 sq.ft.
Bowling alley	4.5 spaces per each alley
Movie Theater	1 space per every 4 seats
All lodging	1 space per guestroom
All medical, except as listed below	4.5 spaces per 1,000 sq.ft.
Hospital	1 space per every 2 beds
All office	3 spaces per 1,000 sq.ft.
All outdoor recreation, except as listed below	1 per 300 sq. ft. plus 1 per 1,000 sq. ft. of outdoor area
Campground, travel trailer park, recreational vehicle park	1 space per 300 sq. ft. of office space plus 1 per camp site
Drive-in theater	No minimum
Amusement park, large outdoor assembly, outdoor sports fields, stadium, arenas	1 per 300 sq. ft. of office space plus 1 per 4 seats (if fixed seating is provided); or 1 per 100 sq. ft. (if no fixed seating is provided)
All personal service, except as listed below	3 spaces per 1,000 sq.ft.
Funeral home	1 per 300 sq. ft. of viewing rooms and chapels
All retail	3 spaces per 1,000 sq.ft.; or 4 spaces for every 1,000 sq. ft. for retail centers greater than 15,000 square feet in size
All vehicular as listed below	
Car wash	None

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Fuel sales	1 space per fuel pump
Service Station	3 spaces per each service bay plus 1 space per employee
Vehicular repair (major or minor)	2 spaces per 300 sq. ft.
Vehicular sales lot, including boat and recreational vehicles	1 space per 500 sq. ft.
Industrial Uses	
All craft manufacturing	1 per 300 sq. ft. of office plus 1 per 3,000 sq. ft. additional indoor area
All data center	1.5 spaces per 5,000 sq. ft.
All light industrial/manufacturing	1.5 spaces per 5,000 sq. ft.
All heavy industrial/manufacturing	1.5 spaces per 5,000 sq. ft.
All research and development	1 per 300 sq. ft. of office plus 1 per 3,000 sq. ft. additional indoor area
All self-service storage	1 space per every 300 sq. ft. of office plus 1 per every 20 storage units
All warehouse and distribution, including storage lot	1 per 300 sq. ft. of office plus 1 per 5,000 sq. ft. additional indoor area
All waste related services	1 per 300 sq. ft. of office plus 1 per 5,000 sq. ft. additional indoor area
All wholesale	1 per 300 sq. ft. of office plus 1 per 3,000 sq. ft. additional indoor area
Agricultural Uses	
All agriculture, except as listed below	None
Agri-entertainment	1 per 300 sq. ft. of office space plus 1 per 4 seats (if fixed seating is provided) or 1 per 250 sq. ft. (if no fixed seating is provided) for places of assembly
Equestrian center	1 per 300 sq. ft. of office space plus 1 per 4 seats (if fixed seating is provided) or 1 per 250 sq. ft. (if no fixed seating is provided) for places of assembly
Farm winery	1 space per 300 sq. ft. of indoor area accessible to patrons

FOR ADOPTION

8.1.3. Parking Lot Construction and Design Standards

The following standards apply to all off-street parking facilities.

A. **Design Standards**

1. All off-street parking facilities must be constructed of materials which will have a surface resistant to erosion, adequately drained to prevent damage to abutting properties or public streets, and maintained by the property owner.
2. Parking facilities must be arranged for convenient access and safety for pedestrians and vehicles.
3. Each parking space for nonresidential uses must be clearly defined and must be provided with adequate access to a public right-of-way.

4. Minimum dimensions for off-street parking spaces and drive aisles are provided in Table 8.1.2.
    a. Parking provided beyond the minimum required in Table 8.1.1. may include spaces designed for compact vehicles. Those spaces designed for compact vehicles must be clearly indicated on the site plan.
5. Driveways and curb cuts are to be constructed consistent with the standards found in Title 12 of the Hall County Code of Ordinances.

B. **Parking Lot Landscaping**

1. Frontage landscape strips must be provided between any parking lot designed or intended to accommodate five cars or more and any street frontage of the property on which the parking lot is located. Landscaping must be provided as follows unless the parking area is otherwise screened from the street by a building or other means. The depth of such strips must be 10 feet for commercial and industrial zoned property and 20 feet for residentially zoned property.
2. Such landscape strips may not contain any structures, parking areas, patios, stormwater detention facilities, or any other accessory uses except for:
    a. Retaining walls or earthen berms constructed as part of an overall landscape design.
    b. Pedestrian-oriented facilities such as sidewalks and bus stops.
    c. Underground utilities.
    d. Driveways required to access the property.
    e. Signs otherwise permitted by this UDC.
3. One tree must be provided within the frontage landscape strip for every 40 feet of length of street frontage, or portion thereof.
    a. Such trees must be of a type that is suitable to local growing conditions and that will normally reach at least 12 inches diameter breast height upon maturity.
    b. New trees must have a caliper of no less than two ~~inches DBH~~inches DBH and may be clustered for decorative effect following professional landscaping standards for spacing, location, and design.
4. All portions of a frontage landscape strip must be planted in trees, shrubs, or grass or ground cover, except for those areas that are mulched or covered by permitted structures.
5. Plant materials in the landscape strip must not extend into the street right-of-way unless specifically allowed by the Department of Public Works.
6. Where, for any reason, trees cannot be saved or planted within the required planting strips, the depth of the strip must be extended beyond the minimum indicated to such depth as necessary to accommodate the required landscaping.
7. Deciduous shade trees must be provided within any parking lot designed or intended to accommodate five cars or more, in accordance with the requirements of this section.
    a. One deciduous shade tree must be provided within the parking lot for every ten parking spaces or portion

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thereof. Each tree must be located within the parking lot in reasonable proximity to the spaces for which the tree was required.

8. A landscaping island must be located at the end of every parking bay between the parking space and an adjacent travel aisle or driveway. The island must be no less than 8 feet in width, equal to the depth of the parking bay, and planted with trees.
9. Interior landscaped areas such as islands, peninsulas, and medians must be installed at the rate of one per every 12 parking spaces. Landscaped areas must be at least 8 feet in width and equal to the depth of the parking bay.
    a. Each interior landscaped area must include at least one tree subject to approval by the county.
10. Tree planting areas within parking lots must provide at least 100 square feet of planting area per tree. No tree may be located less than two and one-half feet from the back of curb.
11. Landscaping islands and tree planting areas must be well drained and contain suitable soil and natural irrigation characteristics for the planting materials they contain.
12. To facilitate a more efficient and functional parking lot design, the Director may approve modifications to the above landscaping requirements, provided the total landscaping area is not reduced.

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Table 8.1.2. Dimensions for Parking Spaces and Drive Aisles

	Stall Width	Stall Depth	Drive Aisle Width
Two-way drive aisle 90°			
Regular	9 feet min.	17.5 feet min.	26 feet min.
Compact	8 feet min.	15 feet min.	
Two-way drive aisle 60°			
Regular	9 feet min.	18 feet min.	26 feet min.
Compact	8 feet min.	15.5 feet min.	
One-way drive aisle 75°			
Regular	9 feet min.	18.5 feet min.	22 feet min.
Compact	8 feet min.	16 feet min.	
One-way drive aisle 60°			
Regular	9 feet min.	18 feet min.	18 feet min.
Compact	8 feet min.	15.5 feet min.	
Two-way drive aisle 45°			
Regular	9 feet min.	16.5 feet min.	16.5 feet min.
Compact	8 feet min.	14.5 feet min.	

8.1.4. Additional Vehicle Parking Provisions

A. **Off-site Shared Parking**

If off-street parking cannot be reasonably provided on the same lot on which the principal use is conducted, the Planning Commission may permit such spaces to be provided on other off-street property upon approval of a variance in accordance with **Error! Reference source not found.**. Off-site parking spaces must be associated with the permitted use and may not thereafter be reduced or encroached upon in any manner.

B. **Shared Parking**

1. The required parking space for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time, except that one-half of each parking space required for churches, theaters, or assembly halls may be assigned to a use with off-setting hours of operation.
2. Up to 50 percent of the required off-street parking for places of public assembly may be met by utilizing parking facilities which normally serve businesses with off-setting hours of operation if the parking facilities are within 300 feet of the place of public assembly.

C. **Prohibitions**

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Notwithstanding any other provisions of this UDC, the following prohibitions apply to all off-street parking areas.

1. Except for single-family residential uses, all off-street parking areas that make it necessary for vehicles to back out directly into a public road, street or highway are prohibited.
2. No required off-street parking space may be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.

8.1.5. Off-Street Loading Requirements

A. Every building or structure used for business, trade or industry must provide space as indicated in Table 8.1.3. for the loading and unloading of vehicles. Off-street loading spaces must have access to a public alley or public street.

B. The off-street loading spaces must be provided on the same lot as the structure they are intended to serve, and in no case may any off-street loading space be part of the area used to satisfy the off-street parking requirements of this section. Each space provided must have at least 14-feet of overhead clearance.

C. All off-street loading areas visible from a public right of way must be screened with a landscape buffer at least 10 feet in width in accordance with Sec. 8.2.4.

Table 8.1.3 Required Loading Spaces

Use	Unit of Measure	Required Loading Spaces
Commercial/Retail	20,000 sq. ft. of floor area	1 per unit, min. 15' X 25'
Industrial	20,000 sq. ft. of floor area	1 per unit, min. 15' X 50'
Schools, public	N/A	2 spaces total, min. 15' X 25'
Bus and truck terminals	N/A	Sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loading or unloading at the terminal at any one time.

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Sec. 8.2. Fencing and Buffers

8.2.1. General

Buffers are required between incompatible land uses and zoning districts, around particular visually objectionable structures, and between certain land uses located along certain streets in order to provide separation and privacy and to reduce the impact of noise, debris, and undesirable lighting to adjacent properties.

8.2.2. Fences and Walls

Fences and walls are permitted in all districts. When erected in compliance with the standards of this section fences and walls do not require a building permit.

A. **Fence and Wall Standards**

1. Fences may be no more than 7 feet in height in side and rear yards for all uses, unless otherwise permitted by this UDC.
2. Fences in yards adjacent to a street may be no more than 6 feet in height.
3. Walls may be no more than 4 feet in height for all uses, unless otherwise permitted by this UDC.
4. Design standards.
   a. Residential: Fences and walls in residential districts must be constructed of wood, brick, stone, decorative metal or aluminum, and split rail. Barbed wire may only be used for permitted agricultural purposes.
   b. Nonresidential: Fences and walls in nonresidential districts must be ornamental or decorative and must be constructed of wood, brick, stone, metal, or split rail. The use of chain link fencing, barbed wire, and metal mesh is not permitted.
   c. In all districts the use of discarded or scrap materials such as tires, scrap metal, scrap fabric, plastics, or fiberglass is prohibited.
5. No fence or wall may be erected in the county right of way.
6. See Sec. 8.2.4.F. for additional standards for fences and walls adjacent to street intersections.

8.2.3. Required Buffer Areas

Except as noted in Sec. 8.2.4.B.4., a vegetated buffer area with a minimum width as specified in Table 8.2.1. must be planted parallel with the lot line when a non-residential use or district abuts property zoned AR-1, V-C, R-1-L, R-1, R-TF, R-SF, R-TH, R-X, and R-MF.

All major subdivisions and mixed-use developments shall provide a buffer at least 50 feet in width which must be established along the perimeter of all property boundaries to ensure that the developments are appropriately screened. Buffers must meet the standards of Sec. 8.2.4. When a commercial use abuts a frontage, a 20-foot landscape strip may be proposed on the frontage side in place of the required 50-foot buffer.

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Within mixed-use developments, where residential and industrial uses are located within the same development, a minimum 50-foot buffer shall be provided between such uses.

Table 8.2.1. Buffer Requirements

Use	Required Buffer from Residential Use or District

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Office or Commercial, no outdoor activity	10 feet min.
Office or Commercial, outdoor activity*	20 feet min.
Industrial, no outdoor activity	30 feet min.
Industrial, outdoor activity*	50 feet min.
Mixed-Use developments where residential abuts industrial	50 feet min.

Table notes:
*Outdoor activity does not include required parking or loading areas.

8.2.4. Buffer Types and Standards

A. **General**

1. Buffers must be undisturbed and may contain no structures except for walls, fences, or structures otherwise allowed in the buffer by this UDC.
2. Buffers may be made up of existing vegetation or planted vegetation or a combination of the two.
3. Buffers must be located wholly on the subject property.
4. The owner of the property on which the buffer is located is responsible for the maintenance, repair, and replacement of the required buffer.
5. The vegetation must be located or planted far enough from the property lines to prevent encroachment into adjacent properties.
6. The required buffer must be installed prior to occupancy or commencement of use. Where compliance with the preceding is not possible because of the season of the year, the Building Official may grant a temporary occupancy permit until the season changes.

B. **Buffer Material**

1. The buffer strip must be planted as specified in Table 8.2.1. and must consist of evergreen trees or shrubs at least 5 feet in height at the time of planting, spaced to provide a continuous screen when mature.
   a. Where buffer widths greater than 10 feet are required, the remaining buffer adjacent to the residential district use may be left in a natural forested state, if such condition exists, or planted with a mix of deciduous and evergreen trees.
   b. Where existing vegetative material in good condition meeting the minimum height remains in the buffer area after clearing and construction, it may be utilized and credited toward meeting the screening requirement. The county must approve the materials and planting plan for the buffer prior to the buffer being established.
2. Spacing of plants should be the minimum required for mature plants, and staggered rows of plantings may be used if necessary to attain the required initial screening. Screening plants must be nursery-grown and of such size, species, and condition as to ensure the maximum initial screening commensurate with a high rate of survival and a high growth rate. Other trees planted to re-establish a forested area must be a minimum caliper of at least three inches at the time of planting.
3. Earthen berms may be incorporated in the buffer design upon approval by the

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Director after a determination that the berms will not cause drainage or erosion problems to the subject site or adjacent properties.

4. A structural buffer such as a solid fence or wall may be substituted, upon approval from the Director, for part or all of the vegetated buffer as follows:

   a. A brick or stone wall at least 6 feet in height may be erected adjacent to the property line in lieu of the buffer requirements.

   b. A solid wooden fence at least 6 feet in height may be erected adjacent to the property line. The fence must have a natural finish and the finished side of the fence must face the adjacent property. If stained or varnished, the resulting finish must be natural in appearance.

5. For nonresidential uses with outdoor storage, the construction of both a vegetative and structural buffer must be provided upon determination by the Director that the buffer requirement will otherwise be insufficient to achieve the desired level of screening.

C. **Buffer Height**

The screening vegetation must attain a minimum height of 10 feet within five years of establishment of the buffer. Where the required interim growth has not been attained, the property owner is responsible for replacing the vegetation with new vegetation that will meet the buffer requirement within the remaining portion of the original five-year period.

D. **Buffer Width**

The buffer width must be as indicated in Table 8.2.1. unless a structural buffer has been approved in accordance with Sec. 8.2.4.B.4.

E. **Maintenance of Buffer**

All buffers required by this section must be maintained in a healthy condition and pruned to provide a solid screen with maximum opacity from the ground to a height of at least ten feet. Should vegetation die or be removed such that the buffer no longer functions as required, that vegetation must be replaced by the property owner. Fences or walls serving as a buffer must remain in a good state of repair to provide a solid screen.

F. **Vision Clearance at Intersections**

In all districts no plantings, fences, walls, signs or other obstruction to vision between the heights of 3 feet and 15 feet may be permitted within 25 feet of the intersection of the right of way lines of two streets, railroads or driveways, and a public road.

G. **Modification of Buffer Requirements**

1. The Board of Commissioners may modify or waive the buffer requirements on rezonings and uses subject to their approval upon determination that the buffer is not necessary or creates a hardship.

2. The Planning Commission may modify or waive the buffer requirements on uses subject to their approval upon determination that the buffer is not necessary or creates a hardship.

3. The Director may modify or waive the buffer requirements on plan approvals not subject to Planning Commission or Board of Commissioners review, based on a specific finding that existing topography, vegetation, building orientation or other physical

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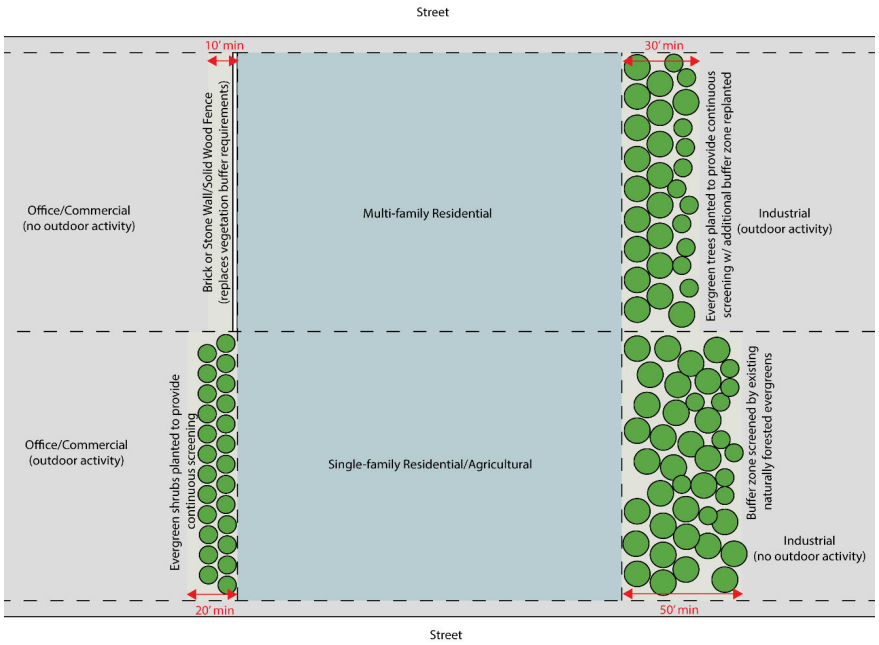
characteristics of the area will provide screening and buffering that meets the intent of this section.

3. No new trees may be located within any utility easement, drainage easement, or septic drain field.



Buffer Design Standards, Figure 8-1

H. **Additional Landscaping.**

In addition to the tree protection requirements of Sec. 8.3., the following standards apply for all major residential subdivisions and mixed-use developments with residential components:

1. At least two trees per residential lot/unit must be provided. Trees may be located in the front, side, or rear yard. Where individual lots are not proposed, tree location is subject to the Planning and Zoning Director or their designee.
2. These trees may not be counted towards the developments tree density unit requirement.
4. The developer is responsible for planting or preserving the individual lot trees prior to issuance of a certificate of occupancy.

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8.2.5. Frontage Landscape Strips

A. **Purpose**

1. The purpose of this Section is to provide a consistent landscaped edge along public streets, enhance the visual character of development, and buffer views of parking areas and other site features from the public right-of-way.

B. **Applicability**

1. A frontage landscape strip shall be provided along all street frontages for any development subject to site plan or subdivision approval.
2. A frontage landscape strip shall not be required where a minimum of fifty (50) feet in depth along the street frontage is an undisturbed buffer, as long as it meets the buffer standards and is approved by the Planning and Zoning Director or their designee.

C. **Minimum Width**

1. Frontage landscape strips shall have a minimum depth of:
   a. Ten (10) feet for commercially and industrially zoned property;
   b. Twenty (20) feet for residentially zoned property.

D. **Permitted and Prohibited Elements**

1. Frontage landscape strips shall not contain structures, parking areas, patios, stormwater detention facilities, or other accessory uses, except for the following:
   a. Retaining walls or earthen berms as part of an overall landscape design;
   b. Pedestrian facilities such as sidewalks, multi-use paths, and transit stops;
   c. Underground utilities;
   d. Driveways providing access to the property;
   e. Signs permitted by this Code.

E. **Planting Requirements**

1. A minimum of one (1) tree per forty (40) linear feet of street frontage, or portion thereof, shall be provided within the frontage landscape strip.
2. Trees shall:
   a. Be species suitable to local growing conditions;
   b. Reach a minimum of 12 inches diameter at breast height (DBH) at maturity;
   c. Have a minimum planting size of two (2) inche caliper and six (6) feet tall at the time of installation.
3. Trees may be grouped or clustered, provided overall spacing and distribution achieve a consistent landscaped appearance.
4. All areas within the frontage landscape strip shall be planted with trees, shrubs, grass, or groundcover, except for permitted elements.

F. **Installation and Design Standards**

1. Plant materials shall not extend into the public right-of-way.
2. Landscaping shall be designed and installed in accordance with generally accepted landscaping practices and any applicable County standards.

G. **Adjustments**

1. Where site constraints prevent the installation of required trees within the minimum frontage landscape strip, the width of the strip shall be increased as necessary to accommodate the required plantings.

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2. Alternative design solutions may be approved by the Planning and Zoning Director or their designee, provided the intent of this Section is met.

FOR ADOPTION

Sec. 8.3. Tree Protection

8.3.1. General

Growth and development in Hall County has resulted in the reduction of the overall tree canopy. The county recognizes the valuable benefits that trees hold to the community, including:

A. Improved health of Hall County's citizens.

B. Improved air quality.

C. Improved water quality.

D. Improved soil quality.

E. Reduced noise and glare and better buffering or screening between uses.

F. Increased shade to improve the quality of life and mitigate the urban heat island effects.

G. Improved community aesthetics and increased property values.

The purpose of these regulations is to encourage the conservation of the existing tree canopy and to provide standards for the removal, protection, and replacement of trees within the county.

8.3.2. Definitions

The following words have the meanings indicated below as used in this Sec. 8.3.

Agricultural activities.

1. Good-faith commercial production from the land or on the land of agricultural products, including horticultural, floricultural, dairy, livestock, poultry, and apiary products, but not including forestry products (See also tree farming);
2. Clearing trees for the purpose of planting crops, providing pasture for livestock, or constructing buildings accessory to production of agricultural products.

Building tree line. The lines extending from the corners of a building nearest a street to the side lines of the lot (not including a street right-of-way), parallel to the right-of-way line or to the chord of that line.

Caliper. Tree trunk diameter measured at a point six inches above ground level.

Canopy tree. A species of tree that normally reaches a height at maturity in excess of 40 feet and in which the layers of leaves and branches of the tree are so arranged or formed to provide shade. Examples of canopy trees would include scarlet oak, northern red oak, shumard oak, water oak, white oak, yellow poplar, red maple, sugar maple, American elm, winged elm, Chinese elm, trident maple, pin oak, American beech, pecan, southern magnolia, sweetgum, and willow oak, or other species as approved by the Director.

Clear cut. The large-scale, indiscriminate removal of trees, shrubs, and undergrowth with the intention of preparing real property for non-agricultural development purposes.

Critical root zone. The land area circular in shape and centered on the trunk of a tree, the radius of which circle is determined by the farthest extent of the drip line from the trunk.

DBH (diameter-at-breast-height). Tree trunk diameter measured in inches at a height of four and one-half feet above the ground. If a tree splits into multiple trunks below four and one half feet, each trunk must be measured as a separate tree.

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Development site. That portion of a tract of land that will be dedicated to a proposed development, including that land containing trees that will be counted toward satisfying the requirements of these provisions. Where a development site is smaller than the tract in its entirety, only those trees specified to be within the construction area may be counted toward meeting the 15 units per acre requirement.

Drip line. A perimeter formed by the points farthest away from the trunk of a tree where precipitation falling from the branches of that tree lands on the ground.

Significant tree. A tree in fair or better condition which has been determined to be of a high value by a trained arborist or other trained professional as approved by the Director because of its species, size, age, or other professional criteria. A tree is considered in fair or better condition if:

1. Its life expectancy is greater than 15 years;
2. It has a relatively sound and solid trunk with no extensive decay or hollow with less than 29 percent radial tip die-back; and
3. It has no major insect or pathological problems.

Hardwood trees such as oaks and hickories and softwood trees such as pines and cedars whose diameters are 18 inches DBH or more and small hardwoods such as dogwoods, redbuds or sourwoods whose diameters are eight inches DBH or more are considered significant trees due to size. A tree of lesser size than the preceding may be significant if it is a rare or unusual species or is of historical significance or is specifically used by design as a landscape focal point of the project.

Tree farming. Planting, cultivating, and harvesting of trees in a continuous cycle as a regular practice on a tract of land, not including the removal of trees for purposes of development or the removal of trees without replanting.

8.3.3. Applicability

A. The tree protection zone applies to the entirety of a tract of land for which no tree protection plan has been approved. After such approval, the tree protection zone must correspond to that part of a tract of land designated as a tree conservation area in the plan.

B. The tree protection zone does not apply to the following (but see the soil erosion and sedimentation control ordinance for provisions regarding retention of undisturbed natural vegetative buffers adjacent to Lake Lanier and other state waters):

1. Property already occupied by an owner-occupied single-family dwelling, unless nonresidential uses are proposed for such property. Any construction, paving, or other activity on the property that will damage trees on the public right-of-way is subject to the restrictions of Sec. 8.3.5.
2. Public utility companies and government agencies conducting operations on public and utility rights-of-way and easements or on-sites for electric power substations and similar facilities, which operations are for the purpose of assuring uninterrupted utility and governmental services and unobstructed passage on public streets.
3. Property in use for tree farming or other agricultural activities, provided the

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4. best management practices established by the Georgia Forestry Commission or the state Department of Agriculture are observed.
5. Family held property the subdivision of which is affected for the sole purpose of transferring a portion of such property to one (1) or more family members for use as the family member's primary residence.
6. Minor subdivisions as defined in **Error! Reference source not found.**.

8.3.4. Removal of Trees

A. **Permit.** On properties which are not exempted under Sec. 8.3.3.B., a permit is required to remove or cause the death of existing significant trees and any other trees ten inches DBH or larger located within the tree protection zone, or for grading or other work adjacent to a tree which would affect it adversely. An approved tree protection plan is required for issuance of a permit. Permit requirements are waived where the county determines that trees to be removed are dead, diseased or are infested to the extent that removal is necessary, or have been damaged by lightning, wind, ice, or other disasters to the extent that public safety is endangered.

B. **Retention.** The property owner must retain trees on the property equivalent to 15 units per acre of development site in accordance with these regulations and the approved plan, including, if necessary, replacing trees which die or are irreparably damaged.

8.3.5. Protection of Existing Trees

A. When a choice is available as to which existing trees to save, emphasis must be given to the preservation of significant trees, even isolated individual trees, over retention of other trees. Nonsignificant trees, however, should be saved in stands rather than as individual trees scattered over a site. Removal of significant trees and other trees ten inches DBH or larger may be permitted only in conjunction with an approved preliminary tree protection plan, an approved grading plan, and actual grading of building pads. Removal of trees to clear a lot without a development plan is not permitted.

B. On properties which are not exempted under Sec. 8.3.3.B. the following provisions apply, with the exception that encroachment on the critical root zone of a tree is permitted where necessary to the development, such as the construction of a driveway, provided that the tree may not be counted toward the required 15 units per acre of development site:

1. No person may:
   a. Cut, carve, or otherwise damage or remove any tree except in accordance with the provisions of this section;
   b. Attach any wire, nails, advertising posters, or other contrivance harmful to any tree;
   c. Allow any gaseous, liquid, or solid substance which is harmful to trees such as concrete washout, fuel, lubricants, herbicides, or paint, to come in contact with any tree; or
   d. Set a fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any tree.
2. During excavation, filling, construction, or demolition operations, each tree or stand of trees to remain on the property must be protected against damage to

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bark, roots, and low-hanging branches with a fence enclosing the critical root zone. Fencing must be either plastic construction area fencing, silt fencing, 12-gauge two-inch by four-inch wire mesh, double one-inch by four-inch rails on two-inch by four-inch posts, or high-visibility surveyors' tape on one-inch by two-inch posts. The height of the latter three fence types must be at least four feet.

3. All building materials, vehicles, construction equipment, dirt, debris, or other objects likely to cause soil compaction or above-ground damage must be kept outside the critical root zone. Where a limited amount of encroachment is unavoidable and is approved by the county, the critical root zone must first be mulched with a four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw.
4. There may be no raising or lowering of the ground level within the critical root zone. Stripping of topsoil in the critical root zone is not permitted. Where necessary, the use of moderate fill is permitted only with prior installation of an aeration system approved by the county. Deposition of sediment in the critical root zone must be prevented by placement of sediment barriers backed by two-inch by four-inch wire mesh in areas of steep slope.
5. No person may excavate any ditch or trench within the critical root zone. Where such encroachment is unavoidable and is approved by the county, ditches or trenches must be located in a manner to minimize root damage. If roots must be cut, root pruning procedures approved by the county must be employed.
6. No person shall pave with concrete, asphalt, or other impervious material within the critical root zone unless authorized by the county.

8.3.6. Tree Replacement

The following standards apply to the replacement of trees:

A. Spacing and the potential size of species chosen must be compatible with spatial limitations of the site.

B. The species must be ecologically compatible with the specifically intended growing site.

C. The trees must have the potential for size and quality comparable to those removed.

D. The trees must be compatible in extent of crown and root systems at maturity with nearby utilities.

E. Planting preference will be given to specimens of no more than three inches DBH.

F. Where trees must be added to achieve the required 15 units per acre of development site, pines may not comprise more than 30 percent of the required units. Where existing pines already comprise 30 percent or more of the required units, no additional pines may be credited toward the required units. At least 25 percent of the replacement tree units must be canopy trees.

G. Authority for questions of tree characteristics shall be publications of the USDA Forest Service, Georgia Forestry Commission, Cooperative Extension Service of the University of Georgia College of Agriculture, American Forest Foundation, The National Arbor Day

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Foundation or any other authority found acceptable by the county.

8.3.7. Tree Measurements

The diameter of a tree's trunk will be measured and a value assigned in units in accordance with tables 8.3.1., 8.3.2, and 8.3.3. The values assigned to trees of the same size will be different for existing and new trees, as indicated. One unit is not the same as one tree.

Table 8.3.1. Unit Values for Existing Trees

Inches*	Units	Inches*	Units
1-4	0.1	28	4.3
5-6	0.2	29	4.6
7	0.3	30	4.9
8	0.4	31	5.2
9	0.5	32	5.6
10	0.6	33	5.9
11	0.7	34	6.3
12	0.8	35	6.7
13	0.9	36	7.1
14	1.1	37	7.5
15	1.2	38	7.9
16	1.4	39	8.3
17	1.6	40	8.7
18	1.8	41	9.2
19	2.0	42	9.6
20	2.2	43	10.1
21	2.4	44	10.6
22	2.6	45	11.0
23	2.9	46	11.5
24	3.1	47	12.0
25	3.4	48	12.6
26	3.7	49	13.1
27	4.0	50+	13.6

*Measured at DBH

Table 8.3.2. Unit Values for Replacement Trees

Caliper	Units
1	0.4
2	0.5
3	0.6
4	0.7
5	0.8
6+	1.0

Table 8.3.3. Unit Values for Large Species Trees

Caliper	Units
1	0.5
2	0.6
3	0.7
4	0.9
5+	1.1

8.3.8. Tree Protection Plan

A proposal for development or improvement of any tract of land must include a tree protection plan. The tree protection plan may be included on the soil erosion plan. Such plan must be submitted to the county prior to any grading, bulldozing, or other removal of existing vegetation. A preliminary plan may be submitted in certain circumstances as provided in Sec. 8.3.8.B.

A. The full tree protection plan must show the following:

1. The extent of the development site.
2. All significant trees to be removed and all other trees ten inches DBH or larger to be removed.
3. All significant trees and all other trees ten inches DBH or larger which will remain on the development site and be

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protected during construction, including trees less than ten inches DBH which are submitted for credit as part of the required 15 units per acre of development site.

4. In heavily wooded areas that will not be disturbed, the plan may show only the boundaries of each stand of trees and a list of the number, size, and type (e.g., hardwood, softwood, deciduous, evergreen) of trees in each stand which are submitted for credit.
5. Areas subject to provisions of the soil erosion and sedimentation control ordinance regarding retention of undisturbed natural vegetative buffers adjacent to Lake Lanier and other state waters must also be shown.
6. Locations of proposed on-site underground utility lines.
7. Locations of other on- and off-site utility lines. The plan must indicate areas where trees cannot be planted because of interference with existing or proposed utilities on public rights-of-way or on utility rights-of-way or easements and existing utilities on adjoining properties.
8. Limits of land disturbance, clearing, grading, and trenching.
9. Limits of tree conservation areas, showing trees to be maintained and planted, specifying type and size.
10. Grade changes or other work adjacent to a significant tree or any other tree ten inches DBH or larger which would affect it adversely, with drawings or descriptions as to how the grade, drainage, and aeration will be maintained around the tree.
11. Planting schedule, if applicable.

B. A preliminary tree protection plan may be submitted for development of an industrial park where multiple sites will be cleared and graded for purposes of marketing vacant sites to industrial prospects. Planting of new trees will not be required on a lot until a use is developed on that lot, and locations of new trees need not be shown on the preliminary plan. The preliminary tree protection plan for industrial, office or commercial parks must show the following:

   1. The extent of the development site.
   2. Limits of land disturbance, clearing, grading, and trenching.
   3. All significant trees to be removed and all other trees ten inches DBH or larger to be removed.
   4. Grade changes or other work adjacent to a significant tree or any other tree ten inches DBH or larger which would affect it adversely, with drawings or descriptions as to how the grade, drainage, and aeration will be maintained around the tree.
   5. Units of trees that will be required on the lot when it is developed, calculated both without subtracting any building footprint area from the acreage and by subtracting one-third of the lot area as assumed building area.

C. Where property has been clear-cut of trees in violation of the Best Management Practices as established by the Georgia Forestry Commission, or in violation of the provisions of this Article, no rezoning or permissive use application may be made for that property for a minimum of three years.

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8.3.9. Requirements for Commercial, Industrial or Multi-family Residential Developments

The following standards apply to all commercial, industrial or multi-family residential uses.

A. Upon completion of development, all properties must have a number of trees equivalent to 15 units per acre of development site.

B. Existing significant trees or any other trees ten inches DBH or larger that are in excess of the required 15 units per acre of development site but outside the construction area may not be removed unless adjacent development would cause irreparable damage to the critical root zones.

C. Flowering ornamental trees may not be used in density calculations.

D. Trees located within the 25 foot non-disturb buffer of a creek or stream may not count toward the unit requirement.

E. Where trees must be added to achieve the required 15 units per acre of development site, such additions may be made between the street right-of-way and the building tree line in locations approved by the Director.

F. Trees required by this UDC in relation to parking lot landscaping may be included in calculating the required 15 units per acre. However, trees existing or planted in a buffer required under Sec. 8.2.4. are not to be counted as part of the minimum 15 units per acre requirement.

G. On properties on which the requirements of this section would exceed the required 15 units per acre, the Department of Planning and Zoning must approve of the location and design of the landscape plan.

8.3.10. Requirements for Single-family Residential Developments

The following standards apply to all single-family residential developments which are subject to preliminary plat approval.

A. A tree plan must accompany all preliminary plat submissions. The tree plan must indicate the location of all significant trees and existing tree stands, and the limits of clearing proposed to accommodate the construction of roads, utilities and other infrastructure necessary for the development of the subdivision.

B. The removal or clearing of trees or other existing vegetation is prohibited outside the appropriate clearing boundaries as defined on the approved preliminary plan.

C. Lots may not be cleared and prepared during the construction of the roads, infrastructure, utilities, etc. Where limited clearing is necessary, a note must be placed on the final plat indicating a tree plan for the lot in its entirety.

D. In order to encourage the preservation of significant trees and the incorporation of these trees into the design of the development, additional density credit will be given for significant trees that are successfully saved. Credit for any significant tree saved will be two times the assigned unit value shown in Table 8.3.1.

E. Any significant tree that is removed without the appropriate review and approval by the Department of Planning and Zoning must be replaced by trees with a total density equal to twice the unit value of the tree removed.

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F. Preference is given to existing trees that will be maintained on the property.

G. Each residential subdivision development must, upon completion, achieve a tree count equivalent to 15 tree units per acre. It is anticipated that this requirement must be achieved through the preservation of existing trees on the site. However, where a site is primarily pastureland (90 percent open space or greater) prior to the initiation of the subdivision development, the tree units required may be calculated using the total acreage from disturbed areas only (i.e. acreage from road and utility construction).

H. For subdivision developments in which trees must be planted to achieve the required tree units, the final plat must include a landscaping plan specifying the method in which the requirement is met. Any new trees required must be planted prior to the issuance of an occupancy permit for any dwelling located on a lot which would require a tree unit(s).

FOR ADOPTION

Sec. 8.4. Sidewalks

8.4.1. General

The county finds that it is in the interests and safety of its citizens to provide safe, adequate space for pedestrians along rights-of-way.

8.4.2. Applicability

Sidewalks are to be installed along all new public rights-of-way or private streets as indicated in Sec. 8.4.3.

8.4.3. Standards for Design and Construction

A. Where installed, sidewalks must conform to the following standards:

1. Sidewalks must be at least five feet in width.
2. Sidewalks are to be installed no less than one foot from the back of the required curb or edge of pavement, as applicable.
3. All sidewalks must be constructed of a material as approved by Hall County as follows:
   a. At least four inches in thickness.
   b. Compacted subgrade (95 percent Standard Proctor).
   c. Class "A" concrete (3,000 psi).
   d. Sidewalks must have a ¾-inch grooved joint maximum ten-foot on center.
   e. Expansion joints must be installed at least every 40 feet and at catch basins, driveways, roads, and other similar locations as determined by the Hall County Engineer.
   f. All sidewalks must be broom finished.
   g. Sidewalks must have a ¼-inch per foot cross slope.
4. Sidewalks must be compliant with the Americans with Disabilities Act (ADA).

8.4.4. Additional Requirements for Residential Subdivisions

See Sec. 9.1.1. and 9.1.1. for additional requirements for sidewalks in residential subdivisions.

8.4.5. Exemptions and Waivers

A. The following exemptions apply to the installation of sidewalks:

1. Along state owned rights-of-way, sidewalks are subject to the requirements of the Georgia Department of Transportation.
2. New single-family residential construction in the AG-1 and AR-1 zoning districts are not required to install sidewalks.
3. New single-family residential construction in the V-C, R-1-L, and R-1 zoning districts, when not a part of a residential subdivision, are not required to install sidewalks.

B. The Director may waive or modify the requirements for sidewalks in Sec. 8.4.2. and 8.4.3. upon evidence that:

1. There exist site conditions related to topography, wetlands, streams, or mature trees which would be negatively impacted by the installation of sidewalks; or
2. There are existing sidewalks on the block face opposite of the subject

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property which meet the standards of this Sec. 8.4.

8.4.6. Sidewalk Repair and Maintenance

A. Sidewalks on county right-of-way will be inspected by Hall County Engineering Division on a periodic basis, and as directed by citizen concern, to see that the sidewalks are in a safe and suitable condition for public use and travel. The County Engineer will determine repair requirements for any damage observed to bring the sidewalk back to a safe and suitable condition. The repair of sidewalks due to damage caused by activities of a resident, their guests, or their contractors will be the responsibility of the landowner, and a notification letter will be sent indicating such. The repair of sidewalks due to damage caused by activities of a subdivider's contractor or a subcontractor will be subdivider's responsibility, and a notification letter will be sent indicating such.

B. Upon receiving the notification letter, the landowner or subdivider has three options in repairing the sidewalk:

1. The landowner or subdivider may repair the sidewalk. The Hall County Engineering Division will inspect the sidewalk repair work, and any inconsistencies with the sidewalk specifications will need to be corrected. Sidewalks not repaired within 60 days of receiving the notification letter will be repaired by Hall County as provided in Sec. 8.4.6.B.3.

2. A subcontractor hired by the landowner or subdivider may repair the sidewalk. The Hall County Engineering Division will inspect the sidewalk repair work, and any inconsistencies with the sidewalk specifications will need to be repaired. Sidewalks not repaired within 60 days of receiving the notification letter will be repaired by Hall County as provided in Sec. 8.4.6.B.3.

3. The landowner or subdivider may choose to allow Hall County or its representatives to repair the sidewalk. Charges will be assessed to the landowner, and the cost of the repairs will be as per the most current Georgia Department of Transportation Item Mean Summary, or in accordance with actual Hall County contractual bid prices.

FOR ADOPTION

Sec. 8.5. Open Space

8.5.1. General

A. Purpose and Findings

The County finds that the preservation and conservation of undeveloped greenspace within its jurisdiction will have a significant impact on maintaining the character of the county as it continues to grow and develop. The intent of open space requirements is to conserve open land, preserve natural features and wildlife habitat, minimize land disturbing activities, create developments with direct access to open land and amenities, and provide active and passive recreational opportunities for residents in accordance with the Comprehensive Development Plan.

B. **Defined**

Open space is an area of land essentially unimproved in its natural state and set aside, dedicated, designated, or reserved for permanent protection. Open space areas may be utilized for common use or enjoyment through means of active or passive recreation but may not be occupied by non-recreational uses or structures.

8.5.2. Applicability

Open space is required as shown on Table 8.5.1. Open space must conform to the requirements of this Sec. 8.5 and any other applicable requirements of this UDC.

Table 8.5.1 Open Space Requirements

Use	Minimum Required Open Space*
Conservation Subdivision (note 1)	40% of the gross lot area
Major Subdivisions, Multi-family Residential and Mixed-use Developments	30% of the gross lot area
Non-residential uses	20% of the gross lot area

*Required open space is based on the gross area of the lot to be developed

Table notes:
1. Additional open space standards for Conservation Subdivisions can be found in Sec. **Error! Reference source not found.**.

8.5.3. Open Space Standards

A. The following areas or features of a site may be counted towards open space requirements:

1. Areas set aside for conservation of natural, archaeological, or historic features.
2. Meadows, woodlands, wetlands, wildlife corridors or similar conservation-oriented areas.
3. Passive recreational areas.
4. Outdoor amenities such as greens, commons, community gardens, non-paved trails and similar areas.
5. Active non-commercial recreation areas, such as playing fields, playgrounds, courts, and bikeways.

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These areas may be credited to no more than 25% of the required open space and may not be located within conservation areas.

6. The area of any buffers required by Sec. 8.2.4.

B. The following areas or features of a site may not be counted towards open space requirements:

1. Driveways, alleys or similar paved areas.
2. Parking lots, including those reserved for recreation areas.
3. Streets, existing or proposed.
4. Detention or retention ponds.
5. Other impervious surfaces including but not limited to buildings and accessory structures, unless otherwise permitted by this section.

FOR ADOPTION

Sec. 8.6. Signs

8.6.1. General

A. **Purpose and Findings**

The county finds that signs provide an important medium through which individuals may convey a variety of noncommercial and commercial messages. However, left completely unregulated, signs can become a threat to public safety as a traffic hazard and detriment to property values and to Hall County's overall public welfare as an aesthetic nuisance. By enacting this Sec. 8.6., the county commission intends to:

1. Balance the rights of individuals to convey their messages through signs and the right of the public to be protected against the unrestricted proliferation of signs;
2. Further the objectives of the Hall County Comprehensive Plan;
3. Protect the public health, safety, and welfare;
4. Reduce traffic and pedestrian hazards;
5. Maintain and enhance the visual environment, and preserve the right of the citizens to enjoy Hall County's scenic beauty;
6. Protect property values by minimizing possible adverse effects and visual blight caused by signs;
7. Avoid the harmful aspects of the unrestricted proliferation of signs;
8. Promote economic development; and
9. Ensure the fair and consistent enforcement of sign regulations.

B. **Applicability**

No sign may be erected, altered, refurbished or otherwise modified except in accordance with the requirements of this Sec. 8.6.

C. **Permit required**

A permit shall be required for the erection, alteration or reconstruction of any sign unless otherwise noted and shall be issued by the building official in accordance with these regulations.

D. **Standards**

1. **Materials and maintenance.** Signs permitted by this UDC must be:
   a. Constructed of materials, either singly or in combination, such as wood, cut or formed metal, glass, stone, masonry, plastics, L.E.D., high-density urethane foam, acrylics, polycarbonates, or similar materials as approved by the Director; and
   b. Free from: rust or holes on or in the sign or sign structure; broken, missing, loose or bent parts; faded or flaking paint; nonoperative or partially nonoperative illuminating or mechanical devices; and/or missing letters/graphics in sign copy; and
   c. Maintained in good condition and not constitute a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation or obsolescence.
2. **Freestanding signs**

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a. All permanent freestanding signs over 6 square feet in area must be a monument sign.

b. Maximum sign areas shall apply to each face separately, but no freestanding sign may have more than two faces.

c. Where two sign faces are located in a "V" formation, the angle between the two sign faces may not exceed 60 degrees.

3. **Obsolete signs.** A sign becomes obsolete if it conveys advertising or identification to services or uses without a valid business license, or a sign that is not maintained in accordance with this Sec. 8.6.1.D. Obsolete signs must be removed or repaired by property owner, developer or former lessee of property upon which sign is located within 30 days after receipt of written notice from the Director or Code Enforcement division.

4. **Illumination.** No sign may be illuminated by lights that flash, move, change in intensity, or turn on intermittently; except that a digital display may change no more often than once each 20 seconds, and shall be subject to the applicable lighting standards within this Sec. 8.6.

a. Internally illuminated signs, when permitted, may not exceed 20 foot-candles at a distance of 10 feet from such structure.

b. To prevent glare visible from a public street or adjoining property, the beam of any external lighting shall be directed so as not to be visible beyond the sign at which it is directed, and the light source shall not be visible from any point on an adjacent property or the public right-of-way.

5. **Movement or animation.** No sign or part of a sign may rotate, oscillate, or otherwise move or change in appearance, whether such motion is driven by wind, mechanical, electrical, or other means; except as provided under "Illumination" above.

8.6.2. Definitions

The following terms have the meanings indicated below as used in this Sec. 8.6.

Billboard. A freestanding sign larger than 200 square feet in area.

Billboard, digital. A freestanding sign larger than 200 square feet in area and programmable by a computer capable of displaying words, symbols, figures, or picture images that can be altered or rearranged on site or by remote means without altering the face or surface of the sign.

Freestanding sign. A sign that is not mounted on a principal building.

Nonconforming sign. A sign that does not conform to the provisions of this UDC and was legal when originally erected.

Portable sign. A sign which is not permanently affixed by rigid structures to a permanent, concrete foundation or a building; including any sign mounted on a vehicle, trailer, or other device designed to be moved periodically from place to place.

Roof sign. A sign projecting over the coping of a flat roof, or wholly or partially over the ridge of a gable, hip or gambrel roof, and supported by or attached to the roof.

Sign. Any structure, display, or device that is used to advertise, identify, direct, or attract attention to a business, institution,

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organization, person, idea, product, service, event, or location by any means, including words, letters, figures, design characteristics, symbols, logos, fixtures, movement, or illumination.

Sign area. The entire area within a continuous perimeter, enclosing the extreme limits of the sign structure, not to include the first 24 inches of the base height of a monument sign. Curved, spherical, or any other shaped sign face area will be computed based on the actual surface area. The copy of signs composed of individual letters, numerals, or other devices will be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letter or device as well as spaces between each letter or device.

1. Supporting structures for signs are not counted in the sign area, provided such supporting structures consist of posts, hangers, or brackets of the minimum number and size necessary to support the sign.
2. A wall or fence on which a sign is mounted not counted in the sign area, provided it serves primarily to enclose, divide, or protect an area.

Temporary sign. A display, sign, or banner with or without a structural frame, temporarily mounted, and intended to be displayed for a period not to exceed 30 days.

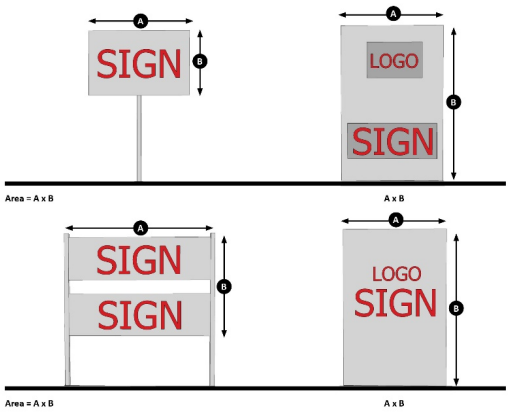
8.6.3. Prohibited Signs

Notwithstanding any other provision of this Sec. 8.6., the following signs are prohibited:

A. Signs displaying intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance or rescue vehicles, nor shall any sign use the words "stop," "danger," or any other word, phrase, symbol or character in a manner that might mislead or confuse a vehicular driver.

B. Signs within any street or highway right-of-way, unless erected by a public agency.

C. Signs painted on or attached to trees, fence posts and telephone or other utility poles or



signs painted on or attached to rocks or other natural features or painted on the roofs or walls of buildings.

D. Fluttering ribbons and banners and similar devices within the front yard setback. This restriction does not apply to flags.

E. Billboard signs, except as otherwise required by Georgia or federal law.

F. Roof signs and other signs mounted on or extending into the air above any roof surface of a building. A sign may be mounted against a parapet of uniform height around the perimeter of a building but may not extend above the parapet.

G. Portable signs unless qualified as a temporary sign and complies with all

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applicable requirements for such signs under this Sec. 8.6.

H. Wall murals.

I. Signs within visibility clearance areas. No freestanding sign or flag between a height of two and one-half feet and ten feet, and no billboard support structure with a maximum dimension of 12 inches or more, shall be installed and or maintained within the visibility clearance area defined by:

1. Points 25 feet distant from the intersection of any two of the following:
   a. Any public street(s);
   b. Any driveway for other than single- or two-family use; or
   c. Any railroad right-of-way with an at-grade crossing; and
2. A straight line connecting those two points.

8.6.4. Signs Not Requiring a Permit

The following sign types do not require a sign permit when they are erected and maintained in compliance with all applicable standards:

A. **Address Signs**

An address sign is a sign displaying the street address of the property.

B. **Entrance Directory signs**

An entrance directory sign is any sign located on a developed property, adjacent to exits, entrances, driveways or off-street parking facilities. Entrance directory signs must meet the following standards:

1. The sign may not exceed 12 ft in area and 5 feet in height.
2. The sign must be at least one foot from the edge of the pavement or curb.
3. One entrance directory sign is allowed per exit, entrance, and off-street parking lot.

C. **Construction Signs**

A construction sign is a temporary sign erected on premises where construction for which a permit is required is taking place. Construction signs must meet the following standards:

1. The sign may not exceed 50 square feet in area and 8 feet in height.
2. The sign must be at least 10 feet from the edge of the adjacent pavement.
3. Signs must be at least 15 feet from side and rear property lines.

D. **Home Occupation Signs**

A home occupation sign is a sign associated with a permitted home occupation. Home occupation signs must meet the following standards:

1. The sign may not exceed one foot in area.
2. The sign may not be illuminated.
3. The sign must be attached to the structure in which the home occupation is conducted.

E. **Internal Development Signs**

Signs internal to a multi-building residential or nonresidential complex which may be part of a greater wayfinding system used to serve as directional signage to effectively navigate people through a space. Internal development signs must meet the following standards:

1. One sign is allowed at each street or driveway intersection.
2. The sign may not exceed 6 square feet in area and 4 feet in length.

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3. The sign may not be mounted more than 5 feet above grade.

F. **Residential temporary signs**

Residential temporary signs are temporary signs on residentially zoned property. Residential temporary signs must meet the following standards:

1. The sign may not exceed 6 square feet in area.
2. Signs must be at least 15 feet from side and rear property lines.

G. **Flags**

Flags are any fabric or other flexible material designed to be flown from a flagpole. Flags must meet the following standards:

1. No more than two flagpoles are permitted per lot.
2. No more than two flags are permitted per flagpole.
3. The maximum dimension of the hoist side of each flag may not exceed 20 percent of the height of the flagpole.
4. Flagpoles must be set back from each property boundary a distance equal to the height of the flagpole.
5. Flagpoles must be maintained in good repair, so as not to constitute a hazard to health, welfare or public safety.
6. On officially designated county, state, and federal holidays, there is no maximum flag size or number of flags which may be on display.

H. **Window signs**

A window sign is a sign attached to the interior or exterior face of a window, door, or display case and intended to be viewed from the outside. Window signs must meet the following standards:

1. Window signs may not exceed 25% of the area of the individual window they are located in; and
2. Additional standards apply in the Gateway Corridor Overlay District. See Sec. 8.6.18.

I. **Other exempt signs**

In addition to any other permitted signs, the following signs are also permitted without a sign permit:

1. **Agricultural and residential zoning districts.** Individual signs not exceeding 6 square feet in area, with a combined area not exceeding 18 square feet.
2. **Other zoning districts.** Individual signs not exceeding 10 square feet in area, with a combined area not exceeding 30 square feet. Such signs must not be more than 5 feet high and must be at least 5 feet from side and rear property lines.
3. **Public signs.** Signs authorized by any public agency for official purposes. Official notices issued by any court, public agency, or officer.

8.6.5. Temporary Signs

A total of one additional sign per street frontage, which may be either of the following, is allowed for the duration of a temporary event:

A. One non-illuminated temporary sign, flag or banner, not exceeding 6 square feet in area nor 4 feet in height in a single-family residential zoning district and not exceeding 32 square feet in area nor 12 feet in height in a multifamily or nonresidential zoning district; or

B. One non-illuminated inflatable sign, which may be placed on a building roof, but

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regardless of location, must be installed in accordance with all requirements of the building code. Such inflatable sign may not contain an inflatable area in cubic feet that is greater than the square footage area of the sign structure for the principal freestanding sign on the property as determined by the Director.

C. Signage is limited to a total of 60 days a calendar year for the same business or organization. The duration of the temporary event may not last longer than 15 consecutive days and must not take place more frequently than four times in any calendar year for the same business or organization. Any four such events must be separated by at least 30 consecutive days.

8.6.6. Sign Permits

A. **Purpose**

The purpose of this Sec. 8.6.6 is to provide a review process for sign permit applications that ensures that signs comply with the standards of this Sec. 8.6.

B. **Authority**

The Director is authorized to review and approve or disapprove an application for a sign permit pursuant to the procedures of this Sec. 8.6.6 and the standards of this Sec. 8.6.

C. **Applicability**

No sign, except those listed in Sec. 8.6.4, may be erected, placed, reconstructed or structurally altered without the sign owner having first obtained a sign permit from the Director or building official, if applicable, per the procedures in this Sec. 8.6.5 and the standards of this Sec. 8.6.

D. **Procedure**

1. **Initial submission and review of application.** Application for a sign permit must be made on the form provided by the Department of Planning and Zoning and must be accompanied by the information and documents listed on the form. An application will only be deemed as sufficient when all required information and accompanying documents are received.
2. **Action by Planning and Zoning Director.** Within 10 working days after the application is determined sufficient, the Director or their designee must review the application in accordance with this Sec. 8.6.5 and determine whether the application complies with the standards in this Sec. 8.6.
3. **Approval.** If the Director finds that the application complies with the standards of this Sec. 8.6, they must approve a sign permit. Any sufficient sign application for which no action has been taken after ten working days will be deemed approved.
4. **Fails to comply.** If the Director determines the application fails to comply with the standards of this Sec. 8.6, the applicant must be provided a notification with written comments, explaining why the application fails to comply with the standards. The applicant must be provided an opportunity to submit a revised application. If a revised application is not resubmitted within 30 days of the date of notification, the application will be considered withdrawn and subject to a new application and remittance of accompanying fees. The time for resubmission may be extended an additional 30 days, if requested prior to the original deadline for resubmittal.

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5. **Re-submittal.** A revised application must be re-submitted to the Director and reviewed by the Director within five working days after its re-submittal. The Director must approve or disapprove the application, based on the criteria in this Sec. 8.6.

6. **Fees.** No permit may be issued until the appropriate application has been filed with the Department of Planning and Zoning and fees as established by the Board of Commissioners have been paid.

7. **Criteria.** A sign permit must be approved upon a finding that the applicant has demonstrated the application complies with the standards of this Sec. 8.6.6.

E. **Expiration.** If the work described in any sign permit has not been completed within six months of issuance, the sign permit will expire and be void, however, one six-month extension of the permit will be granted if an additional permit extension fee has been paid prior to the expiration date of the initial permit. The permit extension fee will be the amount of the initial permit fee.

F. **Amendments**. A sign permit may be amended, extended, or modified only in with the procedures established for its original approval.

G. **Appeals.** Any person aggrieved or affected or any officer, department, board or bureau of the county affected by the determination of the Director on an application for approval of a sign permit may appeal the determination to the Planning Commission in accordance with the procedures of **Error! Reference source not found.**. The appeal must be heard within 45 days of the filing of the written notice of appeal.

8.6.7. Signs Requiring a Sign Permit

Signs are allowed by district as shown below. Specific requirements for each sign are shown on the following pages. All of the following sign types require a sign permit.

	AG-1, AR-1, R-1-L, R-1, R-TF, PRD	R-MF, MHP, R-X	O-I, S-S , H-B, I-1, I-2	Gateway Corridor Overlay	Standards
Awning Sign, or Canopy Sign, or Wall Sign	◘	◘	■	Per base zoning and	Sec. 8.6.8 Sec. 8.6.9 Sec. 8.6.10
Entrance Sign	■	■	■	Per base zoning	Sec. 8.6.11
Monument Sign	◘	◘	■	Per base zoning and Sec. 8.6.18	Sec. 8.6.12
Projecting Sign	◘	◘	■	See base zoning	Sec. 8.6.13

Table Key:
■ = Allowed
◘ = Allowed for nonresidential, residential businesses, and rural businesses uses only
-- = Not Allowed

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8.6.8. Awning Signs





A. **Definition**

A sign where graphics or symbols are sewn on, printed on, or otherwise adhered to the awning material as an integrated part of the awning itself.

B. **General Provisions**

1. Signs may not extend outside the awning.
2. Only awnings over ground story doors or windows may contain signs.
3. The awning that the sign is attached to must be opaque.
4. Signs may be on the front valance, the side valance, or on the sloping face of the awning.
5. Signs may not be internally illuminated.

C. **Number of Signs**

1. One awning sign, or one canopy sign, or one wall sign, or one projecting sign is allowed per establishment along the side of the establishment that includes its public entrance, unless specified in Sec. 8.6.14 or Sec. 8.6.15.
2. One additional awning sign, or one additional canopy, or one additional wall sign, or one addition projecting sign is allowed along each facade adjacent to a public right of way.

D. **Sign Area**

1. The maximum area is 64 square feet per building, or one square foot per linear foot of storefront, whichever is greater.
2. A tenant with less than 16 linear feet of storefront is allowed one sign not exceeding 16 square feet in area.

E. **Dimensions**

Ⓐ Sign width: no max.

Ⓑ Sign height: no max.

8.6.9. Canopy Signs



A. **Definition**

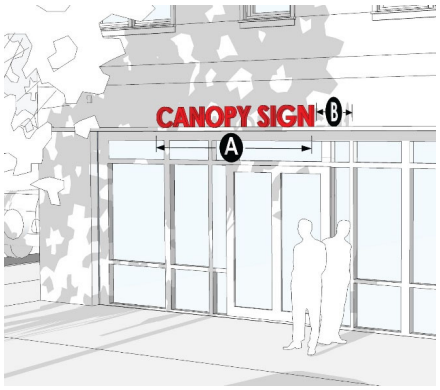
A sign affixed to, superimposed upon, or painted on any roof or roof-like structure which is extended over a sidewalk, walkway, or vehicle access area.

B. **General Provisions**

1. Signs cannot extend outside the overall length or width of the canopy. However, a canopy sign may extend above or below the canopy.
2. Signs may not extend above the height of the building, including any parapet wall.
3. Signs may not be located on a roof.
4. Signs must be located at least 8 feet above any sidewalk or walkway and 13 feet 6 inches above any vehicular access area.

C. **Number of Signs**

1. One awning sign, or one canopy sign, or one wall sign, or one projecting sign is allowed per establishment along the side of the establishment that includes its public entrance, unless specified in Sec. 8.6.14 or Sec. 8.6.15.
2. One additional awning sign, or one additional canopy, or one additional wall sign, or one addition projecting sign is allowed along each facade adjacent to a public right of way.



D. **Sign Area**

1. The maximum area is 64 square feet per building, or one square foot per linear foot of storefront, whichever is greater.
2. A tenant with less than 16 linear feet of storefront is allowed one sign not exceeding 16 square feet in area.

E. **Sign Dimensions**

Ⓐ Sign width: max. canopy width

Ⓑ Sign height: max. 2 ft.

8.6.10. Wall Signs





A. **Definition**

A sign which is mounted on the facade of the building, is in a plane parallel to the wall (i.e., does not project at an angle to the wall), and does not project more than 12 inches from the wall.

B. **General Provisions**

Reserved

C. **Number of Signs**

1. One awning sign, or one canopy sign, or one wall sign, or one projecting sign is allowed per establishment along the side of the establishment that includes its public entrance, unless specified in Sec. 8.6.14 or Sec. 8.6.15.
2. One additional awning sign, or one additional canopy, or one additional wall sign, or one addition projecting sign is allowed along each facade adjacent to a public right of way.

D. **Sign Area**

1. The maximum area is 64 square feet per building, or one square foot per linear foot of storefront, whichever is greater.
2. A tenant with less than 16 linear feet of storefront is allowed one sign not exceeding 16 square feet in area.

E. **Sign Dimensions**

Ⓐ Sign width: no max.

Ⓑ Sign height: no max.

8.6.11. Entrance Signs



A. **Definition**

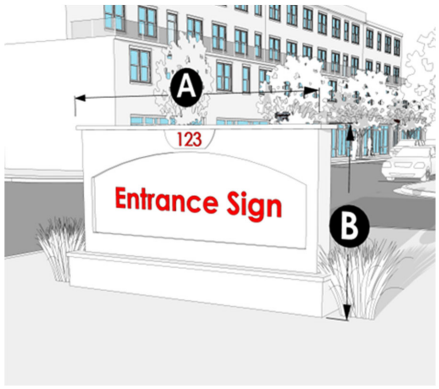
Any sign located in a residential or nonresidential subdivision or planned unit development.

B. **General Provisions**

1. Signs must be at least 15 feet from all property lines.
2. Signs may not be internally illuminated, and any lighting must come from external sources screened from view with evergreen plantings.

C. **Number of Signs**

One per street entrance.



D. **Sign Area**

1. Residential developments:
   a. Fewer than 100 residential units or lots: max. 20 sq. ft.
   b. 101-200 residential units or lots: max. 32 sq. ft.
   c. Developments with more than 200 residential units or lots: max. 48 sq. ft.
2. Nonresidential or mixed-use developments: max. 48 sq. ft.

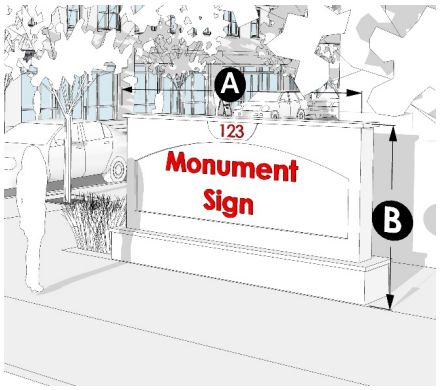
E. **Sign Dimensions**

Ⓐ Sign width: no max.

Ⓑ Sign height: max. 6 ft.

8.6.12. Monument Signs





A. **Definition**

A permanently affixed sign which is wholly independent of a building for support and attached to the ground along its entire length.

B. **General Provisions**

1. The base of the monument sign must be at least two-thirds the width of the sign itself.
2. The base of the monument sign must be faced in brick, masonry, stucco, or stone, unless otherwise specified in Sec. 8.6.18 for the Gateway Corridors Overlay District.
3. On corner lots, monument signs must be at least 50 feet from lot corner (defined by the lot lines extended).
4. Signs must be at least 15 feet from all property lines.

C. **Number of Signs**

One monument sign is allowed along each street that the lot has frontage on, unless otherwise specified in Sec. 8.6.14 or Sec. 8.6.15.

D. **Sign Area**

1. *O-I, S-S, P-C, H-B, M-U, I-1, and I-2 zoning districts.* Determined by building gross floor area:
   a. 0-10,000 sf.: max. 32 sf. (each side)
   b. 10,001-50,000 sf.: max. 48 sf. (per side)
   c. 50,001-100,000 sf: max. 64 sf. (per side)
   d. Over 100,000 sf.: max. 96 sf. (per side)
2. *All other zoning districts.* See Sec. 8.6.14 and Sec. 8.6.15.

E. **Sign Dimensions**

Ⓐ Sign width: no max.

Ⓑ Sign height:

O-I, S-S, P-C, H-B, M-U, I-1, and I-2 zoning districts. Determined by building gross floor area:

a. 0-50,000 SF: max. 8 ft.
b. 50,001-100,000 SF: max. 10 ft.
c. Over 100,000 SF: max. 12 ft.

All other zoning districts: max. 6 ft.

8.6.13. Projecting Signs



A. **Definition**

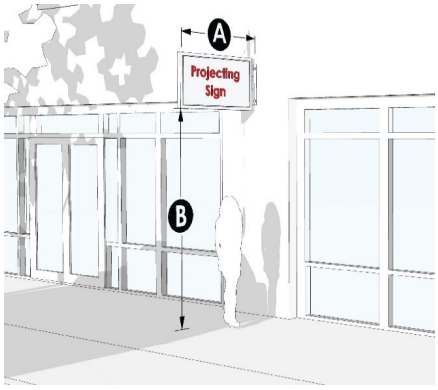
A sign which is attached perpendicular to a building or other structure and extends more than 12 inches horizontally from the plane of the building facade.

B. **General Provisions**

1. Must be at least 18 inches from a vertical plane at the street curb line.
2. May not project beyond property lines.

C. **Number of Signs**

1. One awning sign, or one canopy sign, or one wall sign, or one projecting sign is allowed per establishment along the side of the establishment that includes its public entrance.
2. One additional awning sign, or one additional canopy, or one additional wall sign, or one addition projecting sign is allowed along each facade adjacent to a public right of way.



D. **Sign Area**

1. The maximum area is 64 square feet per building, or one square foot per linear foot of storefront, whichever is greater.
2. A tenant with less than 16 linear feet of storefront is allowed one sign not exceeding 16 square feet in sign area.

E. **Sign Dimensions**

Ⓐ Projection from facade: max. 5 feet.

Ⓑ Clear height above walkways or other non-vehicular areas: min. 10 ft.

Ⓑ Clear height above parking, driveways, or other vehicle access: min. 14 ft.

8.6.14. AG-1, AR-1, R-1-L, R-1, R-TF, R-X and PRD Zoning Districts

The following additional standards apply in AG-1, AR-1, R-1-L, R-1, R-TF, R-X and PRD zoning districts:

A. **Nonresidential Uses**

Nonresidential uses are allowed one canopy sign, or one wall sign, or one projecting sign, or one freestanding sign, with a maximum area of 20 square feet and the maximum height of 6 feet.

B. **Residential Business Signs**

1. **AG-1, AR-1, R-1-L, R-TF, R-X and PRD zoning districts.** Residential businesses are allowed one non-illuminated freestanding sign with a maximum sign area of 16 square feet and a maximum height of 5 feet. The location must be approved by the planning commission.
2. **R-1 zoning district.** No sign is allowed.

C. **Rural Business Signs**

Rural businesses are allowed one non-illuminated freestanding sign not exceeding 16 square feet in area. The location must be approved by the planning commission. The sign must be at least 15 feet from all property lines.

8.6.15. R-MF and MHP Zoning Districts

The following additional standards apply in RMF and MHP zoning districts:

A. **Nonresidential Uses**

Nonresidential uses are allowed one canopy sign, or one wall sign, or one projecting sign, or freestanding sign, with a maximum area of 30 square feet and the maximum height of 6 feet.

B. **Residential Business Signs**

Residential businesses are allowed one non-illuminated freestanding sign, including a monument sign, with a maximum area of 16 square feet and a maximum height of 5 feet. The location must be approved by the Planning Commission.

C. **Rural Business Signs**

Rural businesses are allowed one non-illuminated freestanding sign not exceeding 16 square feet in area. The location must be approved by the Planning Commission. The location must be at least 15 feet from all property lines.

8.6.16. O-I, S-S, H-B, M-U, I-1, and I-2 Zoning Districts

The following additional standards apply in O-I, S-S, H-B, M-U, I-1, and I-2 zoning districts:

A. **Master plan for signs in multi-tenant developments**

For all multi-tenant buildings or developments, a coordinated program of wall signs must be developed and approved by the county at the time of site plan approval. The signage master plan must specify the sign type, design, height, colors, illumination, and other specifications to give a coordinated appearance to the building or development. The county's review and approval of the signage master plan must be based on the compatibility of the proposed signage with the siting and architecture of the subject building or development and the compatibility of the signage with surrounding land uses.

8.6.17. Standards for Fuel Sales

Fuel sales facilities are allowed additional signage as follows:

A. One sign per canopy facade per public street frontage with a maximum of 16 square feet is allowed, provided that the area used to display this information is no larger than 8 square feet and does not extend above or below the edge of the canopy.

B. Spreader bars (signs located under canopy over pump islands) are limited to no more than two signs per spreader bar, not exceeding 4 square feet per sign. However, the total area for all spreader bars may not exceed 24 square feet.

8.6.18. Gateway Corridors Overlay

The following additional standards and restrictions apply to civic, commercial, industrial, and other non-residential uses in the Gateway Corridor Overlay district:

A. **Monument Signs**

The monument sign structure must be constructed of the same materials that are used in the facade of the principal building.

B. **Sign Illumination**

1. Automatic changeable copy signs are prohibited, except for public buildings and uses, as these terms are defined in Sec. 7.4.

2. Externally mounted neon signs are prohibited.

3. Signs may be illuminated with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall have recessed luminaries or be semi-cutoff luminary fixtures.

4. Internally illuminated signs are permitted subject to the standard of illumination in Sec. 8.6.1.D.4.

8.6.19. Standards for Billboards

A. **General Standards**

Sec. 8.6.18 prohibits the erection of new billboards in Hall County and the reconstruction of existing billboards to the fullest extent to be consistent with state and federal law or with the provisions allowing for the reduction of the overall number of billboards within Hall County, per Sec. 8.6.19.C.

1. **Permit required.** No billboard may be permitted to be erected or reconstructed without a permit from the county building official.

2. **No new billboards.** After the effective date of this UDC, the county building official may not issue permits for new billboard structures except as required by Georgia or federal law and/or permitted by Sec. 8.6.19.C.

3. **Billboards are primary structures.** After the effective date of this UDC all billboards are classified as primary structures, and no billboard may be located on any lot or parcel that contains another primary structure. Lots or parcels that contain both a billboard and another primary structure will be nonconforming and will be subject to the nonconforming use provisions of this UDC.

B. **Location, area and height**

All billboard structures required to be permitted under state or federal law, and erected so as to be visible from any public,

state or federal road must conform to the following standards:

1. **General.** All billboard structures erected abutting or so as to be visible from the right-of-way of any state highway that is a limited or controlled access highway shall conform with O.C.G.A. § 32-6-75, and must meet all federal and state requirements necessary to obtain a permit under said code. In instances where the sign controls of this UDC are stricter, these regulations apply.
2. **Structure type.** Only one sign may face the same direction per location. This allows back-to-back or V-formation signs, provided they are joined by a mutual or attached frame, but prohibits two signs stacked or side-by-side facing the same direction.
3. **Setback.** All structures must be set back at least 15 feet from any property or right-of-way line.
4. **Spacing**
    a. All roads except divided lane four-lane highways and limited or controlled access highways. No billboard structure may be within 500 feet of another billboard along the same side of the road or within 1,000 feet of any residential or agricultural district, public park, public building or religious building, regardless of whether the measurements extend outside of county limits.
    b. Divided four-lane highways and limited or controlled access highways. No billboard structure may be within 500 feet of another billboard, measuring from the two closest points, regardless of whether the measurements extend outside of county limits.
5. **Maximum sign area**
    a. All roads except divided lane four-lane highways and limited or controlled access highways. The maximum sign area permitted for each face of the structure shall not exceed 64 square feet with or without trim.
    b. Divided four-lane highways and limited or controlled access highways. The maximum sign area permitted for each face of the structure may not exceed 100 square feet with or without trim.
6. **Sign height.** Signs must be at least 10 feet above the adjacent road measuring from the lower portion of the sign face. No sign may exceed the height of 35 feet from either the level of the road or the ground surface, whichever is higher. Two signs in the same location back-to-back or in a V-formation must be the same height above the pavement surface.
7. **Extrusions prohibited.** Extrusions beyond the face of the sign, excluding aprons, are prohibited.
8. **Lighting.** No illumination of off-premises signs is allowed.

C. **Digital billboard conversion and location**

Any legally erected billboard may be converted to a digital billboard so long as it meets the following limitations:

1. **Replacing a static billboard with a digital billboard**
    a. Two square feet of existing static billboard display must be removed within the county limits for each one square foot of digital billboard

display area, either newly constructed or installed as a modification and/or conversion of an existing static billboard. The two square feet removed must be from physically completed static billboards with complete sign faces. No partially erected or partially completed signs may be used to qualify for the requirement.

b. The applicant must provide an inventory of their outdoor advertising sign locations within the county. A company that converts an existing static billboard to a digital billboard must provide, with each permit application, a complete current inventory of its billboards located within the corporate limits of Hall County. The inventory must include per structure: location (longitude/latitude), size, number of faces and type of illumination.

c. No person may convert an existing static billboard structure to a digital billboard structure without first obtaining a sign permit as required by this Sec. 8.6.19.C. and all other applicable county permits required for improvements.

d. Digital billboards shall be the same size or smaller than the static billboard being replaced.

e. A digital billboard replacing a nonconforming static billboard may be permitted if approved by the county Board of Commissioners.

2. **Construction of digital billboards in new locations**

a. After removing two square feet of existing static billboard display per Sec. 8.6.19.C.1.a, a new structure may be erected containing a digital billboard if the location is approved by the county Board of Commissioners.

b. The county Board of Commissioners has the right to permit the installation of a new digital billboard structure in any location within the county so long as the location complies with all applicable state and federal regulations pertaining to outdoor advertising, and these regulations.

3. **Digital billboard operational standards**

a. Digital billboards must display static images for a period of at least ten seconds before instantaneously transitioning to another static image.

b. Animation, frame effects, flashing and the appearance of movement whatsoever are explicitly prohibited.

c. All digital billboards must be equipped with automatic dimming technology which automatically adjusts the sign's brightness based on ambient light conditions.

d. No digital billboard may exceed a brightness level of 0.3 foot-candles above ambient light as measured using a foot-candle meter at a preset distance depending on sign area. Measuring distance will be determined by the following equation: the square root of the product of the sign area and 100.

Example using a 200 square foot digital billboard:

(200×100) = 141.4 feet measuring distance.

e. The county will from time to time check the brightness of each digital billboard to verify the levels specified in Sec. 8.6. are met. If the owner of a sign fails to control brightness within these limits, the sign permit will be revoked. If a permit is revoked, the sign must be turned off immediately and must remain off unless and until the sign is re-permitted. Re-permitting requires the owner to reapply in accordance with the procedures in place at the time of the new permit application, including paying fees required for a new permit.

f. All digital billboards must have a switch or circuit breaker located on the property that allows electrical power to be turned off. The owner of each digital billboard must provide the county contact information for a 24-hour, seven-day/week contact person who has the authority and is able to turn off the sign promptly if a malfunction occurs. If at any time more than 30 percent of the digital display lights malfunction or are no longer working property, the owner of the digital billboard shall turn off the electronic display until repairs are made.

4. **Emergency compliance.** The permit holder of a digital billboard must coordinate with governmental authorities to display, when appropriate, emergency information important to the traveling public, such as Amber Alerts or alerts concerning terrorist attacks, or natural disasters. Emergency information messages must remain in the advertising rotation according to the protocols of the agency that issues the information, or protocols established by the Georgia Department of Transportation.

D. **Nonconforming billboards**

Any legally erected sign that would become nonconforming as a result of Sec. 8.6. is allowed to remain in accordance with this Code, or until purchased by the Georgia Department of Transportation or the county, provided that the sign owner meets the requirements of state laws and rules and regulations governing such signs. No nonconforming billboard may be increased in size or height or relocated on the property, but may be decreased in size or height and/or may be converted to a digital billboard subject to Sec. 8.6.19.C.

8.6.20. Nonconformities

A. **Signs related to nonconforming uses**

Signs related to nonconforming uses, and located on the same lot or property as the nonconforming use, may continue to exist, but may not be increased in size or number, and may not be relocated on the same site unless the relocation of the existing sign brings it into greater conformity with the provisions of this Sec. 8.6. that would apply if the use were a permitted use in that zoning district.

B. **Nonconforming signs**

1. A building or freestanding sign that lawfully existed on the effective date of this UDC may continue to be used, except that the nonconforming sign:

   a. May not be repaired, rebuilt, replaced or altered after damage or removal exceeding 50% of the sign structure.

b. May not be enlarged or altered in a way that increases its nonconformity.

c. May not be altered for a change in use, change in ownership or change in business name. Individual sign panels not exceeding 50% of the total sign face area of a multi-tenant freestanding sign may be replaced for a change in use or change in business name.

2. The owner of a nonconforming sign who wishes to apply for its continued use, and who makes an application for such within one year from the date such sign became nonconforming, will have their application fee waived. An owner who submits their application for the continued use of a nonconforming sign within two years of the date such sign became nonconforming will have one-half of the application fee waived. Any owner of a nonconforming sign must apply for its continued use after the expiration of two years from the date the sign became nonconforming must pay the full application fee as required by **Error! Reference source not found.**.

3. Nonconforming signs associated with Legacy Uses, as defined in Sec. 7.1.6 may be re-used upon approval of a conditional use permit for such use.

Sec. 8.7. Architectural Standards.

8.7.1. Applicability

A. The standards of this Section shall apply in accordance with Sec. 8.1 (Applicability).

B. Existing structures shall be exempt from these standards unless the structure is expanded, renovated, or reconstructed by more than 75 percent of its assessed value or gross floor area, at which point the provisions of this Section shall apply.

8.7.2. Residential

The following standards shall apply to all residential districts.

A. **Building materials**

1. All facades of residential structures, including any permitted non-residential structures within residential districts, shall be constructed of the following materials:
    a. Brick
    b. Stone
    c. Stucco
    d. Wood siding or wood shake
    e. Cementitious siding
2. Vinyl siding is prohibited
3. The front facade shall incorporate variation in building materials, texture, or color to avoid a uniform appearance.
4. The materials to be utilized or the architectural style proposed for the structures will be compatible and harmonious with existing dwellings in the vicinity
5. The accessory structures must be constructed of materials similar in appearance to the primary residence.

B. **Garages**

1. Garages for single-family detached and two-family dwellings on lots less than one (1) acre shall comply with one of the following:
    a. Flush. Garage doors may be aligned with the front wall plane of the residence and shall not exceed 55 percent of the total width of the front facade.
    b. Semi-Flush. Garage doors may project or recess up to 10 feet from the front wall plane and shall not exceed 55 percent of the total width of the front facade.
    c. Recessed. Garage doors shall be located a minimum of 10 feet behind the front wall plane of the residence and shall not exceed 55 percent of the total width of the front facade.
    d. Side-Loaded. Garage doors shall be oriented perpendicular to the front facade. The garage structure shall be set back a minimum of 3 feet from the front wall plane of the residence.
    e. Carriage Court. Garage doors shall be oriented perpendicular to the front facade and may be located forward of the primary structure.
    f. Detached. Garages shall be located entirely to the rear of the principal structure.
2. Garages for townhomes
    a. Townhomes fronting an arterial or collector street shall utilize rear-loaded garages.

b. Townhomes fronting local streets may utilize rear-loaded or front-loaded garages.

c. Garages if provided should be attached only.

d. Rear-Loaded Garages

i. Shall be located entirely to the rear of the structure

ii. Should be attached

iii. Shall access a rear alley, right-of-way, or access easement

e. Front-Loaded Garages

i. A minimum of 20 feet shall be provided between the garage and the back of sidewalk.

8.7.3. Non-residential and Multi-family

The following standards shall apply to multi-family residential, office, commercial, industrial, institutional, and public purposes.

A. **General Architectural Requirements**

1. Principal building entrances shall face a public street, unless the building is located on an internal lot without direct street frontage.
2. Any nonresidential building located within 150 feet of residential or agricultural use shall not exceed 40 feet in height, as defined in Sec. 2.1.
3. Buildings along U.S. 129 shall not exceed 30 feet in height.
4. Buildings along State Route 365 shall not exceed 50 feet in height.

B. **Building materials**

1. A consistent palette of building materials shall be used on all four sides of the building.
2. Facades greater than 100 feet in length shall incorporate variation in materials, texture, and/or depth to reduce visual monotony.
3. Outparcel and accessory structures shall utilize materials compatible with the principal building.
4. Permitted materials
   a. Brick
   b. Natural stone (granite, limestone, marble, or similar)
   c. Cast stone or terra cotta
   d. Glass and glass block
   e. Fiber cement siding
   f. Architectural metal panels (nonresidential only)
   g. Split-face CMU (maximum 50% per facade for nonresidential only)
   h. Stucco (maximum 50% per facade)
   i. Precast or prestressed concrete
5. Prohibited materials
   a. Vinyl Siding
   b. Exposed or Painted Concrete block
   c. Split-face CMU on multi-family residential buildings
   d. Painted natural stone
6. Material percentages shall be calculated based on the total wall area of each facade, including openings.

C. **Rood Materials**

1. Pitched roofs shall be constructed of:
   a. Architectural composition shingles

b. Natural slate

c. Terra cotta

d. Wood shake

e. Standing seam metal

2. Flat roofs may utilize Thermoplastic Polyolefin (TPO) or similar materials.

3. Alternative materials may be approved by the Director of Planning and Zoning or their designee upon determination of comparable quality and durability.

Sec. 8.8. Amenities

8.8.1. Purpose

The purpose of this Section is to ensure that when amenities are provided within developments, they are designed, constructed, and maintained in a manner that enhances the quality of life for residents and is compatible with surrounding development.

8.8.2. Applicability

A. Amenities are not required for any developments unless otherwise specified by zoning conditions, approvals, or other provisions of this Code.

B. Where amenities are provided within any developments, they shall comply with the standards of this Section.

8.8.3. General Standards

A. Compliance with codes

1. All amenity structures and facilities shall comply with all applicable building, fire, accessibility, and safety codes, including but not limited to the International Fire Code (IFC), International Building Code (IBC) and International Residential Code (IRC), as applicable.

B. Design Compatibility

1. Amenity structures (e.g., clubhouses, pavilions, recreation buildings) shall utilize architectural materials, colors, and design elements that are consistent with or complementary to the principal development.

C. Plan Submittal Requirements

1. Detailed plans for all proposed amenities shall be provided at the time of site plan or land development plan submission and shall include, as applicable:
    a. Site layout and dimensions
    b. Building elevations
    c. Materials and finishes
    d. Landscaping and screening details
    e. Lighting plan
    f. Pedestrian access and connections

D. Functionality and Accessibility

1. Amenities shall be designed to be safely and conveniently accessible to residents through pedestrian connections, sidewalks, or internal circulation systems.

8.8.4. Location and Compatibility Standards

A. Separation from Adjacent Residential Uses

1. Amenities shall be designed and located to minimize impacts on adjacent residential properties, particularly single-family and townhome units.

B. Screening Requirements

1. Where an amenity area abuts or is directly visible from adjacent residential units, buffers/screening is required in accordance with section 8.2

C. Noise and Activity Considerations

1. Active recreation amenities (e.g., pools, sports courts, playgrounds) shall be located and designed to minimize noise impacts on adjacent residential units.

8.8.5. Maintenance

A. All amenities shall be maintained in good condition by the property owner, homeowners association (HOA), or other responsible entities. Failure to maintain

such amenities may be considered a violation of this Code.

Sec. 8.9. Outdoor Lighting

8.9.1. Purpose

A. The purpose of this Section is to minimize light pollution, reduce glare, and ensure safe and effective lighting for all development.

8.9.2. Applicability

A. These standards shall apply to all development requiring site plan approval, including residential and nonresidential uses.

8.9.3. General Standards

A. All outdoor lighting fixtures shall be:
   1. Fully shielded or semi cut-off
   2. Directed downward
   3. Designed to prevent light spill onto adjacent properties or public rights-of-way.

B. Light Spill and Glare
   1. Lighting shall be arranged to prevent glare or excessive illumination onto adjacent properties, particularly residential uses.

C. Intensity
   1. Lighting levels shall be the minimum necessary to provide adequate safety and visibility.

D. Amenity and Recreational Lighting
   1. Lighting for amenities (e.g., pools, courts, playgrounds) shall be designed to:
      a. Limit spillover onto adjacent residential properties.
      b. Be turned off or reduced during non-operational hours, where practicable.

8.9.4. Streetlights.

A. Streetlights must be provided on all public streets.
   1. The spacing of streetlights must be staggered, 300 feet on-center, along both sides of the roadway.
   2. All street lighting is subject to review and approval of the Hall County Public Works Department.
   3. All outdoor lighting must be the semi-cutoff type.

B. Semi-cutoff luminaries must be used for all security lighting.

Sec. 8.10. Cluster Mailbox Units (CBU)

8.10.1. Purpose

A. The purpose of this Section is to ensure that Cluster Mailbox Units (CBUs) are designed and located to provide safe, accessible, and efficient mail delivery while minimizing impacts on traffic circulation and adjacent properties.

8.10.2. Applicability

A. Pursuant to United States Postal Service (USPS) policy, all new residential subdivisions and new phases of existing subdivisions shall provide CBUs for regular mail delivery, unless otherwise approved by USPS.

B. This Section shall apply to all major residential developments, including:

1. Single-family subdivisions
2. Townhome developments
3. Multi-family developments
4. Mixed-Use developments

8.10.3. General Requirements

A. A Cluster Mailbox Unit (CBU) shall consist of a centralized structure or installation containing individual mailboxes serving multiple dwelling units.

B. The developer shall be responsible for coordinating with USPS to determine:

1. Number of mailbox units
2. Final location
3. Design and installation requirements

C. All CBUs shall be subject to final approval by USPS prior to installation.

8.10.4. Location Standards

A. CBUs shall be located:

1. On a separate lot;
2. Within designated open space; or
3. Within a public access or utility easement approved by the County

B. CBUs shall be placed in locations that:

1. Are safely accessible to residents
2. Do not obstruct vehicular circulation
3. Minimize conflicts with pedestrian pathways

C. CBU access points (including associated parking areas) shall be located:

1. A minimum of 200 feet from a primary subdivision entrance, where feasible;
2. A minimum of 60 feet from any street intersection

D. CBUs shall not be located within required sight distance triangles or areas that create visibility hazards.

8.10.5. Parking Requirements

A. Off-street parking shall be provided adjacent to each CBU in accordance with the following:

Table 8.10.1~~6.1.2.~~ Dimensional Standards

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Number of Mailboxes	Required short-term parking
50 or less	3
51-78	4
79-104	5
105 or more	5 plus 1 for every additional 25 mailboxes

B. Parking spaces shall be designed to allow safe ingress and egress without backing into streets.

C. Parking areas shall not interfere with internal traffic circulation or emergency access.

8.10.6. Design and Screening

A. CBUs shall be designed to be consistent with the character of the surrounding development.

B. Where located adjacent to residential units, CBUs shall be screened using one or more of the following:

1. Landscaping
2. Fencing
3. Walls
4. Combination thereof

C. Screening shall be sufficient to minimize visual impacts from adjacent properties.

8.10.7. Maintenance

A. The County shall not be responsible for the maintenance or repair of CBUs or associated parking areas.

B. Maintenance shall be the responsibility of:

1. A homeowners' association (HOA);
2. Property management entity; or
3. Other designated responsible party

C. Failure to maintain CBUs in good condition may be considered a violation of this Code.

Sec. 8.11. Access

8.11.1. Purpose

A. The purpose of this Section is to ensure safe, efficient, and connected access for vehicles, pedestrians, and bicycles, while promoting interconnectivity between developments and reducing congestion on public roadways.

8.11.2. Applicability

A. The standards of this Section shall apply to all development subject to site plan or subdivision approval, in coordination with Article 9 (Streets and Infrastructure).

8.11.3. Vehicular Access and Entrances

A. General Requirements

1. All developments shall provide safe and adequate access to a public street in accordance with Article 9 and applicable County, State, and Federal regulations, as applicable.

B. Residential Entrance Requirements

1. Developments with 120 or more dwelling units or lots shall provide a minimum of two (2) separate vehicular entrances connecting to a public right-of-way.
2. Developments with 400 or more dwelling units or lots shall provide a minimum of three (3) separate vehicular entrances connecting to a public right-of-way.
3. The second required entrance shall be constructed prior to the recording of the 120th lot or unit, unless otherwise approved as part of a phasing plan.
4. The County may allow deferral of additional entrances based on an approved development phasing plan, provided that emergency access and traffic safety are maintained.

C. Emergency Access

1. Where multiple entrances are required but not constructed concurrently, temporary emergency access points may be required as determined by the County and Fire Marshal.

8.11.4. Interparcel and Cross Access

A. Applicability

1. Interparcel access shall be provided for all major subdivisions, non-residential development and mixed-use development where adjacent parcels are suitable for shared access.

B. General Standards

1. Developments shall provide cross-access easements to allow vehicular and pedestrian connectivity between adjacent properties.
2. Joint driveways, shared access points, and internal circulation connections shall be used to minimize the number of curb cuts along public roadways.

C. Design Standards

Where provided, interparcel access shall comply with the following:

1. A continuous cross-access drive shall be provided within a recorded access easement connecting adjacent parcels.
2. Cross-access drives shall be designed for a minimum speed of 15 mph and include a two-way travel aisle with a minimum width of 22 feet (back of curb to back of curb).
3. Construction standards shall be consistent with County requirements

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for public or private streets, as applicable.

4. Stub-outs, driveway aprons, and similar design features shall be provided to facilitate future connections.
5. A sidewalk with a minimum width of 5 feet shall be provided along at least one side of the cross-access drive.

D. Connectivity to Adjacent Residential Uses

1. Non-residential development adjacent to residential uses shall provide pedestrian connections (e.g., sidewalks or multi-use paths) to adjoining neighborhoods, where feasible and safe.

8.11.5. Pedestrian Access and Circulation

A. General Requirements

1. Pedestrian circulation systems shall be designed to provide safe, continuous, and direct connections throughout the development.
2. Pedestrian access shall connect:
   a. Residential units to amenities
   b. Residential units to open space and trails
   c. Buildings to parking areas
   d. Developments to adjacent properties and public rights-of-way, where feasible

B. Internal Connectivity

1. Sidewalks or pedestrian paths shall be provided along all internal streets in accordance with Article 9.
2. Pedestrian pathways shall be designed to connect all major activity areas within the development.
3. Dead-end pedestrian paths shall be avoided unless necessary due to site constraints.

C. Continuity and Network Design

1. Pedestrian networks shall be designed as an integrated system, not isolated segments.
2. Where feasible, pedestrian facilities shall connect to:
   a. Adjacent developments
   b. Existing or planned sidewalk systems
   c. Greenways or trail networks
3. Gaps in pedestrian connectivity shall be avoided.

D. Crossings

1. Pedestrian crossings shall be clearly defined and designed to ensure safety, particularly at:
   a. Intersections
   b. High-traffic internal roadways
   c. Entrances/exits

8.11.6. Trails and Multi-Use Paths

A. General

1. Where trails or multi-use paths are provided, they shall be integrated into the overall pedestrian circulation system.

B. Connectivity

1. Trails shall be designed to provide connections between:
   a. Residential areas
   b. Amenities and open space
   c. Adjacent developments, where feasible

2. Trail systems should be designed to align with any adopted County or regional greenway plans, where applicable.

C. Continuity

1. Trail systems shall be continuous and avoid unnecessary dead-ends unless constrained by environmental or site conditions.

D. Design

1. Multi-use paths shall be separated from vehicular traffic where practicable.
2. Trail width, materials, and design shall be appropriate for intended use (e.g., walking, biking).

8.11.7. Coordination with Title 12, Article 9 and Engineering/Public works department

~~1.~~A. Governing Standards.

~~a.~~1. All street, sidewalk, right-of-way, and access design standards shall be governed by Title 12 and Article 9 of this Code, as applicable. Where conflicts occur, the determination of applicable provisions lies with Public Works Director (or designee).

~~2.~~B. Administrative Authority.

~~a.~~1. In the event of a conflict between the provisions of this Article 8, Title 12 or Article 9, the Public Works Director (or designee) shall have the authority to determine the applicable standards and approve appropriate design solutions.

~~3.~~C. Review and Approval.

~~a.~~1. All access, circulation, and right-of-way improvements shall be subject to review and approval by the Public Works Department to ensure compliance with County standards, safety requirements, and operational considerations.

~~4.~~D. Parking within Right-of-Way. — **Formatted:** List ABC

~~a.~~1. Parking within a public right-of-way shall be prohibited. — **Formatted**

~~5.~~E. Truck Traffic Restrictions. — **Formatted:** List ABC

~~a.~~1. Thru truck traffic on County-maintained roads shall be prohibited unless approved by the Board of Commissioners — **Formatted**

~~b.~~2. Hall County Public Works shall review and recommend any additions to the approved thru truck route road list (see resolution 02-27-2020 (3)).

~~c.~~3. Hall County Public Works shall install appropriate signage to identify the approved thru truck routes

~~6.~~F. Road Acceptance Standards. — **Formatted:** List ABC

~~a.~~1. Private roads proposed for dedication and acceptance into the County-maintained system shall meet all applicable County standards and policies, including the following: — **Formatted:** List ABC; **Formatted**; **Formatted**

~~i.~~a. A minimum of eighty percent (80%) of the dwelling units within the development shall be owner-occupied prior to consideration for road acceptance; — **Formatted**

~~ii.~~b. Verification of occupancy status shall be provided by the applicant in a form acceptable to the County; — **Formatted:** List ABC; **Formatted**

~~iii.~~c. The Public Works Department shall have the authority to determine compliance with this requirement and establish administrative procedures for verification

~~7.~~G. Administrative Approvals. — **Formatted:** List ABC

~~a.~~1. The Public Works Director (or designee) is authorized to approve minor modifications, design adjustments, and technical details necessary to implement the intent of the code, provided such modifications do not substantially alter the approved development.

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Sec. 8.12. Applicability

8.12.1. General Applicability

A. The standards of this Article shall apply to all development within Hall County unless otherwise expressly exempted or modified herein.

B. Applicability by Development Type

1. These standards shall be applicable to the following zoning districts:
    a. R-1-L (for major subdivisions only)
    b. V-C (for major subdivisions only)
    c. R-1 (for major subdivisions only)
    d. R-SF
    e. R-TH
    f. R-TF
    g. R-X
    h. R-MF
    i. M-U
2. These standards are intended to serve as guidance to promote consistency in development patterns and overall community quality.

C. Planned Development District (PDD)

1. Development within a Planned Development District (PDD) shall meet or exceed the standards of this Article unless otherwise modified or expressly addressed through an approved PDD concept plan or zoning conditions.

D. Conflicts and Hierarchy

1. Where standards of this Article conflict with other provisions of this Code:
    a. The more restrictive standard shall apply, unless otherwise specified;
    b. Approved zoning conditions shall take precedence over the standards of this Article;
    c. PDD-approved plans shall govern where modifications have been granted.

E. Relationship to Other Articles

1. Street design and infrastructure requirements shall be governed by Article 9.
2. Use-specific standards shall be governed by Article 7.

    Where referenced, the provisions of those Articles shall be considered part of the requirements of this Article.

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE WITH REGARD TO ARTICLE 11—ADMINISTRATION (SECTION 11.1-REVIEW BODIES)

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 11 of the UDC establishes the administrative procedures and review bodies responsible for the implementation and administration of the Unified Development Code; and

WHEREAS, the Hall County Department of Planning and Zoning and the Hall County Law Department have reviewed Section 11.1 of the UDC and recommended revisions to improve, clarify, and update the organization, appointment, membership, terms of office, procedures, and administration of the Hall County Planning Commission; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding the structure and operation of the Planning Commission; and

WHEREAS, the proposed amendments revise Section 11.1 of the Unified Development Code to establish updated provisions governing the appointment, staggered terms, vacancies, removal, organization, powers, duties, procedures, and administration of the Hall County Planning Commission, while preserving the Planning Commission's role in carrying out those duties assigned by the Unified Development Code, as set forth in Exhibit "A" attached hereto; and

WHEREAS, the proposed amendments further revise the procedures governing the Planning Commission's review and consideration of conditional use permits, subdivision plats, variances, appeals, nonconforming uses, and other matters assigned by the Unified Development Code.

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Section 11.1 of Article 11 of the Hall County Unified Development Code is hereby deleted in its entirety and substituted in lieu thereof with the provisions attached hereto as **Exhibit "A,"** which are incorporated herein by reference.

2.

The amendments adopted herein include, but are not limited to, revisions governing:

(a) Planning Commission appointments;

(b) staggered terms of office;

(c) vacancies and removal from office;

(d) organization and procedures;

(e) powers and duties;

(f) quorum and voting requirements;

(g) review procedures;

(h) submission requirements; and

(i) appeals and related administrative procedures.

3.

Except as expressly amended herein, all remaining provisions of the Hall County Unified Development Code shall remain in full force and effect.

4.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____

Justin R. Lawhon, County Attorney

Exhibit "A"

Sec. 11.1. Review Bodies

11.1.1. Planning Commission

A. Authority.

The Planning Commission may authorize Conditional Use Permits as expressly identified in Article 7 of this UDC. However, the Planning Commission shall have full authority to deny any request it deems inappropriate in order to protect the general health, safety, and welfare of the County and its citizens.

B. Membership.

1. The Hall County Planning Commission shall consist of five (5) members.~~,~~ ~~appointed by the Board of Commissioners.~~ Each County Commissioner shall appoint one (1) member to the Planning Commission. Each appointment shall be announced at a regular or special voting meeting of the Board of Commissioners and shall become effective immediately upon such announcement without further action by the Board. All Planning Commission members shall ~~must~~ be residents of Hall County~~the county~~ and shall serve the terms provided in subsection B.2.~~.~~ ~~Each member of the Hall County Board of Commissioners shall appoint one member for a two-year term to the Planning Commission. Each two-year term will begin February 1, and expire January 31, or continue until their successor is appointed.~~

~~1.~~2. Planning Commission members shall serve staggered two-year terms. The term of each Planning Commission member shall coincide with either the first two years or the second two years of the term of office of the appointing County Commissioner, as established by the Board of Commissioners. Each two-year term shall commence on February 1 and expire on January 31, or until a successor is appointed and qualified.

~~2.~~3. Any vacancy in membership shall be filled for the remainder of the unexpired term by the County Commissioner authorized to appoint the member occupying that position.~~must be filled for the unexpired term by the Board of Commissioners.~~

~~3.~~ Planning Commission members shall serve at the pleasure of the Board of Commissioners. The Board of Commissioners may remove any member at any time, with or without cause. Prior to removal, the Board shall provide the member with written notice of the proposed removal and an opportunity to be heard at a public meeting of the Board of Commissioners.~~The Board of Commissioners have the authority to remove any member for cause on written charges after a public hearing.~~

4.

~~4.~~5. The unexcused absence of a Planning Commission member from three (3) consecutive regularly scheduled meetings without prior notice to the chairperson of the Planning Commission or the Planning and Zoning Department ~~Commission~~ staff ~~office~~ may be considered by the Board of Commissioners as grounds for removal, but shall not limit the Board's authority to remove a member at its pleasure pursuant to subsection

B.4.~~cause for termination of said member's appointment.~~

~~5.~~6. Members of the Planning Commission may be reimbursed or compensated for their services pursuant to direction and approval of the Hall County Board of Commissioners.~~Commission.~~

C. Organization and Proceedings.

The Planning Commission shall elect a chairperson and vice chairperson from among its members. The chairperson and vice chairperson shall each serve a one-year term with eligibility for re-election. The Planning Commission shall appoint a secretary, who may be an officer or employee of Hall County. The Planning Commission shall adopt rules of procedure governing the conduct of its meetings and proceedings and shall establish the time and place of its regular meetings. All meetings of the Planning Commission at which official action is taken must be open to the public in accordance with the Georgia Open Meetings Act, and all records of the Planning Commission shall be maintained in accordance with and subject to the Georgia Open Records Act. ~~The Planning Commission must elect a chairperson from its members to be approved by the Board of Commissioners. The term of the chairperson will be one year with eligibility for re-election. The Planning Commission must appoint a secretary, who may be an officer or employee of the county. The Planning Commission must adopt its own rules of procedure and determine its time of meeting. All meetings of the Planning Commission at which official action is taken must be open to the public and all records of the Planning Commission are considered to be a public record.~~

D. Powers and Duties.

The Planning Commission has the following powers and duties:

1. To accept applications and make findings and recommendations at a public hearing for all amendments to this UDC. Recommendations will be forwarded to the county Board of Commissioners.
2. To grant application for all Conditional Use Permits as specified by this UDC, provided that the standards and requirements of this UDC are met.
3. To review preliminary subdivision plats and grant development approval for same when required by this UDC. The Planning Commission may appoint a secretary from their membership to oversee preliminary plat review. The secretary may delegate this duty to the Department of Planning and Zoning as they see fit.
4. To review final subdivision plats and grant recording and approval permits for subdivision when required by this UDC. The Planning Commission may appoint a secretary from their membership to oversee final plat review. The secretary may delegate this duty to the Department of Planning and Zoning as they see fit.
5. To initiate, direct and review from time to time a study of the provisions of this UDC and to make reports of its findings and recommendations as to amendments to the Board of Commissioners.
6. To investigate and make recommendations to the Board of Commissioners regarding the acceptance and classification of county roads.

7. To accept and determine requests regarding unclassified uses upon recommendation from the Director of Planning and Zoning. Such determinations must be made in accordance with the criteria set forth in Sec. 7.1.4.

8. To hear and decide on appeals of determinations and decisions made by an administrative official as specified by Sec. 11.2.7.

9. The Planning Commission may make such determinations, investigate such matters relating to the planning and development of the county, and take such action as authorized by this UDC and the laws of the state.

10. To authorize upon appeal in specific cases such variances as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this UDC will result in unnecessary hardship and so that the spirit of this UDC is observed, public safety and welfare secured, and substantial justice done.

    a. In cases involving requests for variances from the building setback standards, a plat or survey of the property is required. In cases involving setback variances for commercial or industrial uses of land, a site plan of the property in question prepared by a registered land surveyor, architect, landscape architect or engineer is required.

    b. The authority to grant such variances is limited to variances from the following requirements:

        i. Setbacks from property lines.

        ii. Planted buffers and vision clearance requirements.

        iii. Off-street parking space requirements.

        iv. Design standards for single-family and two-family dwellings in Sec. 2.2.

        v. Other requirements where the granting of a variance is specifically authorized.

11. Such variances may be granted in individual cases of unnecessary hardship upon a finding of the board that:

    a. 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);

    b. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship;

    c. Such conditions are particular to the property involved and are not common to other properties in the neighborhood;

    d. Such conditions are not the result of any actions of the property owner; and

    e. 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.

12. To receive and act upon applications for the change, continuance and/or enlargement of a nonconforming use as provided in this UDC.

13. To perform other duties as from time to time may be delegated by the Board of Commissioners.

E. Exercise of Planning Commission Powers.

~~F.~~ In exercising the above powers, the Planning Commission may, in conformity with the provisions of this UDC, reverse or affirm, wholly or in part, or may have all powers of the officer from whom the application is taken, and may direct the issuance of a building permit, occupancy permit or certificate of zoning compliance. In no case shall the powers of the commission be construed to include authority to reclassify use zones. **Actions by Planning Commission.**

~~G.~~ In all actions or decisions of the Planning Commission, three (3) members being present shall constitute a quorum with the affirmative vote of at least three (3) members required for any official action or decision of the Planning Commission. Each official action, with the full text of the motion and record of members' votes, must be incorporated in the minutes of the Planning Commission. If an application to the Planning Commission is denied, the same property may not be considered for any zoning application, and no application may be filed, until the expiration of at least six months immediately following the denial of the application. ~~In all actions or decisions of the Planning Commission, three members being present constitutes a quorum with a majority vote of the quorum constituting an official action or decision of the Planning Commission. Each official action, with the full text of the motion and record of members' votes, must be incorporated in the minutes of the Planning Commission. If an application to the Planning Commission is denied, the same property may not be considered for any zoning application, and no application may be filed, until the expiration of at least six months immediately following the denial of the application.~~

~~H.~~F. Review Procedures.

1. The Planning Commission must hold a public hearing on all applications for conditional use permits in accordance with Sec. 11.2.6. and consider the merits of the applications as authorized by this UDC.

2. After hearing testimony from all interested parties, the Planning Commission will have 30 days to render its decision.

~~I.~~G. Notice of Public Hearing.

The requirements and procedures for notice of public hearing in Sec. 1.2.6. must be followed.

~~J.~~H. Submission Requirements.

An application must be submitted to the Department of Planning and Zoning at least 30 days prior to the date of the Planning Commission hearing at which the application is to be considered. The completed application must be accompanied by payment of such fee prescribed in Sec. 11.2. to cover administrative

and advertising costs. The items of information must be supplied by the applicant as set forth in this section.

~~K.~~L. Review Criteria.

A conditional use permit may be granted when the Planning Commission finds from a preponderance of the evidence produced at the public hearing that the proposed use is suitable for the subject property considering the general lines of inquiry established in Sec.11.2.6.F.3.

~~L.~~J. Burden of Proof.

The applicant for a conditional use permit must have the burden of proof, which must include the presentation of evidence and the burden of persuasion of all questions of fact which are to be determined by the Planning Commission as authorized in this section.

~~M.~~K. Conditions of Approval.

The Planning Commission may place any reasonable conditions or stipulations upon an approved Conditional Use Permit as deemed necessary, including but not limited to hours of operation, parking, maximum building size, lot size, outside displays, signs, landscape and buffer improvements, and screens, to further insure the orderly operation of the proposed use and its compatibility with the surrounding properties.

~~N.~~L. Appeals to the Board of Commissioners.

Any decision of the Planning Commission may be appealed to the Hall County Board of Commissioners in accordance with Sec. 11.2.7.

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE WITH REGARD TO ARTICLE 11—ADMINISTRATION (SECTION 11.2.6-AMENDMENTS)

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 11 of the UDC establishes the administrative procedures governing the implementation, review, and enforcement of the Unified Development Code, including procedures applicable to zoning amendments, applications, public hearings, and related development review processes; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Section 11.2.6 and recommended revisions to improve, clarify, and update the County's zoning application and development review procedures; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding revisions to Section 11.2.6; and

WHEREAS, the proposed amendments revise Section 11.2.6 to establish additional application requirements for certain commercial, industrial, and major development proposals, including the submission of Trip Generation Memoranda, the preparation of Traffic Impact Studies when warranted, procedures governing the review and approval of Traffic Impact Study scopes, and related administrative revisions, as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Section 11.2.6 of Article 11 of the Hall County Unified Development Code is hereby amended by deleting the existing provisions of Section 11.2.6 in their entirety and substituting in lieu thereof the provisions attached hereto as Exhibit "A," which are incorporated herein by reference.

2.

Except as expressly amended herein, all remaining provisions of Article 11 and the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

11.2.6. Amendments

A. **General**

All applications, requests and petitions for permits, certificates of zoning compliance, variances, conditional use permits, planned developments, classifications and reclassifications of property, notices of appeal, amendments to this UDC and other similar matters, together with all supporting documents required for such application, request or petition and fees therefor, must be filed with the Planning and Zoning Department in the appropriate form as specified in this Sec. 11.2. All data, drawings, narratives and other supporting documentation required by this UDC must be provided for in an application to be officially received for staff review and scheduling of consideration by the Planning Commission in accordance with the scheduling provisions established herein.

B. **Minimum Tract Size and Frontage for Zoning Change**

Except in an application for rezoning to a nonresidential zoning district, no tract of land may be considered for rezoning which has an area less than one acre unless such tract abuts a nonresidential zoning district within county or municipal jurisdiction. Application for rezoning may also be considered when a lot of record meets the minimum area and road frontage required by the zoning district in which the rezoning is sought.

C. Initiation of Proposed Amendments

These zoning regulations of the county, including the official zoning map, may be amended from time to time by the Board of Commissioners of the county. Official zoning map amendments may be proposed by the Board of Commissioners of the county, or by the county Planning Commission, or an administrative official, or by any individual, firm, or organization or their duly appointed agent or attorney; provided, however, no amendment may become effective unless it has been proposed by or submitted to the county Planning Commission for review and recommendation. Application for uses subject to the approval of the county Board of Commissioners must have first been submitted to the county Planning Commission for review and recommendation before consideration by the County Commission. Text amendments to the zoning ordinances may be proposed only by the Board of Commissioners of the county, or the county Planning Commission, or the appropriate administrative official.

D. **Filing of Proposed Amendments**

All proposed amendments, whether an amendment to the text or modification in the district boundaries on the official zoning map, and uses subject to approval of the County Commission, must be submitted to the Planning and Zoning Department of Hall County at least 30 working days in advance of the next regular meeting of the Planning Commission. The Director of Planning and Zoning must arrange a suitable

date for a hearing before the Planning Commission.

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.
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.
   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.
   c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, the following additional requirements apply:
   Prior to consideration by the county Planning Commission for their recommendation to the County Commission, the county Engineering Department must have completed a review of the proposal for site acceptability relative to topography, soil classifications, public or private access, proposed effluent treatment levels and natural, undisturbed buffer zones for surface waters, floodplains, wetlands, wells, residential and other protected areas in addition to other criteria deemed appropriate by the Planning Commission or County Commission. The following information must be submitted to the County Engineer for review of a zoning

application and subsequent submittal of a report to the Planning Commission for consideration of the zoning of any land for a wastewater land application system.

i. The design development report submitted to the Environmental Protection Division certified by a professional engineer experienced in the design of land application systems and registered to practice in the State of Georgia.
ii. A plan for the disposal of excess biological solids.
iii. Certification from a professional geologist, registered to practice in the State of Georgia, certifying that the land application site is not located within two miles of a significant groundwater recharge area as defined by the Environmental Protection Division.
iv. A detailed history of all the owner's previous activities, within the State of Georgia in the field of land application, including every other facility it has operated and including a detailed account of all past violations of federal, state, or county laws or regulations, and all past and pending litigation, favorable or unfavorable.

d. For any application proposing the development of a commercial or industrial property, a change in use of an existing commercial or industrial property, a major subdivision as defined herein, or any development that triggers a Development of Regional Impact (DRI) review and that proposes access to a county-maintained road, the applicant shall submit a Trip Generation Memo at the time of the pre-application meeting. The Trip Generation Memo shall be prepared in accordance with the requirements established by the Hall County Public Works Department and shall estimate the anticipated average daily traffic generated by the proposed development. For any proposed development with the sole access point being a State Route, the Georgia Department of Transportation will be the entity that determines if a trip generation memo or traffic impact study will be required.
    i. If the Director of Public Works determines, based upon the Trip Generation Memo, that the proposed development is expected to generate 500 or more gross daily trips, the applicant shall be required to prepare

and submit a Traffic Impact Study (TIS) prior to consideration of the application by the County Commission.

ii. Before preparing the Traffic Impact Study, the applicant shall submit the proposed scope of the study, including the intersections, roadway segments, driveways, and other transportation facilities to be evaluated, to the Hall County Public Works Department for review and approval. The scope shall be approved after acceptance of the Trip Generation Memo and prior to preparation of the Traffic Impact Study.

iii. At the applicant's expense, the Traffic Impact Study shall be prepared by a professional engineer licensed to practice in the State of Georgia in accordance with the requirements established by the Hall County Public Works Department. The Public Works Department shall review the Traffic Impact Study and forward its findings and recommendations to the County Commission as part of the application review process.

~~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 comm-ents to the County Commission.~~

F. Planning Commission and Hall County Commission Consideration and Decision

1. The Planning Commission must hold a public meeting on all zoning applications or applications for a use subject to approval of the County Commission. The Planning Commission must hold the required public meeting not less than 30 days, nor more than 60 days, from the date of the filing of a complete application.
2. After hearing testimony from all interested parties, the Planning Commission will have 30 days within which to make its decision to grant or deny the application or make a recommendation to the Board

of Commissioners. If the Planning Commission fails to make a decision within the specified period, it may be deemed to have carried a recommendation of approval of the application.

3. The Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:
    a. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property.
    b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
    c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
    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.
    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.
    f. The extent to which property values are diminished by the existing zoning restrictions.
    g. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public.
    h. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
    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.
    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.
    k. Whether the change would create an isolated district unrelated to the surrounding districts.
    l. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
    m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood.

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned.
o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission.
p. Whether there would be an ecological or pollution impact resulting from major modifications 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.

4. When the application is for site-built houses, modular homes and mobile homes more than seven years old being moved into Hall County for the purpose of permanent or temporary occupancy, in addition to the items listed above, the Planning Commission must also consider the compatibility of the proposed residential unit with the existing housing in the area surrounding the proposed location of that residence in terms of the type of housing, the style of housing, the age of housing and the condition of housing.
5. When the application is for pre-owned site built houses, industrialized homes or manufactured homes to be moved into Hall County for the purpose of permanent or temporary occupancy, in addition to the items listed in subsection ”3” above, the Planning Commission must consider the compatibility of the proposed residential unit with the existing housing in the area surrounding the proposed location of that residence in terms of the type of housing, the style of housing, and the condition of such housing. Such residential unit must meet the minimal standards of all applicable building and construction codes adopted as a part of the Official Code of Hall County. The Planning Commission must first consider an application for such dwelling unit and make its recommendations to the Hall County Commission. The Hall County Commission, in making its decision, may approve the application, deny the application, or approve the application with conditions.
6. Any manufactured home proposed to be moved into the County into a registered or approved mobile home park, or a manufactured home proposed to be moved into the County for the purpose of upgrading an approved, permitted existing manufactured home, may be exempt from the provisions of review by the Planning Commission or County Commission noted in subsection 5 above. All applicable review and inspection required by

Chapter 15 of the Official Code of Hall County, Georgia, will remain in effect for all manufactured homes to be moved into the county which may include a site inspection by the Hall County Building Inspection Department.

G. **Public Hearing Required**

a. The Planning Commission and Board of Commissioners, when taking final action on all applications, must provide for public hearings on the proposed actions. Public meetings related to recommendations made by the Planning Commission to the Board of Commissioners do not require notice provided herein. A notice of public hearings must be published at least 30days but not more than 45 days prior to said public hearings in a newspaper of general circulation within the territorial boundaries of the county.

b. The county will follow the additional notice and hearing requirements found in O.C.G.A. § 36-66-1 whenever so required by State law, including any of the following instances when required by State law:

a. County-initiated rezoning or text amendments to revise a zoning classification related to single-family residential uses of property so as to authorize multi-family uses on property pursuant to such classifications or definitions, or to grant blanket permission, under certain or all circumstances, for property owners to deviate from the existing zoning requirements of a single-family residential zoning district;

b. Halfway houses, drug rehabilitation centers, or other facilities for the treatment of drug dependency; or

c. Annexations.

H. Public Notice of Hearing

1. Contents of Notice. If an application is being considered for a change of zoning for a specifically described tract or parcel of land (amendment to the zoning map), the public notice must, in addition to the requirements of this Sec. 011.2.6., include the following information:

a. The location of the property; and

b. The present zoning classification; and

c. The proposed zoning classification of the property.

2. Posting and Mailing of Notice

a. Posted Notice. All zoning map amendments initiated by a party other than the county Planning Commission or the county Board of Commissioners, and applications for uses subject to approval of the County Commission, require a sign placed in a conspicuous location on the property which is the subject matter of the zoning application.

b. Mailed Notice. Mailed notice must be made via U.S. Postal

Service mail a least 30 days but not more than 45 days before the date of the public hearing to the following parties:

i. Property owner notice. Mailed notice must be made to the property owner(s) of record. The applicant must provide the mailing address for property owner(s) with the filing of the zoning petition.

ii. Applicant.

iii. Appellant for any filed appeal must also receive mailed notice if not one of the parties already identified as requiring notice.

3. Sign Posting Information. The public notice sign must contain the same information described in Sec. 11.2.1.J.111.2.6.H.1.

4. Sign Posting Date. The required public notice sign must be posted not less than 15 prior to the date of the hearing.

I. **Public Notice of Hearing for Applications Initiated by the County**

When an application is brought by or initiated by the Board of Commissioners of the county, or by an administrative official of the county, the only public notice required by these zoning regulations is newspaper advertisement as set forth in O.C.G.A. § 36-66-1 et. Seq. and Sec. 11.2.1.I11.2.6.G. and 11.2.1.J11.2.6.H.

J. **Action by Board of Commissioners**

1. The Board of Commissioners must consider applications for uses subject to approval of the County Commission and all zoning recommendations of the Planning Commission, including conditions of approval and any additional evidence that applicant wishes to present at a public hearing on the date advertised, at which time all interested parties and citizens will have an opportunity to be heard and present evidence regarding the proposed amendment or use subject to approval of the County Commission, or the appeal of the conditional use permit or use subject to approval of the Planning Commission, or other zoning decisions.

2. The Board of Commissioners may place any reasonable conditions or stipulations upon any application for a use subject to approval of the County Commission, a proposed amendment or the appeal of a conditional use permit or use subject to approval of the Planning Commission, or other zoning decisions as deemed necessary to further insure the orderly operation of proposed uses and their compatibility with the surrounding properties.

3. The Board of Commissioners, in making its decision on the proposed amendment, the use subject to approval of the County Commission, or the appeal of a conditional use permit, or the use subject to approval of the Planning Commission, or other zoning

decisions, must consider the general lines of inquiry established under Sec. 11.2.1.H11.2.6.F and any other relevant factor submitted by the applicant.

The applicant/appellant must have the burden of proof, which must include the presentation of evidence and the burden of persuasion of each factor necessary to receive approval of the Board of Commissioners. Failure of the applicant/appellant to meet this burden may result in a denial of the proposed amendment, the use subject to the approval of the County Commission, or the appeal of a conditional use permit or the use subject to approval of the Planning Commission, or other zoning decisions.

The Board of Commissioners public hearing is to be held as follows (or the Planning Commission, where authorized by this UDC as the final decision-making body):

a. The public hearing is to be held in conjunction with regular meetings of the Board of Commissioners or Planning Commission, as applicable, with published notice of time and place.
b. The hearing is conducted by the county attorney or other hearing officer designated by the Board of Commissioners.
c. The hearing officer introduces the proposed zoning amendments before the Board of Commissioners or Planning Commission, as applicable. Proposals are considered in the order listed in the published notice. The hearing officer describes each proposed zoning amendment and the party initiating the proposal. Staff is then called upon to report on the Planning Commission's recommendation and summarize its written report.
d. Persons both favoring and opposing the proposed amendment are provided an opportunity to address the Board of Commissioners. During this period:
    i. Each speaker must first state his name and address.
    ii. Comments are accepted first from the party proposing the action and any other proponents of the action, followed by opponents of the action. The party proposing the action may then offer rebuttal.
    iii. The hearing officer may place reasonable limits on the number of persons who may speak for or against the proposal, on the time allowed for each speaker, and on the total time allowed for comment. No less than ten

minutes may be permitted for all of those speaking in support of an amendment and no less than ten minutes may be permitted for all those speaking against, unless such proponents or opponents take less time than the minimum allowed.

iv. Comments must pertain only to the merits of the proposed action and must be directed to the Board of Commissioners.

Comments are not allowed that may be construed as personal attacks on any other speaker or are irrelevant to the proposed action. Violators will be first cautioned and then prevented from making further comment.

v. Petitions, studies, letters, and other material should be submitted prior to the hearing, allowing ample time for study by the Board of Commissioners. Materials submitted at the hearing may or may not be accepted by the board, and if presented orally are subject to time limitations.

e. The Board of Commissioners may, if necessary, call on previous speakers for clarification, or may call for additional views, studies or information from any source considered necessary to making a sound decision. The Board of Commissioners may continue the hearing to a later date.

f. The decision rendered by the Board of Commissioners regarding the proposed amendment, the use subject to approval of the County Commission, or the appeal of a conditional use permit or the use subject to approval of the Planning Commission, or other zoning decisions, will be considered the final action on the application.

g. No approval or denial of an amendment, use subject to approval of the County Commission, appeal of an administrative official or decision-making body, approval or denial of a use subject to approval of the Planning Commission, or other zoning or quasi-judicial decision by the Board of Commissioners will become effective unless said approval or denial is determined after a public hearing.

K. **County Approval for Withdrawal of Applications**

An application for any request considered by the Planning Commission may be withdrawn by the applicant at any time prior to the notification by public advertisement of the adjoining property owners. The application may be withdrawn after said public notice is given and before the Planning Commission takes a vote on said application only with the consent of a

majority of the members of the Planning Commission. For applications requiring a recommendation from the Planning Commission for final action by the county Board of Commissioners, after the Planning Commission has taken a vote on the application, the application may only be withdrawn with the consent of a majority of the Board of Commissioners voting to allow the applicant's request to withdraw the application. For appeals to the Board of Commissioners or Planning Commission decisions, the application may only be withdrawn with the consent of a majority of the Board of Commissioners voting to allow the applicant's request to withdraw the appeal. Fees are to be refunded as described in Sec. 11.2.1.

L. Successive Applications

If a use subject to approval of the County Commission or Planning Commission or a rezoning is denied, or if an appeal from the decision of an administrative official or the Planning Commission is affirmed by the Board of Commissioners, then the same property may not again be considered for any zoning application, (rezoning, conditional use, variance, etc.) and no such application may be filed, until the expiration of at least six months immediately following the date of the denial of the use or rezoning or the denial of the appeal. The same property may not be considered for an application of the same type, and no such application of the same type may be filed, until the expiration of at least twelve months immediately following the date of the denial of the use or rezoning or the denial of the appeal.

M. **Appeals of Board of Commissioners Actions**

1. Any person with adequate standing to do so under Georgia law may seek review in the Superior Court of Hall County in accordance with the applicable procedures established by the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-5.1.
2. The Director of Community Development and Infrastructure is authorized, without additional board or agency action, to approve or issue any form or certificate necessary to perfect any appeal petition for review of lower judicatory bodies, and is authorized, without additional board or agency action, to accept service or be served in behalf of any lower judicatory board or agency, during normal business hours, at the regular offices of the county.
3. Service of an appeal of any quasi-judicial decision rendered pursuant to this section may be effected or accepted on behalf of the local governing authority, during normal business hours, at the regular offices of the county, by the county attorney when so allowed by the county's service of process resolution, otherwise said service may be effected or accepted on behalf of the local governing authority according to the requirements of O.C.G.A. § 9-11-4(e).

N. **Georgia Zoning Procedures Law**
The review and approval procedures of this zoning ordinance are intended to comply with the provisions of the Georgia Zoning Procedures Law (O.C.G.A. § 36-66-1 et seq.), which is incorporated by reference in its entirety. If any provision of this zoning ordinance is in conflict with any provision of the zoning procedures law or if this zoning ordinance fails to incorporate a provision required for the implementation of the zoning procedures law, the Zoning Procedures Law (O.C.G.A. § 36-66-1 et seq.) controls.

O. **Amendments to Subdivision Regulations**
The Planning Commission, upon referral from the Board of Commissioners, may from time to time recommend amendments to the subdivision regulations of this UDC. Any amendment must be heard by the Planning Commission, who must make a recommendation to the Board of Commissioners regarding approval or denial. Prior to acting on any proposed amendment, the Board of Commissioners must hold a public hearing on the amendment, having first published a notice of the time and place of the hearing in a newspaper of general circulation in the county at least 15 days prior to the hearing.

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO AMEND THE HALL COUNTY UNIFIED DEVELOPMENT CODE WITH REGARD TO ARTICLE 11—ADMINISTRATION (SECTION 11.5-REVERSION OF ZONING APPROVAL)

WHEREAS, on November 14, 2024, the Hall County Board of Commissioners adopted the Hall County Unified Development Code ("UDC") to govern zoning, subdivision, stormwater management, and related land development regulations within the unincorporated areas of Hall County; and

WHEREAS, Article 11 of the UDC establishes the administrative procedures governing the implementation and enforcement of the Unified Development Code; and

WHEREAS, the Hall County Department of Planning and Zoning has reviewed Article 11 and recommended the adoption of procedures governing the review of certain rezoning approvals where meaningful progress toward development has not occurred within the time prescribed by the Unified Development Code; and

WHEREAS, during the development of the proposed amendments, Hall County received input from citizens and County staff regarding the administration of zoning approvals and the long-term implementation of approved developments; and

WHEREAS, the proposed amendments establish new Section 11.5, entitled "Reversion of Zoning Approval," which provides standards governing vesting, extensions, notice, administrative review, and procedures by which the Board of Commissioners may consider whether a rezoning should remain in effect or be considered for rezoning through the standard zoning procedures established by the Unified Development Code, while preserving applicable constitutional and statutory vested rights and due process protections, as set forth in Exhibit "A" attached hereto; and

WHEREAS, following the public hearings required by law, the Board of Commissioners finds that the proposed amendments are in the best interests of the citizens of Hall County and promote the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Hall County Board of Commissioners that the Hall County Unified Development Code is amended as follows:

1.

Article 11 of the Hall County Unified Development Code is hereby amended by **adding** new Section 11.5, entitled "Reversion of Zoning Approval," as set forth in **Exhibit "A,"** attached hereto and incorporated herein by reference. The new section establishes procedures governing the review of certain rezoning approvals that have not vested within the applicable timeframes, standards for vesting and extensions, notice and administrative review procedures, and consideration by the Board of Commissioners in accordance with applicable law.

2.

Except as expressly amended herein, all remaining provisions of the Hall County Unified Development Code shall remain in full force and effect.

3.

This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this the 27th day of August, 2026.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy L. Cooper, Commissioner District 1

By: _____
Billy Powell, Commissioner District 2

By: _____
Gregg Poole, Commissioner District 3

By: _____
Jeff Stowe, Commissioner District 4

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

Exhibit "A"

Sec 11.5. – Reversion of Zoning Approval

11.5.1. Intent

A. The intent of this section is to prevent the indefinite retention of zoning entitlements for approved developments without meaningful progress toward construction.
B. This section is to ensure that zoning approvals granted by the County are implemented in a timely manner and remain consistent with the Comprehensive Plan, infrastructure planning, and community development goals. This section establishes procedures for reviewing zoning approvals where development activity has not occurred within a specified timeframe and provides a process by which the County may consider reverting the zoning classification.
C. Nothing in this section shall result in the automatic reversion of zoning. Any change to the zoning classification of property shall occur only through formal action by the Board of Commissioners following the procedures established herein.
D. Nothing in this section shall create a presumption in favor of rezoning or reversion, and any rezoning shall be considered de novo based on the totality of the circumstances, the Comprehensive Plan, and all applicable constitutional and statutory standards.
E. This Section shall be construed in a manner consistent with the Constitution and laws of the State of Georgia, including protections afforded to property owners under applicable vested rights and due process doctrines.

11.5.2. Definitions

A. **Development**. For purposes of Section 11.5, "development" means any rezoning approval granted by the Board of Commissioners that authorizes a project-specific use or plan, including residential with sewer ~~and any non-residential development and mixed use development,~~ whether implemented in a single phase or multiple phases.
B. **Vesting.** For purposes of Section 11.5, ~~V~~vesting for development shall require compliance with Section 11.5.4 and shall not occur solely through conceptual planning, engineering studies, or informal site preparation. The establishment of vested rights generally requires the commencement of substantial site work and issuance of applicable permits consistent with the approved rezoning. Vesting shall not occur through grading or land disturbance activities undertaken solely to preserve zoning entitlements. This definition shall be interpreted consistent with vested rights under Georgia law, and nothing herein shall be construed to limit or impair vested rights established through substantial expenditures made in good-faith reliance on a validly issued permit or approval.

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C. **Land Disturbance Permit (LDP).** An official permit issued by Hall County authorizing grading, clearing, excavation, or other land-altering activities in accordance with approved development plans.
D. **Preliminary Plat.** A preliminary subdivision layout approved by Hall County that depicts the arrangement of lots, streets, utilities, stormwater facilities, and other infrastructure but does not authorize recordation or construction without further approvals.
E. **Substantial Evidence.** Objective, documented, and verifiable information, which may include permits, approved plans, executed contracts, construction activity, or financial commitments, demonstrating meaningful progress toward vesting.
F. **Substantial Site Work.** For purposes of vesting, substantial site work means physical construction activity that:
    1. Is authorized by a valid Land Disturbance Permit and/or Preliminary Plat; and
    2. Includes installation of permanent infrastructure such as:
        a. Public or private roadways and associated base or paving;
        b. Stormwater management facilities; or
        c. Water and sanitary sewer lines; and
    3. Does not include clearing, grubbing, erosion control installation, or test grading performed in isolation.
G. **Multi-Phase Development.** A development approved through rezoning that is proposed to be constructed in two or more distinct phases over time, as identified on an approved preliminary plat, site plan, or development plan. Each phase shall:
    1. Be clearly delineated on approved plans;
    2. Include necessary infrastructure to function independently or as part of an integrated development; and
    3. Be capable of being developed in a logical sequence.

11.5.3. Applicability

A. This section shall apply to all development rezoning approvals granted by the Board of Commissioners on or after the effective date of this ordinance that involve a residential component supported by public sewer ~~service and any non-residential development and/or mixed-use developments regardless of utility service~~.
B. All rezoning approvals governed by this section and granted on or after August 27, 2026 shall be subject to the reversion provisions herein.
~~C. Any approval subject to this ordinance and granted prior to October 27, 2005, which has not vested as defined herein, will be subject to review and potential reversion in accordance with section 11.5.6.~~

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~~D.~~C. Nothing in this section shall be construed to impair or revoke any rezoning approval subject to this ordinance that has been vested or not vested prior to the effective date of this ordinance.

11.5.4. Vesting

A. Development approved through a rezoning subject to this section shall be considered vested when substantial development activity, as defined herein, has commenced within ~~twenty-four~~forty-eight (48~~24~~) months of the date of rezoning approval.

B. A development shall be deemed vested when one of the following has occurred pursuant to the approved rezoning:

1. Residential Development (served by public sewer):
    a. Issuance of a Land Disturbance Permit or Preliminary Plat, followed by commencement of substantial site work, including grading, installation of utilities, stormwater infrastructure, and/or roadway improvements.

~~2. Non-Residential Development:~~

~~a. Issuance of a Land Disturbance Permit followed by commencement of substantial site work including grading, installation of utilities, stormwater infrastructure, and/or roadway improvements.~~

~~3.~~2. Administrative Determination:
    a. Other development activity approved in writing by the Planning and Zoning Director or their designee that clearly demonstrates substantial reliance on the rezoning approval and irreversible commitment of resources.

C. Once vested, the rezoning approval shall not be subject to reversion due to lapse of time except as otherwise provided by law. Failure to achieve vesting within the required timeframe may subject the property to review under this section.

D. Multi-Phase Development Vesting.

1. For developments approved as multi-phase projects, vesting shall be determined on a phase-by-phase basis, not for the development as a whole.
2. Completion or vesting of one phase shall not constitute vesting of subsequent phases.
3. Each phase shall be subject to the vesting requirements and timeframes set forth in this section.
4. The vesting period for each subsequent phase shall begin on the earliest of the following:
    a. Recording of the final plat for the preceding phase;
    b. Approval of a phase-specific development plan or permit; or

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c. Another clearly defined milestone as established in the approved development plan.

5. Failure to vest a subsequent phase within the required timeframe may subject that phase, or the unconstructed portion of the development, to review and potential reversion in accordance with this section.
6. Where a portion of a multi-phase development is subject to reversion, the Board of Commissioners may consider rezoning only the unconstructed phases or undeveloped portions of the property
7. For "phased" planned developments approved after AugustFebruary 276, 2026, the vesting of any individual phase shall constitute the vesting of all subsequent phases, as authorized by the Board of Commissioners. All other planned developments shall be subject to section 11.5.4.D.1-6.

11.5.5. Extensions

A. The reversion period may be extended for a period of six (6)Twelve (12) months upon written approval by the Planning and Zoning Director or their designee and notification to the County Administrator. Applicant must be able to demonstrate that substantial progress toward vesting is being made and that vesting may reasonably be expected to occur within the extension period.
B. An additional extension of up to six (6)Twelve (12) months may be granted only upon a finding of extreme hardship. It shall be the Applicant's responsibility to demonstrate such extreme hardship. A request for a second six (6)Twelve (12) month extension shall require a recommendation by the Planning and Zoning Director or their designee and final approval by the county administrator.
C. The total reversion period, including all extensions, for a development with residential component served by public sewer cannot exceed thirty-six (36)seventy-two (72) months from the date of the rezoning approval.
D. For non-residential and multi-phased residential developments subject to this section, the property owner or applicant may appeal to the Board of Commissioners for additional time beyond the maximum thirty-six (36)seventy-two (72) month reversion period.
    a. Any such appeal shall be supported by an economic impact analysis or comparable documentation demonstrating anticipated public benefit, job creation, or strategic economic value of the proposed development, in addition to the criteria set forth in Section 11.5.4.F of the UDC. Approval of any extension beyond thirty-six (36)seventy-two (72) months shall be at the sole discretion of

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the Board of Commissioners based on the evidence of record and consistent with the standards set forth in this section.

E. For each extension request, the Planning and Zoning Director or their designee shall prepare a written report that shall document the Planning and Zoning Director's or their designee's findings, evidence submitted by the applicant, and the basis for recommending the approval or denial of the extension request. Such documentation shall be retained as part of the official record.

F. In every application for an extension, the owner(s) shall provide an affidavit documenting at least one of the following:

   a. A delay resulting from court action involving the zoning and/or use permit or a previous extension on the property for which an extension is sought. Extensions approved in connection with court action shall remain valid for one year beyond the granting of an order or the expiration of an appeal period before any court with jurisdiction.

   b. Non-availability of utilities or facilities resulting from government inaction. In those instances where wastewater facilities are available for a fraction of the desired capacity, or when capacity was available at some time during the three-year period, but not during the 60 days prior to expiration, the Planning & Zoning Director or their designee shall evaluate such case's qualifications for an extension on their individual merits considering any evidence that might indicate a diligent effort to proceed with development.

   c. A delay in development resulting from wetlands or other environmental regulatory procedures requires the applicant to provide a copy of the application acknowledgment letter as evidence. Said application should have been filed at least 12 months before zoning and/or use permit expiration.

   d. An inability to obtain financing, despite documentation of the owner's efforts during the first year after zoning and/or use permit approval and continuing until one week prior to consideration of the extension request. Documentation shall consist of two official denials signed by officers of two different lending institutions who have final jurisdiction over such financing transactions.

G. All extension determinations shall be supported by written findings and included in the administrative record.

11.5.6. Reversion Procedure

A. Notice of pending reversion. If a rezoning approval subject to this section has not vested within ~~twenty-four (24)~~forty-eight (48) months, the Planning and Zoning ~~d~~Director or

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their designee shall issue written notice to the property owner of record and applicant, if different.

1. ~~1.~~ Inform the property owner that the rezoning approval has not vested;
2. ~~2.~~ Provide the property owner ninety (90) days to demonstrate vesting, request extension or submit documentation showing that qualifying development activity has occurred; and
3. ~~3.~~ Inform the property owner of the potential for zoning reversion consideration by the County.

B. Administrative confirmation of reversion. Following the expiration of the ninety (90) day notice period, the Planning and Zoning Director or their designee determines that the rezoning approval has not vested and no extension has been granted, the Director or the designee shall prepare a written report documenting such findings with recommendation regarding reversion of the zoning district and submit the report to the County Administrator for review and direction. The Planning and Zoning Director's report shall be advisory only and shall not constituted a zoning decision~~s~~.

C. Consideration by Board of Commissioners. If County Administration determines that further action is appropriate subject to the standards outlined in this ordinance, the matter shall be scheduled for consideration by the Board of Commissioners. The Board of Commissioners consideration will be the final action.

1. Any change to the zoning classification shall occur only upon approval by the Board of Commissioners through the standard zoning procedures required by this Code. The Board of Commissioners may consider whether the property should:
   a. Retain the existing zoning classification;
   b. Be rezoned back to the previously held zoning district; or
   c. Be rezoned to another classification consistent with the Comprehensive Plan.
2. In determining whether or not to rezone the subject property to another district, in addition to the standards for the exercise of the zoning power, the Board of Commissioners shall consider the following factors:
   a. the reasons asserted for the delay in development or use of the property pursuant to the zoning district;
   b. any hardship to the property owner, including any economic impact or frustration of investment-backed expectations, if the property is rezoned;
   c. whether the prior or proposed zoning classification would provide a reasonable and economically viable use for the property; and
   d. whether the prior or proposed zoning classification is consistent with the Comprehensive Plan and surrounding land uses.

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3. Any rezoning decision by the Board of Commissioners shall be supported by findings of fact recorded in the minutes based on the evidence of record and applicable zoning standards.

D. Recordation. The Planning and Zoning Director or their designee shall cause the reversion determination, including any final rezoning action, to be documented in the County's official zoning map and records.

~~D.~~

11.5.7. ~~11.5.7~~ Severability

If any provision of this section is held invalid or unconstitutional, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

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AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 496/2026

SUBJECT: **3702 & 3703 Friendship Place | Rezone |** from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a 0.21 ± acre tract and a 0.25± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels 15048 000241 & 15048 000242 **| Proposed Use: Inclusion of additional parcels for subdivision entrance signs |** Commission District 1 **| Taylor Morrison of Georgia, LLC, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL, with conditions, as the proposed use is a minor expansion to the zoning of the associated subdivision.

1. The property shall be developed in accordance with the site plan dated December 6, 2024, sign renderings dated May 6, 2026, and as described in the project narrative received June 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3702 & 3703 Friendship Place | Rezone | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a 0.21 ± acre tract and a 0.25± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels 15048 000241 & 15048 000242 | **Proposed Use: Inclusion of additional parcels for subdivision entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Deed
Environmental Health Comments
GDOT Comments
Public Works Comment
Fire Comments
Building Inspection Comments
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Taylor Morrison of Georgia, LLC
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) & Planned Residential Development (PRD) to Planned Residential Development (PRD) (B) **Special Use** | to amend conditions of a PRD (C) **Variance to Section 8.6** | to sign standards
Proposed Use	(A) Inclusion of additional parcels for subdivision entrance signs (B) Inclusion of additional parcels for subdivision entrance signs (C) Second entrance sign
Size	116.47± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) & Planned Residential Development (PRD) **Proposed:** Planned Residential Development (PRD)
Location	**3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle |** Tax Parcels 15048 00241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C
Commission District	One
County Commission Date	August 13, 2026
Staff Recommendation	**(A) Approval,** as the proposed use is a minor expansion to the zoning of the associated subdivision. **(B) Approval,** as the proposed use is complimentary with the associated subdivision. **(C) Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0021 (B) HZCU26-0021 (C) HVAR26-0028

(A) (B) & (C) Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2024, sign renderings dated May 6, 2026, and as described in the project narrative received June 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

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

The following should be considered as an exception to the Unified Development Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

- **<u>Section 8.6.11.C – Entrance Signs – Number</u>** – One sign per street entrance.
  - Two entrance signs proposed at single street entrance.

<u>Summary Analysis</u>

The applicant has submitted three concurrent requests: (A) Rezoning from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for two tracts of 0.21± and 0.25± acres, (B) Special Use to amend conditions of the Weatherfield Subdivision, a Planned Residential Development (PRD), and (C) Variance to Section 8.6 to allow a second entrance sign on one of the parcels proposed for rezoning and incorporation into the subdivision.

The rezoning for the Weatherfield Subdivision, a 116± acre site, was approved on November 17, 2022, for the development of 143 townhomes, 341 single-family residential lots and amenities (ZON2022-00069). The site is currently under development (HDEV24-0015).

The surrounding properties are zoned and developed as outlined below:

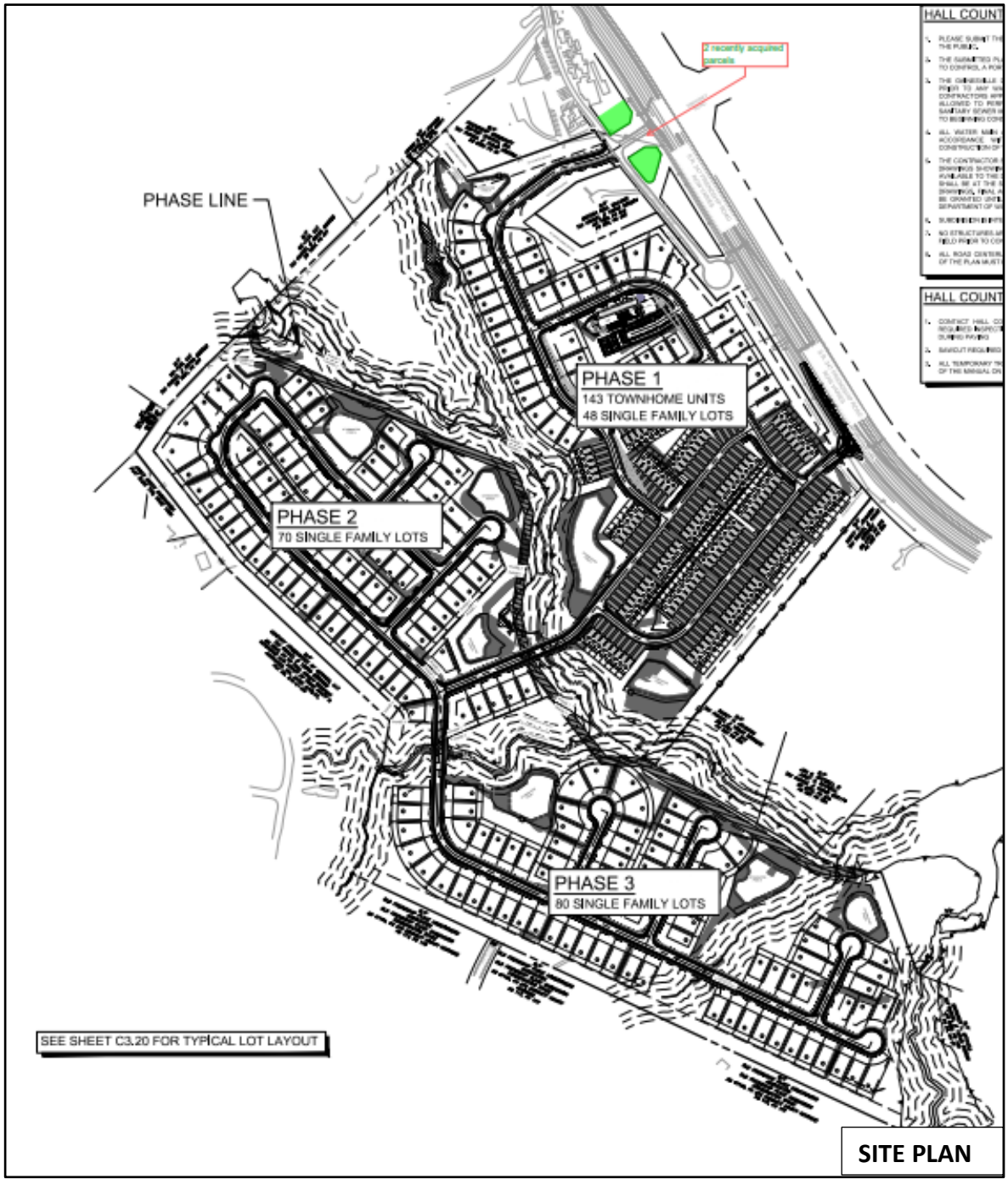
North: Flowery Branch Heavy Industrial (M-2); Planned Residential Development (PRD): church, 127 lot residential subdivision (in development HDEV24-0072); Agricultural Residential 1 (AR-1): Single-family residence

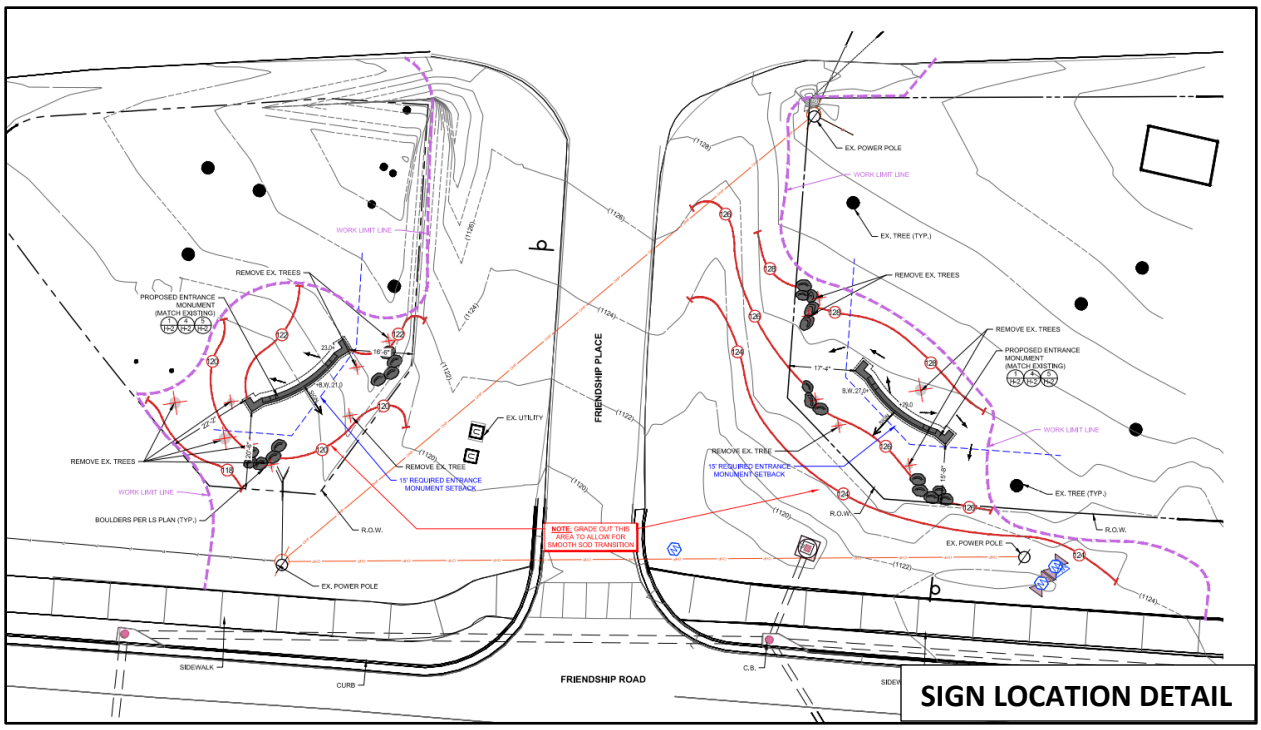
East: Agricultural Residential 1 (AR-1): Single-family residences; Highway Business (H-B): single-family residence; Planned Residential Development (PRD): Harrison Farms subdivision (HZON23-0059, HDEV24-0089);

South: Agricultural Residential 1 (AR-1): Single-family residences; Planned Residential Development (PRD): Estates @ Old Friendship; Gwinnett County

West: Planned Residential Development (PRD): single-family residences & 127 lot residential subdivision (in development HDEV24-0072); Planned Commercial Development (PCD): undeveloped mixed use development (HZON24-0031); Residential 1 (R-1): single-family residences

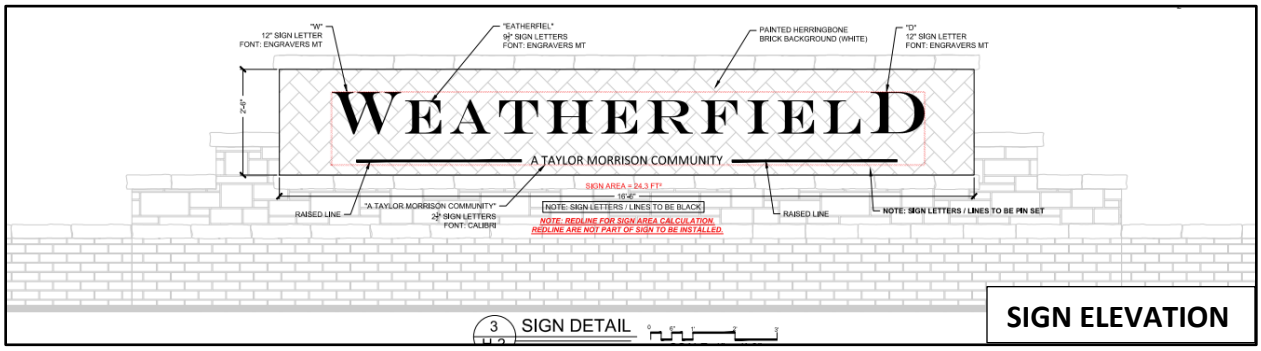
Per the submitted narrative and site, the applicant proposes to incorporate two parcels recently acquired from the Georgia Department of Transportation (highlighted in green) into the Weatherfield Subdivision, currently under development, for the purpose of constructing an entrance sign to the subdivision on each parcel.





SIGN LOCATION DETAIL

The proposed entrance sign design meets the applicable size and setback requirements; however, the Unified Development Code permits only one entrance sign per street entrance, and the applicant proposes a sign on each corner, resulting in a total of two signs at the proposed new entrance for the development. A single entrance sign was approved for the original entrance to the subdivision on the northwest corner of Friendship Circle and Weatherly Trail, however not installed (HSGN25-0084).



SIGN ELEVATION

Although the subject parcels are not designated on the Future Land Use Map due to their previous use as right-of-way, adjacent parcels on the west side of Friendship Road, including the Weatherfield Subdivision, are designated as Regional Activity Center. Therefore, it is reasonable to consider the two parcels proposed for rezoning as consistent with that designation. 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 "Regional Activity Center." Regional Activity Nodes and Corridors are 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. Where there is residential development, a maximum density of up to 16 dwellings per acre may be permitted at the discretion of the BOC.

(A) & (B) Zoning Analysis

When considering a zoning amendment or 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 rezoning and special use are suitable in view of the approved subdivision to which the parcels would belong.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning and special use proposal do not appear to adversely affect the existing use or usability of adjacent properties as Friendship Place is the entrance to the Weatherfield Subdivision.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The two parcels proposed for rezoning have limited reasonable economic use under their current zoning. Due to their small size and status as former right-of-way parcels, they are not suitable for conventional commercial or residential development.**

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 incorporation of the subject parcels into the Weatherfield Subdivision for use as entrance signage 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 rezoning and special use are consistent with the Regional Activity Centers future land use designation and the adjacent Weatherfield Subdivision.**

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; **As the properties are currently unzoned, the applicant is unable to utilize them unless they are assigned zoning and incorporated into the Weatherfield Subdivision. Rezoning the parcels allows their functional use while resulting in no identifiable adverse impact to the public.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; The two parcels proposed for rezoning are recently acquired right-of-way from the Georgia Department of Transportation and are 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; **The subject parcels are currently unzoned and consist of former right-of-way, which limits their potential use. Rezoning and incorporating them into the Weatherfield Subdivision is necessary for the applicant to utilize the properties, and no conditions have been identified that would hinder their development for the proposed use.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed rezoning would not create an isolated district, as the two parcels would be incorporated into the adjacent Weatherfield Subdivision and function as part of the existing development.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **The two parcels subject to the rezoning and special use are currently unzoned because they consist of former Georgia Department of Transportation right-of-way, resulting in boundaries that do not reflect existing development patterns.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the County as a whole or the immediate neighborhood.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **As the proposed use is for entrance signs to the adjacent subdivision, another site is not suitable for the applicant's intent to provide signage to the subdivision.**

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

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

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning, as the parcels are former Georgia Department of Transportation right-of-way**

(C) <u>Zoning Analysis</u> – Variance to Section 8.6, Signs

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 Statement of Hardship indicates that the property fronts a heavily traveled multi-lane roadway, Friendship Road, which has a road grade change affecting visibility. Because of these conditions, signage placed on only one side of the subdivision entrance is difficult for motorists to see. The hardship arises from the lot's size, shape, and topography, not from any personal or economic circumstances.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The application of the requirements of this UDC may limit visibility of the signage due to the property fronting busy multi-lane road with a grade change.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The conditions of Friendship Road create visibility issues for traffic.**

4. Such conditions are not the result of any actions of the property owner**; The road conditions of Friendship Road are not the result of any 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; **Granting relief in this case will not directly impair the broader purposes of the Unified Development Code or cause substantial detriment to the public good.**

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<u>11.2.6.E - Submission requirements</u>

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 July 7, 2026, the Hall County Environmental Health Department stated, "No comment. Public Sewer."

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1."

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
Traffic has no issue with the request to place entrance signs.

Utilities:
No comment. Property is served by Hall County sewer.

Hall County Fire Marshal
In a memorandum dated July 10, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Taylor Morrison of Georgia, LLC
4400 North Point Pkwy, Suite 295

Phon [redacted]

Email Address brtaylor@taylormorrison.com

Property Owner (Name & Mailing Address)

same as Applicant

Phone

Email Address

Proposed Use Entrance Monumentation

Contact Person (Name & Mailing Address)

Brian Taylor, VP, Land Development
same as Applicant

Phone same as Applicant

Email Address same as Applicant

Status of Applicant

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

Requested Action

Existing Zoning:
Rezone to: PRD
Fee:$
Receipt #:
Check #:

Tax Parcel Number 51R1, 51R2 15048 000241 & 000242

Acreage 0.23 Acres, 0.21 Acres

Location Address 3702 & 3703 Friendship Place

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

Print: Brian Taylor Date: 6/10/26

Sign: BTaylor Date: 6/10/26

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:

CERTIFICATE OF INCUMBENCY AND AUTHORITY
TAYLOR MORRISON OF GEORGIA, LLC

I, the undersigned, hereby certify as follows:

1. I am the Assistant Secretary of Taylor Morrison of Georgia, LLC, a Georgia limited liability company (the "**Company**").

2. I am also the Assistant Secretary of Taylor Morrison, Inc., a Delaware Corporation, the sole and managing member of the Company (the "**Member**").

3. Pursuant to the authority granted under the Amended and Restated Operating Agreement of the Company, the Member has exercised its option to appoint officers and authorized agents of the Company.

4. The following are the current officers and authorized agents of the Company as of the Effective Date of this Certificate of Incumbency and Authority:

OFFICERS:

Name	**Title**
Addington, Sheri	Vice President (Corporate)
Briones, Tracy	Vice President (Corporate)
Cardenas, Myles	Authorized Agent (Atlanta) - Land Permits Authorized Agent (Atlanta) - Land Development
Cline, Ronnie	Vice President (Atlanta) Residential Light Qualifying Agent
Coburn, Brian	Vice President (Atlanta)
Daniele, Thomas	Authorized Agent (Atlanta) - Customer Service
Estrada, Caroline G.	Assistant Secretary (Corporate)
Felver, Carrolline*	Vice President (Jacksonville)
Fox, Edward ("Ted")	Vice President (Corporate/Regional – Resort Lifestyle Brand)
Green, Foster	Authorized Agent (Atlanta) - Sales
Hampson, Jeremy*	Vice President (Jacksonville)
Kempton, John Steven ("Steve")	President (Corporate)
Keuning, Scott*	Vice President (Jacksonville)
MacPherson, Bradley ("Porter")	Vice President (Atlanta)
Maynard, Walter ("Mason")	Vice President (Atlanta)

Name	Title
McNeil, Christy A.	Assistant Secretary (Corporate)
Merrill, S. Todd	Chief Legal Officer, Executive Vice President, Secretary (Corporate)
Novell, Candace ("Candi")	Vice President, Assistant Secretary (Corporate)
Owens, Michael*	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development
Pou, Jaime	Vice President (Atlanta)
Sheppard, Shannon	Vice President, Assistant Secretary (Corporate)
Somers, Lindsay*	Vice President (Jacksonville)
Suker, Brian	Vice President (Atlanta)
Taylor, Brian	Vice President (Atlanta)
Thomas, Dominique	Authorized Agent (Atlanta) - Finance
Trahan, Christopher*	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development Authorized Agent (Jacksonville) - Land Permits
VanHyfte, Curtis ("Curt")	Chief Financial Officer, Executive Vice President (Corporate)
Wolf, Philip ("Phil") C.	Vice President, Assistant Secretary (Corporate)

Jacksonville Division team members as applicable to transactions regarding the Company's communities located in St. Marys, Georgia (currently including the Esplanade at St. Mary's community).

5. It is within the scope of authority of the President or any Vice President to execute documentation in the name of and on behalf of the Company, and to do and perform, or cause to be done and performed, all acts and things as such individual shall deem necessary, advisable or appropriate including without limitation, any real property related filings, contracts, bonds, applications and agreements for utilities, subdivision performance agreements, development agreements and permits, any and all documents to acquire, finance, lease or convey real and personal property (including, without limitation, purchase and sale agreements, assignments, deeds, loans, guaranties, pledges, closing documents, affidavits, indemnities, amendments, certificates and other ancillary agreements and instruments), as well as any and all documents as may be required in connection with development, entitlement and construction relating to the Company, or appearance at hearings as the Company's representative.

6. Pursuant to those certain Resolutions by Written Consent of the Board of Directors to delegate authority to appoint Authorized Agents and Signers appointing them as of the unmodified "Effective Date" of this Certificate, it is within the scope of authority of the above-

named Authorized Agents in the Atlanta or Jacksonville Divisions, as indicated, to exercise the following authority (as applicable):

Authorized Agent - Closing: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreement amendments and related addenda, escrow instructions and FHA and VA certifications in connection with any of the Company's respective communities or properties, **excluding**, however, purchase agreements, deeds and any other documentation requiring recordation in the public records not otherwise already identified above.

Authorized Agent - Customer Service: Authority to execute on behalf of the Company, documents related to and incidental to responding to any inquiries and to enter into, execute, deliver and perform any and all further papers, documents, agreements, certificates and instruments that the Company deems necessary, appropriate or desirable in connection with any and all of the Company's past, current and future purchasing and vertical construction related warranty matters as more particularly set forth below with respect to the Company:

1. Purchase Orders ("PO's") for warranty related items only, exclusive of new construction.
2. Non-Disclosure Agreements ("NDA's"), subject to the approval of Legal in limited Warranty situations only.
3. Department Budget.
4. Department overhead.
5. Represent Company at Small Claims Court Hearings and approve Settlement Amounts, subject to the directive of Division Management.
6. Confidential Settlement and Release Agreements for customer services non-litigation matters with Management's prior approval.
7. Better Business Bureau responses.
8. Vertical post-closing permits, unrelated to common area improvements.
9. Vertical Construction, Remediation and Move-out Agreements, as well as amendments, exhibits and addenda, post-closing only and unrelated to common area improvements.
10. General purchasing and vertical construction-related correspondence, post-closing only and unrelated to common area improvements.
11. Any other documents not otherwise already reflected above, which are related and/or incidental to the purchase of supplies or engagement of services relating to home warranty and/or related residential lot improvements and unrelated to common area improvements or original construction.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical (including P.O.s) or Land Master Agreements or ancillary addendum or amendments thereto, post-closing Professional Services Agreements and/or proposals, home sales documents and contracts, leasebacks, Closing Disclosures and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company; any document relating to the Company's purchasing and vertical construction matters outside of the respective Authorized Agent's Division; any document that is otherwise in conflict with the then current Purchasing Guidelines, Code of Ethics Policy, Finance Policy and/or Construction Policy at the time of its execution, as such

documents may be amended from time to time and any document that is or will be recorded in the official records.

Authorized Agent - Finance: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, serving as an authorized signer for a bank account, **excluding,** however, deeds, memorandum of leases and any other documentation requiring recordation not otherwise already identified above.

Authorized Agent - House Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's permits for the construction of homes and other vertical improvements for real property relating to the Authorized Agent's Division. Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical Construction Agreements and home sales documents and contracts, leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's Division.

Authorized Agent - Land Acquisition: Authority to execute any and all instruments and take all other action required on behalf of the Company related to and incidental to the Company's respective Division's land acquisition activities in the ordinary course of work, including but not limited to, development approval permits or development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, bonds and surety bonds for public improvement (including CFDs, CCDs and MUDs, if applicable to the jurisdiction in which the Company operates), financing documents not otherwise excluded in the paragraph below, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, as Authorized Agent and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contracts Signing Authority, the Company's home sales documents and contracts (including amendments and addenda thereto), all contracts for the purchase or sale of land and all amendments and addenda to such contracts (collectively, "Land Contracts"), Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's respective Division.

Authorized Agent - Land Development: Authority to execute on behalf of the Company any documents related to and incidental to the Company's respective Division's land development activities in the ordinary course of work, including but not limited to, development approval permits, development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, matters generally relating to stormwater, health & safety and environmental regulations at the federal, state or municipal level, bonds and surety bonds for public improvement (including CFDs, CCDs and MUDs, if applicable to the jurisdiction in which the Company operates), financing documents not otherwise excluded in the paragraph below, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, documents related to the construction of homes, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contract Signing Authority, the Company's home sales documents and contracts (including amendments and addenda thereto), Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, title closing documents, land acquisition purchase and sale agreements (including amendments and addenda thereto) for real property conveyed, purchased or sold by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's respective Division.

Authorized Agent - Land Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's development approval permits or development agreements (federal, state or local and including but not limited to permits and letters of authorization). Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contract Signing Authority, the Company's land acquisition purchase and sale agreements and home sales documents and contracts (including amendments and addenda thereto), leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the respective Authorized Agent's Division.

Authorized Agent - Sales: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, **excluding,** however, deeds, memorandums of lease and any other documentation requiring recordation in the public records not otherwise already identified above.

7. Without the need for further confirmation, the foregoing may be relied upon as true and accurate by any regulatory authority, lender, Title Company or other third party.

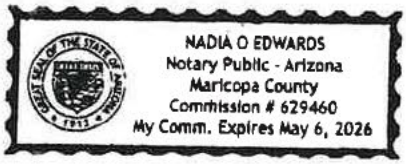
[Signatures appear on following page]

IN WITNESS WHEREOF, I hereunto subscribe my name on April 20, 2026 (the "**Effective Date**").

Caroline G. Estrada, Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on April 20, 2026, by Caroline G. Estrada, Assistant Secretary of Taylor Morrison of Georgia, LLC on behalf of said entity. She is personally known to me.



Notary Public – State of Arizona

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

HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 6/10/26

Applicant's/Owner's Name (Printed): Brian Taylor

TaylorMorrison

TAYLOR MORRISON
OF GEORGIA, LLC.
4400 North Point Parkway
Suite 295
Alpharetta, GA 30022

To whom it may concern,

Weatherfield is a single-family residential development by Taylor Morrison of Georgia, LLC containing both single-family homes and town homes. The project has previously been zoned PRD-C and is currently under development.

Taylor Morrison of Georgia, LLC is submitting the following application for rezoning, special use request and variance application to request consideration and approval for (2) monument signs to be installed along our project frontage at Friendship Rd and Swansey Rd. The signs will be installed along both sides of Swansey Rd on parcels we recently acquired from the GA Dept of Transportation.

We appreciate the opportunity to submit this request and look forward to working with Hall County.

Respectfully submitted,
Taylor Morrison of Georgia, LLC

Brian Taylor
VP, Land Development

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).

Request to install 2 monument signs at subdvision entrance at Swansey Rd and Friendship Rd. Friendship Rd is a heavily travelled thoroughfare and the road grade makes it difficut to see the signage if only allowed on one side of street.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Existing road grades and multi-lane road make the entrance signage difficult to see if only on one side of street.

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.

This is a site specific request based on location of parcels in relation to the road grade

4. Such conditions are not the result of any actions of the property owner.

Existing conditions dictate this request

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

This is a site specific request based on location of parcels in relation to the road grade

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

Applicant _____ **Date** 6/10/26

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HALL COUNTY NOTES:

1. PLEASE SUBMIT THE NOTICE OF INTENT TO DEDICATE ANY PORTION OF THE PROPERTY TO THE PUBLIC.
2. THE SUBMITTED PLANS SHOULD INCLUDE AN OUTLINE OF ANY PROPOSED ORGANIZATIONS TO CONTROL A PORTION OR THE ENTIRE TRACT, I.E. A HOMEOWNERS ASSOCIATION.
3. THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
4. ALL WATER MAIN AND SANITARY SEWER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS, LATEST EDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS. FINAL ACCEPTANCE OF WATER AND/OR SEWER MAIN CONSTRUCTION WILL NOT BE GRANTED UNTIL AS-BUILT DRAWINGS HAVE BEEN RECEIVED BY CITY OF GAINESVILLE DEPARTMENT OF WATER RESOURCES ENGINEERING AND CONSTRUCTION OFFICE.
6. SUBDIVISION IS INTENDED TO BE PUBLICLY MAINTAINED.
7. NO STRUCTURES ARE TO BE IN DELINEATED BUFFERS. BUFFERS SHOULD BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL ROAD CENTERLINES MUST BE STAKED, OR AN ACCEPTABLE ELECTRONIC EQUIVALENT OF THE PLAN MUST BE PROVIDED FOR FIELD REVIEW

HALL COUNTY TRAFFIC NOTES:

1. CONTACT HALL COUNTY ENGIEERING AT (770) 531-6800 24 HOURS MINIMUM PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING
2. SAWCUT REQUIRED AT EDGE OF EXISTING PAVEMENT TO PROVIDE JOINT UNIFORMITY
3. ALL TEMPORARY TRAFFIC CONTGROL MUST BE INACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE DATA:	
SITE AREA	116.00 ACRES
ZONING	
ZONING	PRD
ZONING JURISDICTION	HALL COUNTY, GA
USE CALCULATIONS	
TOTAL OPEN SPACE	43.67 ACRES
PERCENTAGE OF SITE OPEN SPACE	38.0% SITE
PROPERTY SETBACK REQUIREMENTS	
BUFFER SURROUNDING PROPERTY	50 FEET UNDISTURBED ALONG THE PERIMETER EXCEPT FOR FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD 25 FEET LANDSCAPE BUFFER ALONG FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD
DETACHED LOT SETBACK REQUIREMENTS	
FRONT YARD SETBACK	30 FEET
SIDE YARD SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SETACK	30 FEET
DEVELOPMENT STANDARDS	
TOTAL RESIDENTIAL LOTS	341 LOTS
24' ATTACHED HOMES TOTAL	143 LOTS
24' ATTACHED HOME MIN. LOT AREA	2,880 SF
SINGLE FAMILY DETACHED	198 LOTS
SINGLE FAMILY DETACHED MIN. LOT SIZE	8,000 SF
SINGLE FAMILY DETACHED MIN. LOT WIDTH	60 FEET
SITE DENSITY	2.94 LOTS/ACRE
MAX. HEIGHT	3 STORIES / 40 FEET
PARKING REQUIREMENTS	
PARKING SPACES REQUIRED	682 SPACES (2 SPACES/DWELLING)
PARKING PROVIDED (SINGLE FAMILY DETACHED)	792 SPACES (2 SPACES DRIVE/2 GARAGE)
PARKING PROVIDED (TOWNHOMES)	858 SPACES (4 SPACES DRIVE/2 GARAGE)
AMENITY PARKING PROVIDED	35 SPACES
TOTAL PARKING PROVIDED	1,685 SPACES

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM HALL REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE HALL, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF HALL CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE HALL STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE HALL, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY HALL COUNTY SEWER SERVICE DISTRICT 1.
8. ALL PROPOSED LIGHTING SHALL BE LOW-LEVEL, NON-SPILL TYPE.
9. AMENITIES SHALL BE PERMITTED SEPARATELY.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
13. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
14. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
17. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
18. THERE ARE WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
19. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
20. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR MAINTENANCE OF COMMON SPACE AND AMENITIES.
21. A NOTICE OF INTENT (NOI) MUST BE FILED BEFORE ANY PORTION OF THE PROPERTY IS DEDICATED TO THE PUBLIC

CURB LEGEND:

- 24" NORMAL CURB & GUTTER (DETAIL C9.00)
- 24" ROLL & GUTTER CURB (DETAIL C9.00)

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

WEATHERFIELD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

FRIENDSHIP G.M.D. 1419
HALL COUNTY, GA

FOR **TAYLOR MORRISON**
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30022
P: 770.741.0268

HALL COUNTY PROJECT# HDEV24-0015

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI 12/6/24

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2027

MASTER SITE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 12/06/2024
PROJECT: 23270.00

GRID NORTH
GEORGIA WEST ZONE

C3.00
SHEET

HALL COUNTY

Approved Plans Shall Be Maintained On Site At All Times During Construction

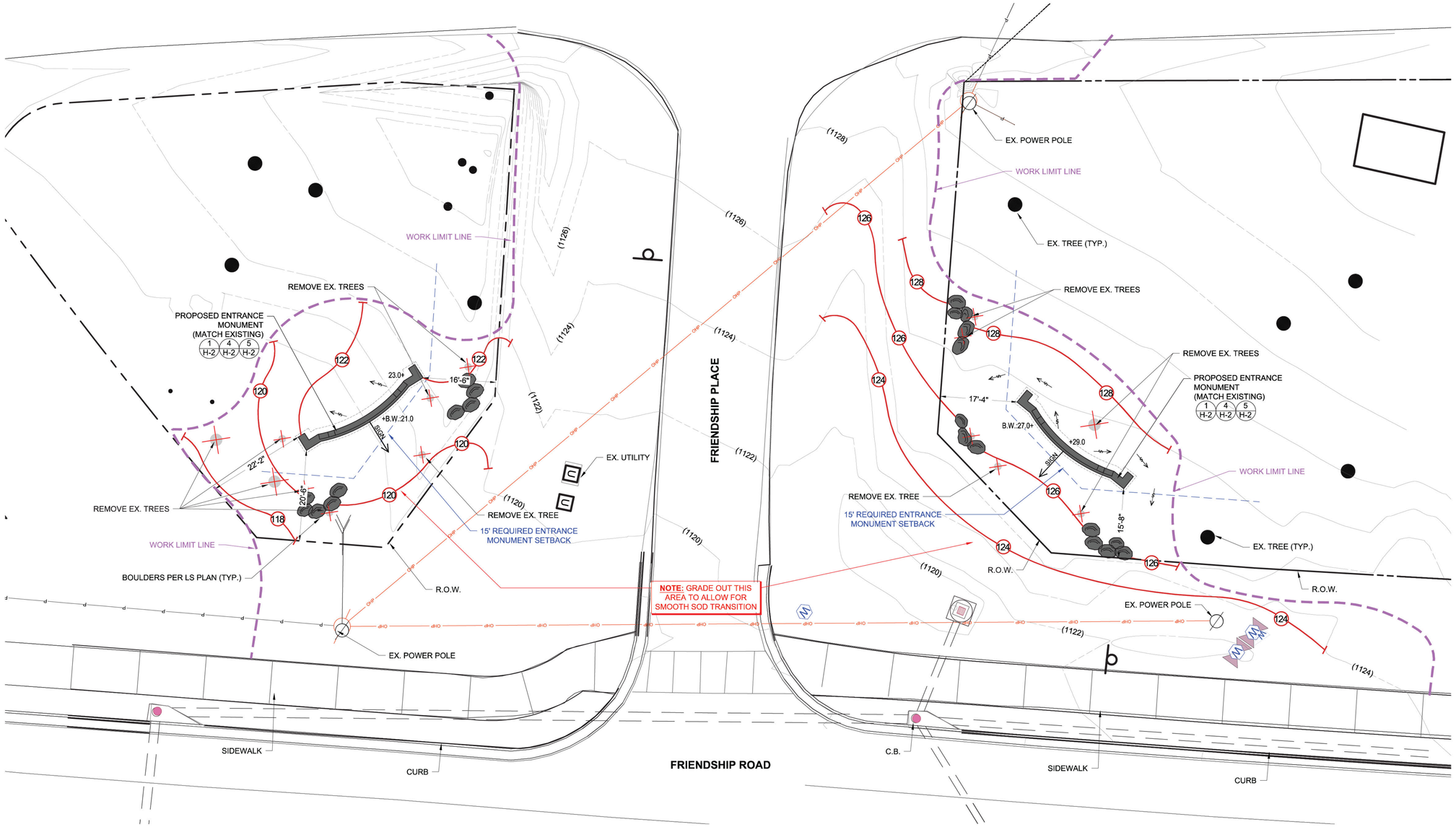
J:\2023\23270000\04_plan\sheet\C3.00 - SITE PLAN - 23270000.dwg - CConsla - 12/6/2024 9:46 AM

NOTES:

- ***CONTRACTOR TO HAVE ALL HARDSCAPE IMPROVEMENTS STAKED BY A LICENSED SURVEYOR.***
- ALL WORK TO BE IN ACCORDANCE WITH ALL LOCAL CODES.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO BEGINNING WORK.
- VERIFY ALL PROPOSED HARDSCAPE MATERIALS WITH OWNER PRIOR TO INSTALLATION. PROVIDE MATERIAL SAMPLES TO OWNER AS NECESSARY.

NOTE:

- ***REMOVE ALL EXISTING TREES & VEGETATION WITHIN WORK LIMIT LINES TO ALLOW FOR PROPOSED ENTRANCE MONUMENTS & PROPOSED PLANTING PER LANDSCAPE PLAN.***



1 / H-1 LAYOUT PLAN
SCALE: 1" = 10'

0 10' 20' 30'
SCALE:1" = 10'

LEGEND:

- EXISTING CONTOUR: (130)
- PROPOSED CONTOUR: (P&A PLAN) 130
- EXISTING SPOT ELEVATION: + (130)
- PROPOSED SPOT ELEVATION: + 130

811 Know what's below. Call before you dig.

POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2502 ABBEY COURT
ALPHARETTA,GA 30004
(770) 569-5900

SCALE: AS NOTED

WEATHERFIELD
FRIENDSHIP PLACE ENTRANCE
HARDSCAPE DEVELOPMENT PLAN
PREPARED FOR: TAYLOR MORRISON

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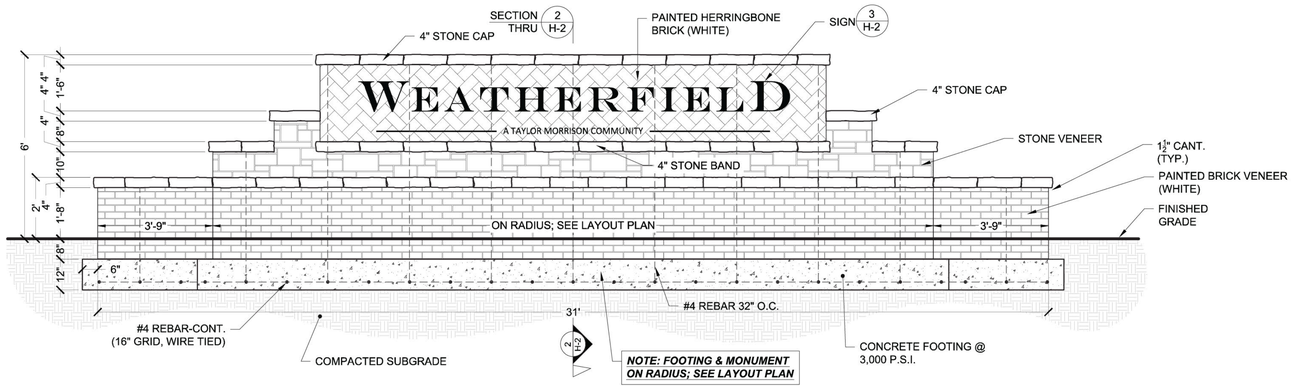
REVISIONS:

STAMP:

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1172 JIM ASKEW POLLOCK

DATE: 5-6-2026
DRAWN BY: J.PINION
CHECKED BY: B.F.

SHEET NUMBER
H-1

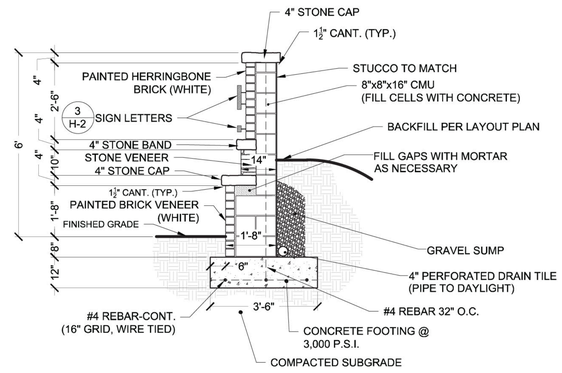


1 H-2 ENTRANCE MONUMENT ELEVATION

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

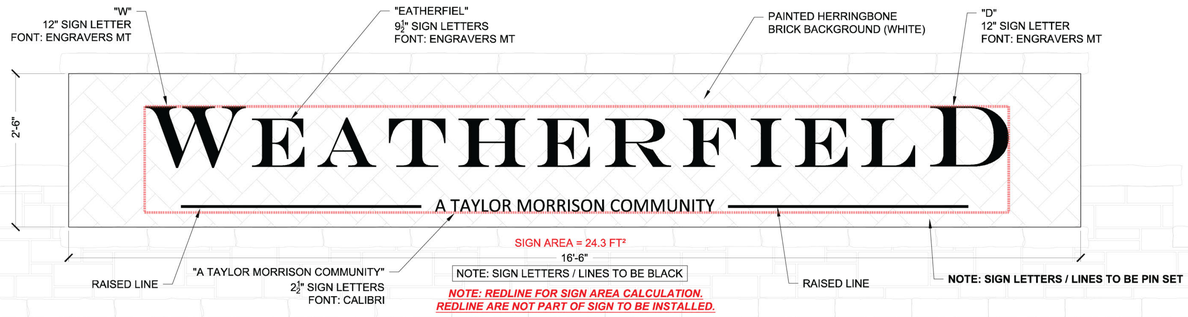


2 H-2 SECTION THRU ENTRANCE MONUMENT

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

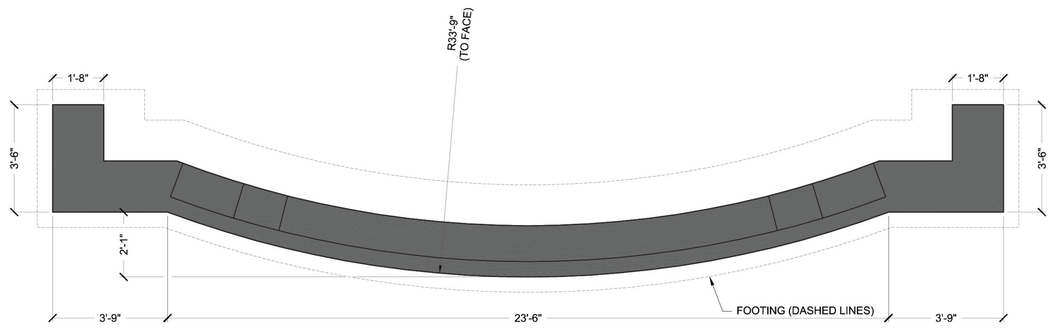


3 H-2 SIGN DETAIL

SCALE: 1"= 1'-0"

0 6" 1' 2' 3'

SCALE: 1" = 1'-0"



4 H-2 ENTRANCE MONUMENT PLAN ENLARGEMENT

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"



5 H-2 ENTRANCE MONUMENT RENDERING

SCALE: N.T.S.

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

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LANDSCAPE ARCHITECTS
2502 ABBEY COURT
ALPHARETTA, GA 30004
(770) 569-5900

SCALE: AS NOTED

WEATHERFIELD
HARDSCAPE DEVELOPMENT PLAN
PREPARED FOR: TAYLOR MORRISON

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REVISIONS:

STAMP:

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 775 TIM KREW POLLOCK

DATE: 5-6-2026

DRAWN BY: J.PINION

CHECKED BY: B.F.

SHEET NUMBER
H-2

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HALL COUNTY NOTES:

1. PLEASE SUBMIT THE NOTICE OF INTENT TO DEDICATE ANY PORTION OF THE PROPERTY TO THE PUBLIC.
2. THE SUBMITTED PLANS SHOULD INCLUDE AN OUTLINE OF ANY PROPOSED ORGANIZATIONS TO CONTROL A PORTION OR THE ENTIRE TRACT, I.E. A HOMEOWNERS ASSOCIATION.
3. THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
4. ALL WATER MAIN AND SANITARY SEWER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS, LATEST EDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS. FINAL ACCEPTANCE OF WATER AND/OR SEWER MAIN CONSTRUCTION WILL NOT BE GRANTED UNTIL AS-BUILT DRAWINGS HAVE BEEN RECEIVED BY CITY OF GAINESVILLE DEPARTMENT OF WATER RESOURCES ENGINEERING AND CONSTRUCTION OFFICE.
6. SUBDIVISION IS INTENDED TO BE PUBLICLY MAINTAINED.
7. NO STRUCTURES ARE TO BE IN DELINEATED BUFFERS. BUFFERS SHOULD BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL ROAD CENTERLINES MUST BE STAKED, OR AN ACCEPTABLE ELECTRONIC EQUIVALENT OF THE PLAN MUST BE PROVIDED FOR FIELD REVIEW

HALL COUNTY TRAFFIC NOTES:

1. CONTACT HALL COUNTY ENGIEERING AT (770) 531-6800 24 HOURS MINIMUM PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING
2. SAWCUT REQUIRED AT EDGE OF EXISTING PAVEMENT TO PROVIDE JOINT UNIFORMITY
3. ALL TEMPORARY TRAFFIC CONTGROL MUST BE INACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE DATA:	
SITE AREA	116.00 ACRES
ZONING	
ZONING	PRD
ZONING JURISDICTION	HALL COUNTY, GA
USE CALCULATIONS	
TOTAL OPEN SPACE	43.67 ACRES
PERCENTAGE OF SITE OPEN SPACE	38.0% SITE
PROPERTY SETBACK REQUIREMENTS	
BUFFER SURROUNDING PROPERTY	50 FEET UNDISTURBED ALONG THE PERIMETER EXCEPT FOR FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD 25 FEET LANDSCAPE BUFFER ALONG FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD
DETACHED LOT SETBACK REQUIREMENTS	
FRONT YARD SETBACK	30 FEET
SIDE YARD SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SETACK	30 FEET
DEVELOPMENT STANDARDS	
TOTAL RESIDENTIAL LOTS	341 LOTS
24' ATTACHED HOMES TOTAL	143 LOTS
24' ATTACHED HOME MIN. LOT AREA	2,880 SF
SINGLE FAMILY DETACHED	198 LOTS
SINGLE FAMILY DETACHED MIN. LOT SIZE	8,000 SF
SINGLE FAMILY DETACHED MIN. LOT WIDTH	60 FEET
SITE DENSITY	2.94 LOTS/ACRE
MAX. HEIGHT	3 STORIES / 40 FEET
PARKING REQUIREMENTS	
PARKING SPACES REQUIRED	682 SPACES (2 SPACES/DWELLING)
PARKING PROVIDED (SINGLE FAMILY DETACHED)	792 SPACES (2 SPACES DRIVE/2 GARAGE)
PARKING PROVIDED (TOWNHOMES)	858 SPACES (4 SPACES DRIVE/2 GARAGE)
AMENITY PARKING PROVIDED	35 SPACES
TOTAL PARKING PROVIDED	1,685 SPACES

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM HALL REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE HALL, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF HALL CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE HALL STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE HALL, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY HALL COUNTY SEWER SERVICE DISTRICT 1.
8. ALL PROPOSED LIGHTING SHALL BE LOW-LEVEL, NON-SPILL TYPE.
9. AMENITIES SHALL BE PERMITTED SEPARATELY.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
13. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
14. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
17. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
18. THERE ARE WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
19. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
20. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR MAINTENANCE OF COMMON SPACE AND AMENITIES.
21. A NOTICE OF INTENT (NOI) MUST BE FILED BEFORE ANY PORTION OF THE PROPERTY IS DEDICATED TO THE PUBLIC

CURB LEGEND:

- 24" NORMAL CURB & GUTTER (DETAIL C9.00)
- 24" ROLL & GUTTER CURB (DETAIL C9.00)

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ARBONISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
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AT

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HALL COUNTY PROJECT# HDEV24-0015

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE:

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI 12/6/24

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2027

MASTER SITE PLAN

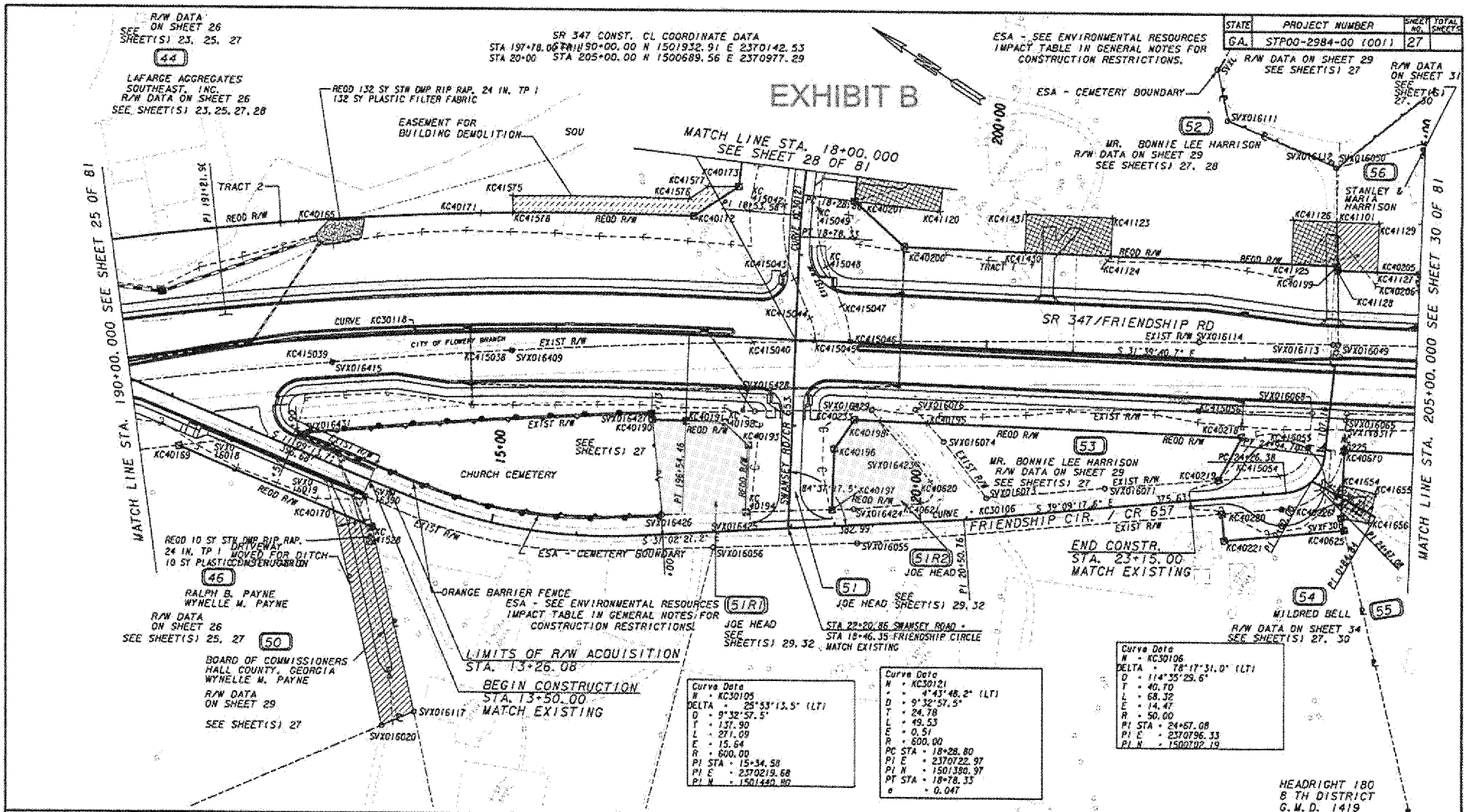
0 100 200 400 600

SCALE: 1" = 200'
DATE: 12/06/2024
PROJECT: 23270.00

GRID NORTH
GEORGIA WEST ZONE

C3.00
SHEET

Plotted: 12/6/2024 9:48 AM By: Matthew Kaczenski
J:\2023\23270000\04_plan\sheet\C3.00 - SITE PLAN - 23270000.dwg - CCrouse - 12/6/2024 9:48 AM



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	27	

THOMAS CLACK

PARCEL 64 REQ'D R/W KC40064 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD
	119.67	N 43°48'25.6" E	
SVXH18506	2.00 R	216+34.18	FRIENDSHIP ROAD
	371.85	S 55°43'49.8" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	70.06	S 43°48'28.7" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	222.12	N 61°18'47.1" W	
KC40241	100.00 R	217+63.86	FRIENDSHIP ROAD
	161.33	N 65°28'33.1" W	
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD

REQD R/W = 33487.00 SF
REQD R/W = 0.769 ACRES
REMAINDER = +/- 5.2 ACRES
TOTAL REQD DRWY EASMT = 1

PARCEL 64 REQ'D DRWY. EASM'T. KC41040

PNT	OFFSET	STATION	ALIGNMENT
KC41147	140.00 R	218+00.00	FRIENDSHIP RD
KC41148	100.00 R	218+00.00	FRIENDSHIP RD
KC41149	100.00 R	219+25.00	FRIENDSHIP RD
KC41150	140.00 R	219+25.00	FRIENDSHIP RD
KC41147	140.00 R	218+00.00	FRIENDSHIP RD

MARIO NOVELL

PARCEL 65 REQ'D R/W KC40065 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40244	81.92 L	217+89.18	FRIENDSHIP RD
ARC LENGTH = 48.496			
CHORD BEAR = N 12°09'53.4" W			
LNTH CHORD = 43.386			
RADIUS = 30.000			
DEGREE = 190° 59' 16''			
KC40243	114.73 L	217+60.61	FRIENDSHIP RD
	37.89	N 34°08'46.5" E	
KC40245	147.48 L	217+63.94	FRIENDSHIP RD
	59.62	S 8°31'48.7" E	
KC40246	100.00 L	218+00.00	FRIENDSHIP RD
	154.55	S 61°18'47.1" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	26.32	S 35°49'46.4" W	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	162.29	N 58°28'35.6" W	
KC40244	81.92 L	217+89.18	FRIENDSHIP RD

REQD R/W = 4902.96 SF
REQD R/W = 0.113 ACRES
REMAINDER = +/-0.51 ACRES
TOTAL REQD DRWY EASMT'S = A

PARCEL 65 REQ'D EASM'T. KC41665 SEE SHEET(S) 30

PNT	OFFSET	STATION	ALIGNMENT
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD
KC41776	150.00 L	219+50.75	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC40248	120.00 L	219+57.05	FRIENDSHIP ROAD
KC40430	103.09 L	219+54.93	FRIENDSHIP ROAD
KC40247	100.00 L	219+54.55	FRIENDSHIP ROAD
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD

MELVIN BUSH

PARCEL 66 REQ'D R/W KC40066

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	45.45	S 33°12'22.9" W	
SVXM12	27.19 L	221+81.89	FRIENDSHIP RD
ARC LENGTH = 138.456			
CHORD BEAR = N 54°28'37.6" W			
LNTH CHORD = 138.449			
RADIUS = 3980.417			
DEGREE = 1° 26' 21''			
KC40679	43.67 L	220+44.42	FRIENDSHIP RD
	56.35	N 55°15'49.2" W	
SVXM13	53.82 L	219+48.60	FRIENDSHIP RD
	20.24	N 36°15'46.6" E	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	10.69	N 35°48'25.2" E	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	98.81	S 61°18'47.1" E	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	134.60	S 56°11'53.4" E	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD

REQD R/W = 9374.26 SF
REQD R/W = 0.215 ACRES
REMAINDER = +/- 6.75 ACRES

TOTAL REQD EASMT = 3

PARCEL 66 REQ'D EASM'T. KC41530

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40700	130.00 L	219+58.28	FRIENDSHIP RD
	231.73	S 61°18'47.1" E	
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
	15.05	S 33°13'22.3" W	
KC40702	115.00 L	221+88.02	FRIENDSHIP RD
	42.63	S 33°11'37.8" W	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	134.60	N 56°11'53.4" W	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	98.81	N 61°18'47.1" W	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	15.62	N 35°50'41.9" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	30.23	N 35°46'50.6" E	
KC40700	130.00 L	219+58.28	FRIENDSHIP RD

REQD EASMT = 11400.96 SF
REQD EASMT = 0.262 ACRES

PARCEL 66 REQ'D DRWY. EASM'T. KC41041

PNT	OFFSET	STATION	ALIGNMENT
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC41152	150.00 L	220+00.00	FRIENDSHIP ROAD
KC41830	130.00 L	220+00.00	FRIENDSHIP ROAD
KC40700	130.00 L	219+58.28	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD

PARCEL 66 REQ'D DRWY. EASM'T. KC41042

PNT	OFFSET	STATION	ALIGNMENT
KC41832	160.00 L	221+50.00	FRIENDSHIP RD
KC41833	160.00 L	221+92.37	FRIENDSHIP RD
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
KC41831	130.00 L	221+50.00	FRIENDSHIP RD
KC41832	160.00 L	221+50.00	FRIENDSHIP RD

MELVIN BUSH

PARCEL 66A REQ'D R/W KC40066A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD
	62.62	N 33°12'45.8" E	
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = S 58°38'24.0" E			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29''			
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
	74.83	S 35°43'09.8" W	
SVXM10	2.27 R	224+04.76	FRIENDSHIP RD
ARC LENGTH = 100.035			
CHORD BEAR = N 51°51'06.5" W			
LNTH CHORD = 100.032			
RADIUS = 3980.417			
DEGREE = 1° 26' 21''			
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD

REQD R/W = 7018.68 SF
REQD R/W = 0.161 ACRES
REMAINDER = +/- 4.76 ACRES

PARCEL 66A REQ'D EASM'T. KC41721

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40703	115.00 L	223+12.84	FRIENDSHIP RD
ARC LENGTH = 104.921			
CHORD BEAR = S 58°32'41.5" E			
LNTH CHORD = 104.897			
RADIUS = 1404.000			
DEGREE = 4° 4' 51''			
KC40704	115.00 L	224+09.17	FRIENDSHIP RD
	5.00	S 35°45'16.7" W	
KC40256	110.00 L	224+08.99	FRIENDSHIP RD
	37.53	S 35°47'23.9" W	
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = N 58°38'24.0" W			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29''			
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
	42.60	N 33°12'34.7" E	
KC40703	115.00 L	223+12.84	FRIENDSHIP RD

REQD EASMT = 4418.63 SF
REQD EASMT = 0.101 ACRES

CHRIS PUCKETT

PARCEL 67A REQ'D R/W KC40067A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	70.06	N 43°48'28.7" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	38.50	S 55°43'47.0" E	
KC40254	36.11 R	220+42.57	FRIENDSHIP ROAD
ARC LENGTH = 161.873			
CHORD BEAR = S 54°32'28.3" E			
LNTH CHORD = 161.861			
RADIUS = 3900.693			
DEGREE = 1° 28' 7''			
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
	46.38	S 43°38'04.3" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	205.36	N 61°18'47.1" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD

REQD R/W = 11696.13 SF
REQD R/W = 0.269 ACRES
REMAINDER = +/- 2.76 ACRES

PARCEL 67A REQ'D EASM'T. KC41095

PNT	OFFSET	STATION	ALIGNMENT
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD
KC41781	100.00 R	220+93.00	FRIENDSHIP ROAD
KC41782	110.00 R	220+93.00	FRIENDSHIP ROAD
KC41783	110.00 R	220+59.00	FRIENDSHIP ROAD
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD

WILLIAMS FAMILY HOLDINGS, L.L.L.P.

PARCEL 59 REQ'D EASM'T. KC41090

PNT	OFFSET	STATION	ALIGNMENT
KC41250	120.00 R	211+33.35	FRIENDSHIP RD
ARC LENGTH = 33.782			
CHORD BEAR = S 36°44'16.0" E			
LNTH CHORD = 33.781			
RADIUS = 1552.009			
DEGREE = 3° 41' 30''			
KC41251	120.00 R	211+64.52	FRIENDSHIP RD
KC41252	130.00 R	211+64.52	FRIENDSHIP RD
ARC LENGTH = 34.000			
CHORD BEAR = N 36°44'16.0" W			
LNTH CHORD = 33.999			
RADIUS = 1562.009			
DEGREE = 3° 40' 5''			
KC41253	130.00 R	211+33.35	FRIENDSHIP RD
KC41250	120.00 R	211+33.35	FRIENDSHIP RD

CHRIS PUCKETT

PARCEL 67 REQ'D R/W KC40067 SEE SHEET(S) 30, 33

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	46.38	N 43°38'04.3" E	
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
ARC LENGTH = 150.270			
CHORD BEAR = S 52°14'55.4" E			
LNTH CHORD = 150.261			
RADIUS = 3900.693			
DEGREE = 1° 28' 7''			
KC40255	77.71 R	223+55.10	FRIENDSHIP ROAD
	28.50	S 69°18'32.3" W	
KC40253	100.00 R	223+36.03	FRIENDSHIP ROAD
ARC LENGTH = 34.286			
CHORD BEAR = N 60°28'52.2" W			
LNTH CHORD = 34.285			
RADIUS = 1189.000			
DEGREE = 4° 49' 7''			
KC40252	100.00 R	222+98.86	FRIENDSHIP ROAD
	107.51	N 61°18'47.1" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD

REQD R/W = 5052.64 SF
REQD R/W = 0.116 ACRES
REMAINDER = +/- 8.0 ACRES

TOTAL REQD DRWY EASMT = 0

ELSIE P. HARRISON AND GROVER C. HARRISON

PARCEL 60 REQ'D EASM'T. KC41702 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
	85.35	S 47°29'00.1" E	
KC41763	145.00 L	214+65.00	FRIENDSHIP ROAD
	45.00	S 40°36'58.1" W	
KC41764	100.00 L	214+65.00	FRIENDSHIP ROAD
ARC LENGTH = 70.381			
CHORD BEAR = N 47°52'17.2" W			
LNTH CHORD = 70.313			
RADIUS = 1132.009			
DEGREE = 4° 18' 5''			
KC41146	100.00 L	213+89.40	FRIENDSHIP ROAD
	20.03	N 40°20'15.2" E	
KC41145	120.00 L	213+88.14	FRIENDSHIP ROAD
	16.62	N 44°13'20.0" W	
KC41761	120.50 L	213+70.00	FRIENDSHIP ROAD
	24.50	N 44°25'01.8" E	
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD

REQD EASMT = 3598.49 SF
REQD EASMT = 0.083 ACRES

PARCEL 51R1 REQ'D R/W KC40051R1 SEE SHEET(S) 27,29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40190	162.71 R	21+00.20	SWANSEY RD
	[illegible]	N 31°57'46.9" E	
KC40191	121.54 R	21+00.00	SWANSEY RD
	43.54	S 31°38'40.7" E	
KC40192	78.00 R	21+00.00	SWANSEY RD
	37.54	S 10°05'49.0" W	
KC40193	50.00 R	21+25.00	SWANSEY RD
	79.42	S 58°20'19.5" W	
KC40194	50.00 R	22+04.42	SWANSEY RD
	97.41	N 36°01'03.6" W	
SVX016426	147.13 R	22+11.82	SWANSEY RD
	115.70	N 50°23'38.0" E	
KC40190	162.71 R	21+00.20	SWANSEY RD

REQD R/W = 11020.48 SF
REQD R/W = 0.253 ACRES
REMAINDER = +/- 0.0 ACRES
TOTAL REQD DRWY EASMT = 0

PARCEL 51R2 REQ'D R/W KC40051R2 SEE SHEET(S) 27,29

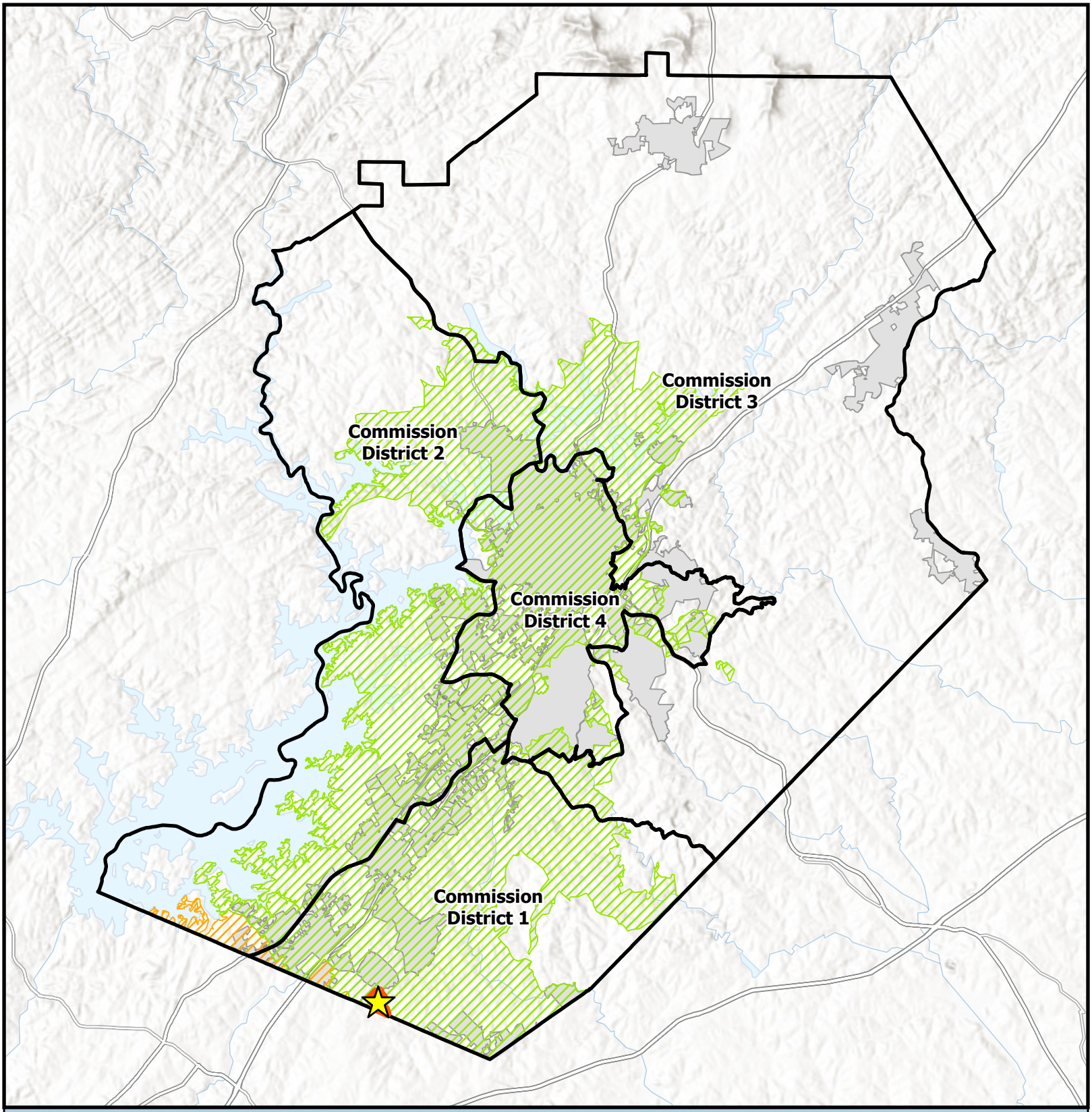
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40198	101.52 L	20+90.80	SWANSEY RD
	65.39	S 14°59'24.8" W	
SVX016423	146.40 L	21+37.55	SWANSEY RD
	26.16	S 19°04'48.8" W	
KC40620	162.95 L	21+57.80	SWANSEY RD
ARC LENGTH = 35.437			
CHORD BEAR = S 79°56'33.9" W			
LNTH CHORD = 29.118			
RADIUS = 16.651			
DEGREE = 344° 57' 46''			
KC40621	152.21 L	21+84.87	SWANSEY RD
	77.53	N 39°09'24.6" W	
SVX016424	75.29 L	21+94.90	SWANSEY RD
	25.32	N 36°00'16.4" W	
KC40197	50.00 L	21+96.82	SWANSEY RD
	71.83	N 58°39'19.5" E	
KC40196	50.00 L	21+25.00	SWANSEY RD
	41.54	S 89°30'26.0" E	
KC40233	72.00 L	20+90.00	SWANSEY RD
	29.52	S 31°39'40.7" E	
KC40198	101.52 L	20+90.80	SWANSEY RD

REQD R/W = 4005.81 SF
REQD R/W = 0.207 ACRES
REMAINDER = +/- 0.0 ACRES
TOTAL REQD DRWY EASMT = 0

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS
01/07/08	NO CHANGE	01/29/10	PAR 60 DEM. EASMT ADDED.	02/23/12	PAR 66 R/W,ESMTS REVI.
03/11/08	NO CHANGE	04/27/10	PAR 64,67 R/W REVI. & 67A AD		
03/19/08	PARCEL 65 NAME CHANGE	08/12/10	PAR 51R1, 51R2 ADDED.		
05/14/08	PAR 66 RW&DW EASMT REVISED	09/15/10	PAR 67A DRIVEWAY EASMT ADD.		
08/11/09	PAR 59 D/W ESMT ADDEDD	09/15/10	PAR 65 TEMP. SLOPE ESMT ADD.		
08/11/09	PAR 66 R/W REV.& ESMT ADD.	08/29/11	PAR 66,66A R/W, ESMTS REVI.		

KISINGER CAMPO & ASSOCIATES CORP.
1720 PEACHTREE ST., N.W., SUITE 1048
ATLANTA, GA 30309

GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAN
PROJECT: STP-2984 (1)
COUNTY: HALL
DATE: 04-04-07 SH 32 OF 81



Overview Map

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

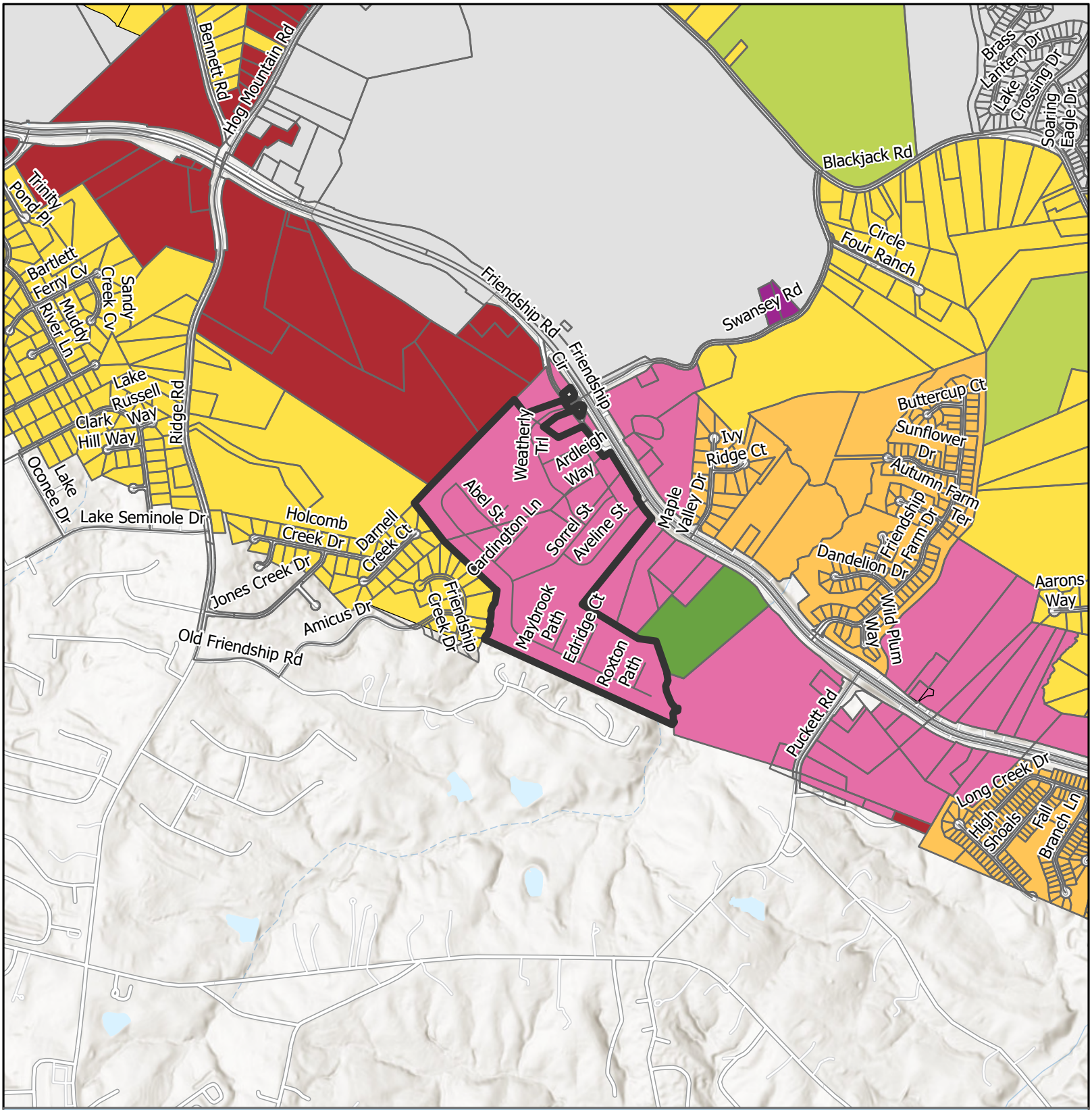
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/20/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
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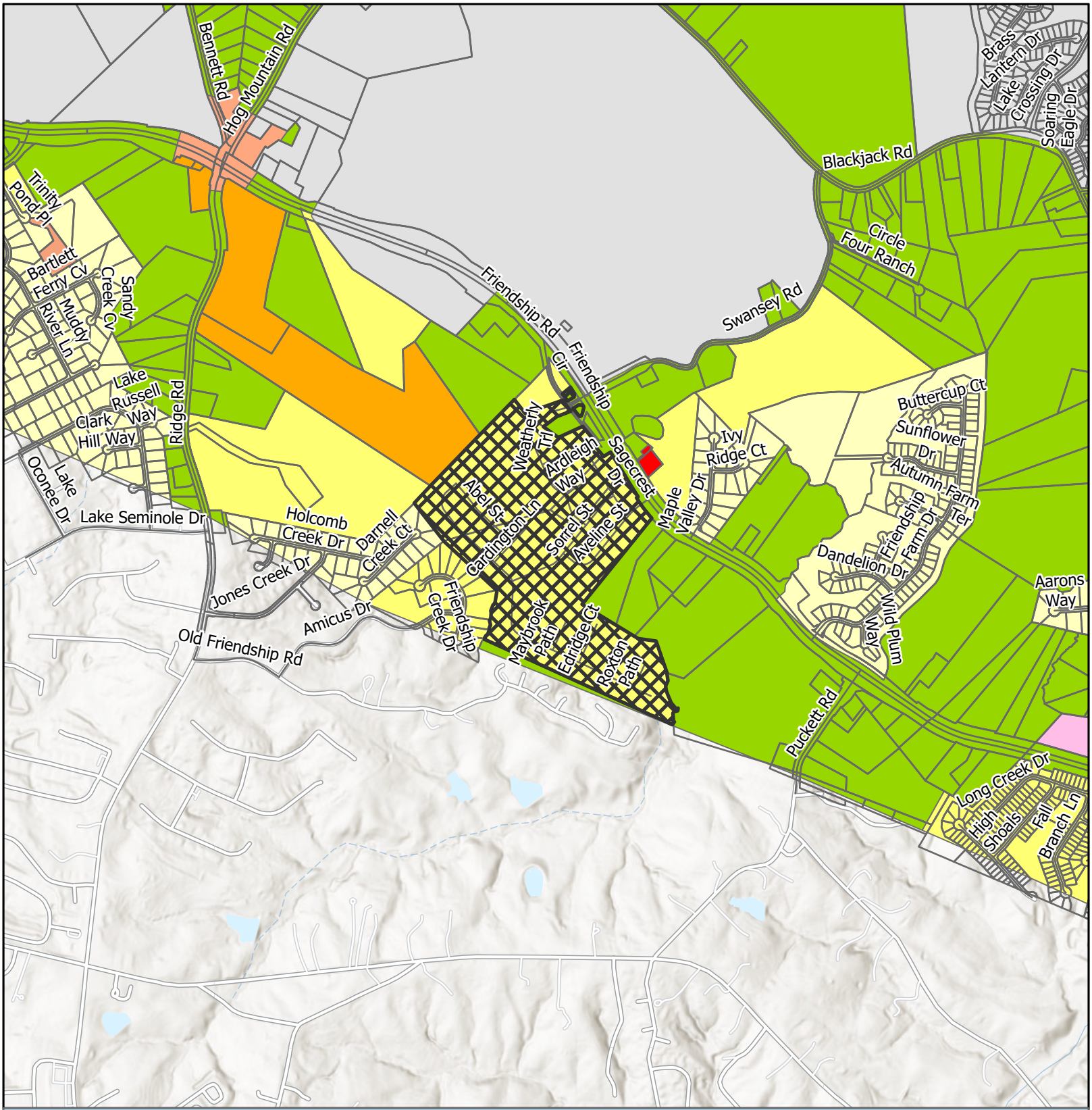

Zoning Map

Subject Area
City Limits

Zoning

AR-1
H-B
O-I
PCD
POD
PRD
R-1
S-S

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District 1

HALL COUNTY
GEORGIA
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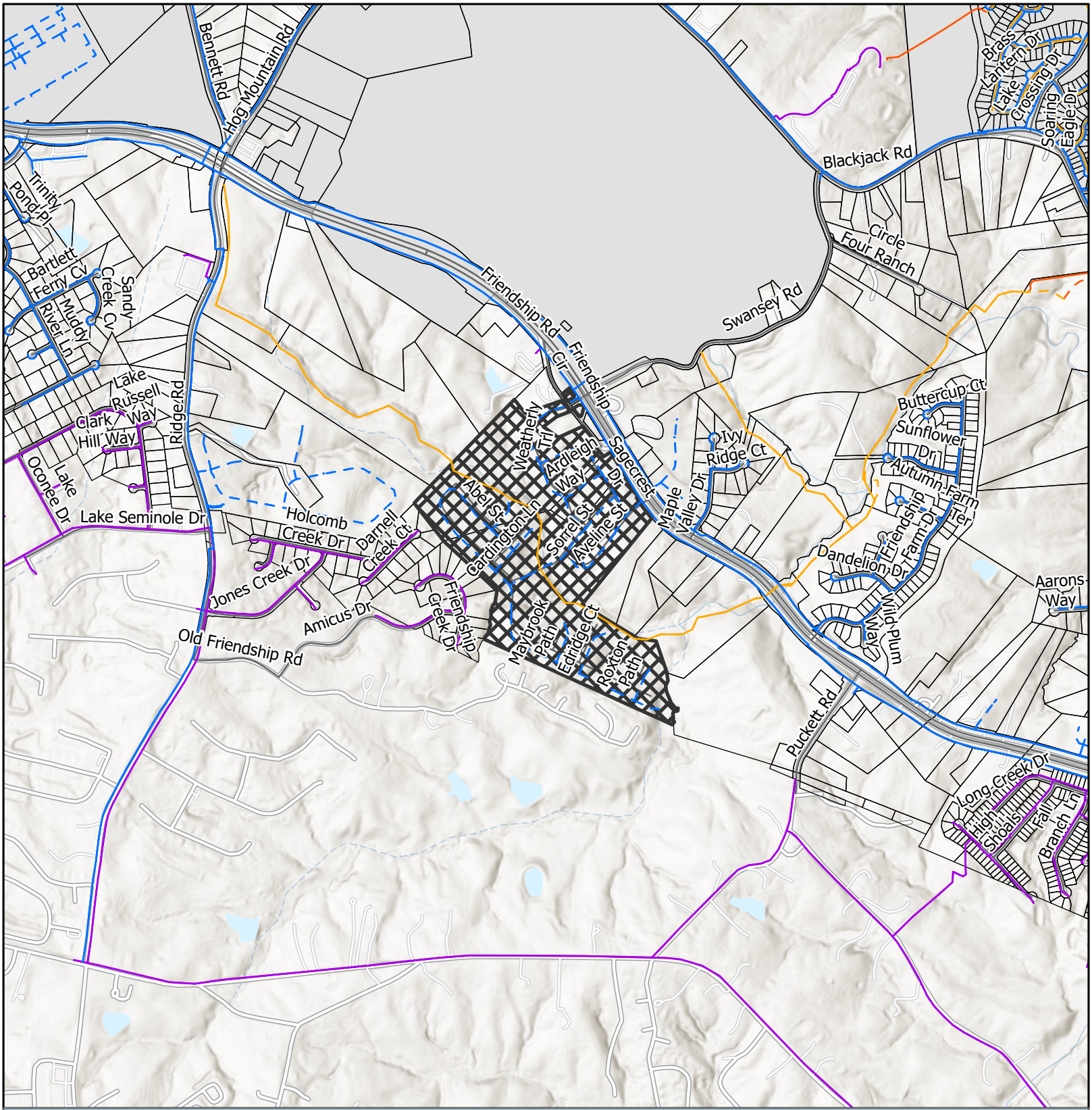
Date Prepared: 7/20/2026



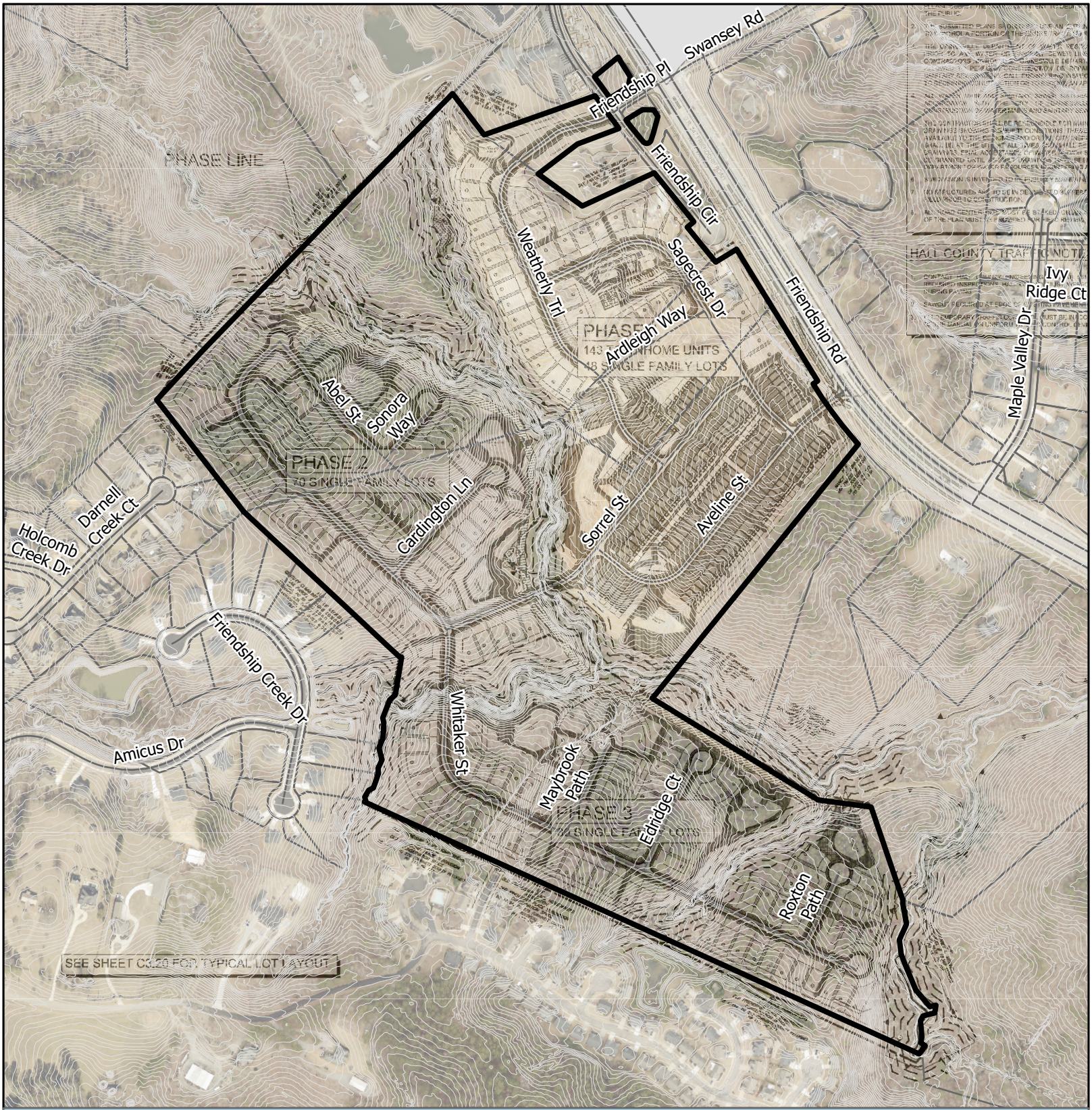
Utilities Map

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

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/20/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Taylor Morrison of Georgia, LLC

Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C

Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle

Commission District 1

HALL COUNTY GEORGIA

We have it *all* in Hall

Date Prepared: 7/20/2026

Please record and return to:
Susan G. McCathran
Attorney at Law
Post Office Box 537
Georgetown, GA 39854

eFiled and eRecorded
DATE: 05/15/2026
TIME: 3:54 PM
DEED BOOK: 9858
PAGE: 248 - 253
FILING FEES: $25.00
TRANSFER TAX: $0.00
PT61: 069-2026-003422
RECORDED BY: NB
CLERK: Mark Pettitt
Hall County, GA

GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **STP-2984-00(001)**
PARCEL **51R1 51R2** , PI # **162430**
PM # **4772 GEP 139-126 & 139-125**

THIS INDENTURE made this 4 day of May, 2026, between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **TAYLOR MORRISON of GEORGIA, LLC** (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **STP-2984-00(001)**
PARCEL **51R1 51R2**, PI # **162430**
PM # **4772 GEP 139-126&139- 125**

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

Signed, Sealed, and Delivered this the 4 day of May, 2021 in the Presence of

BY: _____ (Seal)
Russell R. McMurry, P.E.
Commissioner

Witness

ATTEST: _____ (Seal)
Angela O. Whitworth
Treasurer

Notary Public

CHERITY GABRIELLE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 08, 2030

PMQCD

EXHIBIT "A"

PROJECT NO.:	STP-2984-00(001)
P.I. NO.:	162430
PM NO.:	4722
COUNTY:	Hall
Parcels:	51 R1
Parcel Size:	0.253 Acres
GEP#:	139-126

All that tract or parcel of land lying and being in Georgia Militia District 1419 of Hall County, Georga, and being more particularly described as follows:

Beginning at a point 162.71 feet right of and opposite Station 21+00.20 on the construction centerline of Swansey Road on Georgia Highway Project No. STP-2984(1); running thence S 31°57'46.9" E a distance of 39.17 feet to a point 123.54 feet right of and opposite Station 21+00.00 on said construction centerline laid out for SWANSEY RD; thence S 31°39'40.7" E a distance of 45.54 feet to a point 78.00 feet right of and opposite Station 21+00.00 on said construction centerline laid out for SWANSEY RD; thence S 10° 05'49.0"W a distance of 37.54 feet to a point 50.00 feet right of and opposite Station 21+25.00 on said construction centerline laid out for SWANSEY RD; thence S 58° 20'19.5"W a distance of 79.42 feet to a point 50.00 feet right of and opposite Station 22+04.42 on said construction centerline laid out for SWANSEY RD; thence N 36° 01'03.6" W a distance of 97.41 feet to a point 147.13 feet right of and opposite Station 22+11.82 on said construction centerline laid out for SAWNSEY RD; thence N 50°23'38.0"E a distance of 112.70 feet back to the point of beginning.

Containing 0.253 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

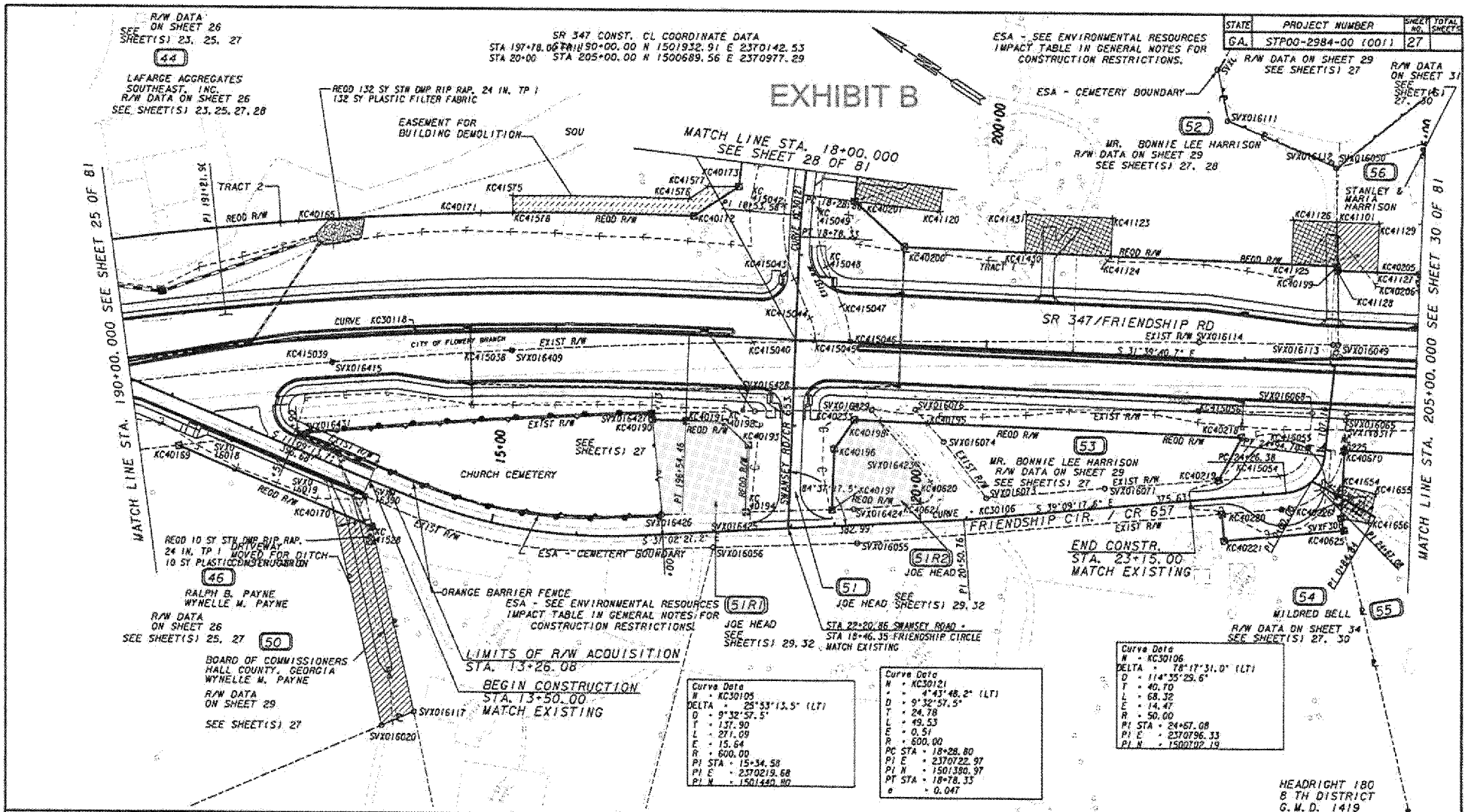
PROJECT NO.:	STP-2984-00(001)
P.I. NO.:	162430
PM NO.:	4722
COUNTY:	Hall
Parcels:	51 R2
Parcel Size:	0.207 Acres
GEP#:	139-125

All that tract or parcel of land lying and being in Georgia Militia District 1419 of Hall County, Georga, and being more particularly described as follows:

Beginning at a point 101.52 feet left of and opposite Station 20+90.00 on the construction centerline of Swansey Road on Georgia Highway Project No. STP-2984(1); running thence S 14°59'24.8" W a distance of 65.39 feet to a point 146.40 feet left of and opposite Station 21+37.55 on said construction centerline laid out for SWANSEY RD; thence S 19°04'48.8" W a distance of 26.16 feet to a point 162.95 feet left of and opposite Station 21+57.80 on said construction centerline laid out for SWANSEY RD; thence southwesterly 35.437 feet along arc of a curve (said curve having a radius of 16.651 feet and a chord distance of 29.118 feet on a bearing of S 79°56'33.9" W) to the point 152.23 feet left of and opposite Station 21+84.87 on said construction centerline laid out for SWANSEY RD; thence N 39°05'24.6" W a distance of 77.59 feet to a point 75.29 feet left of and opposite Station 21+94.90 on said construction centerline laid out for SWANSEY RD; thence N 36°00'16.4" W a distance of 25.37 feet to a point 50.00 feet left of and opposite Station 21+96.82 on said construction centerline laid out for SWANSEY RD; thence N 58°20'19.5" E a distance of 71.83 feet to a point 50.00 feet left of and opposite Station 21+25.00 on said construction centerline laid out for SWANSEY RD; thence S 89°30'26.0" E a distance of 41.34 feet to a point 72.00 feet left of and opposite Station 20+90.00 on said construction centerline laid out for SWANSEY RD; thence S 31°39'40.7" E a distance of 29.52 feet back to the point of beginning.

Containing 0.207 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	27	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	32	81

THOMAS CLACK

PARCEL 64 REQ'D R/W KC40064 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD
	119.67	N 43°48'25.6" E	
SVXH18506	2.00 R	216+34.18	FRIENDSHIP ROAD
	371.85	S 55°43'49.8" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	70.06	S 43°48'28.7" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	222.12	N 61°18'47.1" W	
KC40241	100.00 R	217+63.86	FRIENDSHIP ROAD
	161.35	N 65°28'33.1" W	
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD

REQD R/W = 33487.00 SF
REQD R/W = 0.769 ACRES
REMAINDER = +/- 5.2 ACRES
TOTAL REQD DRWY EASMT = 1

PARCEL 64 REQ'D DRWY. EASM'T. KC41040

PNT	OFFSET	STATION	ALIGNMENT
KC41147	140.00 R	218+00.00	FRIENDSHIP RD
KC41148	100.00 R	218+00.00	FRIENDSHIP RD
KC41149	100.00 R	219+25.00	FRIENDSHIP RD
KC41150	140.00 R	219+25.00	FRIENDSHIP RD
KC41147	140.00 R	218+00.00	FRIENDSHIP RD

MARIO NOVELL

PARCEL 65 REQ'D R/W KC40065 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40244	81.92 L	217+89.18	FRIENDSHIP RD
ARC LENGTH = 48.496			
CHORD BEAR = N 12°09'53.4" W			
LNTH CHORD = 43.386			
RADIUS = 30.000			
DEGREE = 190° 59' 16''			
KC40243	114.73 L	217+60.61	FRIENDSHIP RD
	37.89	N 34°08'46.5" E	
KC40245	147.48 L	217+63.94	FRIENDSHIP RD
	59.62	S 8°31'48.7" E	
KC40246	100.00 L	218+00.00	FRIENDSHIP RD
	154.55	S 61°18'47.1" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	26.32	S 35°49'46.4" W	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	162.29	N 58°28'35.6" W	
KC40244	81.92 L	217+89.18	FRIENDSHIP RD

REQD R/W = 4902.96 SF
REQD R/W = 0.113 ACRES
REMAINDER = +/-0.51 ACRES
TOTAL REQD DRWY EASMT'S = A

PARCEL 65 REQ'D EASM'T. KC41665 SEE SHEET(S) 30

PNT	OFFSET	STATION	ALIGNMENT
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD
KC41776	150.00 L	219+50.75	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC40248	120.00 L	219+57.05	FRIENDSHIP ROAD
KC40430	103.09 L	219+54.93	FRIENDSHIP ROAD
KC40247	100.00 L	219+54.55	FRIENDSHIP ROAD
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD

MELVIN BUSH

PARCEL 66 REQ'D R/W KC40066

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	45.45	S 33°12'22.9" W	
SVXM12	27.19 L	221+81.89	FRIENDSHIP RD
ARC LENGTH = 138.456			
CHORD BEAR = N 54°28'37.6" W			
LNTH CHORD = 138.449			
RADIUS = 3980.417			
DEGREE = 1° 26' 21''			
KC40679	43.67 L	220+44.42	FRIENDSHIP RD
	96.35	N 55°15'49.2" W	
SVXM13	53.82 L	219+48.60	FRIENDSHIP RD
	20.24	N 35°15'46.6" E	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	10.69	N 35°48'25.2" E	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	98.81	S 61°18'47.1" E	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	134.60	S 56°11'53.4" E	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD

REQD R/W = 9374.26 SF
REQD R/W = 0.215 ACRES
REMAINDER = +/- 6.75 ACRES

TOTAL REQD EASMT = 3

PARCEL 66 REQ'D EASM'T. KC41530

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40700	130.00 L	219+58.28	FRIENDSHIP RD
	231.73	S 61°18'47.1" E	
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
	15.05	S 33°13'22.3" W	
KC40702	115.00 L	221+88.02	FRIENDSHIP RD
	42.63	S 33°11'37.8" W	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	134.60	N 56°11'53.4" W	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	98.81	N 61°18'47.1" W	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	15.62	N 35°50'41.9" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	30.23	N 35°46'50.6" E	
KC40700	130.00 L	219+58.28	FRIENDSHIP RD

REQD EASMT = 11400.96 SF
REQD EASMT = 0.262 ACRES

PARCEL 66 REQ'D DRWY. EASM'T. KC41041

PNT	OFFSET	STATION	ALIGNMENT
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC41152	150.00 L	220+00.00	FRIENDSHIP ROAD
KC41830	130.00 L	220+00.00	FRIENDSHIP ROAD
KC40700	130.00 L	219+58.28	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD

PARCEL 66 REQ'D DRWY. EASM'T. KC41042

PNT	OFFSET	STATION	ALIGNMENT
KC41832	160.00 L	221+50.00	FRIENDSHIP RD
KC41833	160.00 L	221+92.37	FRIENDSHIP RD
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
KC41831	130.00 L	221+50.00	FRIENDSHIP RD
KC41832	160.00 L	221+50.00	FRIENDSHIP RD

MELVIN BUSH

PARCEL 66A REQ'D R/W KC40066A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD
	62.62	N 33°12'45.8" E	
KC40685	72.50 L	223+10.10	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = S 58°38'24.0" E			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29''			
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
	74.83	S 35°43'09.8" W	
SVXM10	2.27 R	224+04.76	FRIENDSHIP RD
ARC LENGTH = 100.035			
CHORD BEAR = N 51°51'06.5" W			
LNTH CHORD = 100.032			
RADIUS = 3980.417			
DEGREE = 1° 26' 21''			
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD

REQD R/W = 7018.68 SF
REQD R/W = 0.161 ACRES
REMAINDER = +/- 4.76 ACRES

PARCEL 66A REQ'D EASM'T. KC41721

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40703	115.00 L	223+12.84	FRIENDSHIP RD
ARC LENGTH = 104.921			
CHORD BEAR = S 58°32'41.5" E			
LNTH CHORD = 104.897			
RADIUS = 1404.000			
DEGREE = 4° 4' 51''			
KC40704	115.00 L	224+09.17	FRIENDSHIP RD
	5.00	S 35°45'16.7" W	
KC40256	110.00 L	224+08.99	FRIENDSHIP RD
	37.53	S 35°47'23.9" W	
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = N 58°38'24.0" W			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29''			
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
	42.60	N 33°12'34.7" E	
KC40703	115.00 L	223+12.84	FRIENDSHIP RD

REQD EASMT = 4418.63 SF
REQD EASMT = 0.101 ACRES

CHRIS PUCKETT

PARCEL 67A REQ'D R/W KC40067A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	70.06	N 43°48'28.7" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	38.50	S 55°43'47.0" E	
KC40254	36.11 R	220+42.57	FRIENDSHIP ROAD
ARC LENGTH = 161.873			
CHORD BEAR = S 54°32'28.3" E			
LNTH CHORD = 161.861			
RADIUS = 3900.693			
DEGREE = 1° 28' 7''			
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
	46.38	S 43°38'04.3" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	205.36	N 61°18'47.1" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD

REQD R/W = 11696.13 SF
REQD R/W = 0.269 ACRES
REMAINDER = +/- 2.76 ACRES

PARCEL 67A REQ'D EASM'T. KC41095

PNT	OFFSET	STATION	ALIGNMENT
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD
KC41781	100.00 R	220+93.00	FRIENDSHIP ROAD
KC41782	110.00 R	220+93.00	FRIENDSHIP ROAD
KC41783	110.00 R	220+59.00	FRIENDSHIP ROAD
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD

WILLIAMS FAMILY HOLDINGS, L.L.L.P.

PARCEL 59 REQ'D EASM'T. KC41090

PNT	OFFSET	STATION	ALIGNMENT
KC41250	120.00 R	211+33.35	FRIENDSHIP RD
ARC LENGTH = 33.782			
CHORD BEAR = S 36°44'16.0" E			
LNTH CHORD = 33.781			
RADIUS = 1552.009			
DEGREE = 3° 41' 30''			
KC41251	120.00 R	211+64.52	FRIENDSHIP RD
KC41252	130.00 R	211+64.52	FRIENDSHIP RD
ARC LENGTH = 34.000			
CHORD BEAR = N 36°44'16.0" W			
LNTH CHORD = 33.999			
RADIUS = 1562.009			
DEGREE = 3° 40' 5''			
KC41253	130.00 R	211+33.35	FRIENDSHIP RD
KC41250	120.00 R	211+33.35	FRIENDSHIP RD

CHRIS PUCKETT

PARCEL 67 REQ'D R/W KC40067 SEE SHEET(S) 30, 33

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	46.38	N 43°38'04.3" E	
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
ARC LENGTH = 150.270			
CHORD BEAR = S 52°14'55.4" E			
LNTH CHORD = 150.261			
RADIUS = 3900.693			
DEGREE = 1° 28' 7''			
KC40255	77.71 R	223+55.10	FRIENDSHIP ROAD
	28.50	S 69°18'32.3" W	
KC40253	100.00 R	223+36.03	FRIENDSHIP ROAD
ARC LENGTH = 34.286			
CHORD BEAR = N 60°28'52.2" W			
LNTH CHORD = 34.285			
RADIUS = 1189.000			
DEGREE = 4° 49' 7''			
KC40252	100.00 R	222+98.86	FRIENDSHIP ROAD
	107.51	N 61°18'47.1" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD

REQD R/W = 5052.64 SF
REQD R/W = 0.116 ACRES
REMAINDER = +/- 8.0 ACRES

TOTAL REQD DRWY EASMT = 0

ELSIE P. HARRISON AND GROVER C. HARRISON

PARCEL 60 REQ'D EASM'T. KC41702 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
	85.35	S 47°29'00.1" E	
KC41763	145.00 L	214+65.00	FRIENDSHIP ROAD
	45.00	S 40°36'58.1" W	
KC41764	100.00 L	214+65.00	FRIENDSHIP ROAD
ARC LENGTH = 70.381			
CHORD BEAR = N 47°52'17.2" W			
LNTH CHORD = 70.313			
RADIUS = 1132.009			
DEGREE = 4° 18' 5''			
KC41146	100.00 L	213+89.40	FRIENDSHIP ROAD
	20.03	N 40°20'15.2" E	
KC41145	120.00 L	213+88.14	FRIENDSHIP ROAD
	16.62	N 44°13'20.0" W	
KC41761	120.50 L	213+70.00	FRIENDSHIP ROAD
	24.50	N 44°25'01.8" E	
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD

REQD EASMT = 3598.49 SF
REQD EASMT = 0.083 ACRES

PARCEL 51R1 REQ'D R/W KC40051R1 SEE SHEET(S) 27,29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40190	162.71 R	21+00.20	SWANSEY RD
	41.17	[illegible]	
KC40191	121.54 R	21+00.00	SWANSEY RD
	43.54	S 31°59'40.7" E	
KC40192	78.00 R	21+00.00	SWANSEY RD
	37.54	S 10°05'49.0" W	
KC40193	50.00 R	21+25.00	SWANSEY RD
	79.42	S 58°20'19.5" W	
KC40194	50.00 R	22+04.42	SWANSEY RD
	97.41	N 36°01'03.6" W	
SVX016426	147.13 R	22+11.82	SWANSEY RD
	115.70	N 50°23'38.0" E	
KC40190	162.71 R	21+00.20	SWANSEY RD

REQD R/W = 11020.48 SF
REQD R/W = 0.253 ACRES
REMAINDER = +/- 0.0 ACRES
TOTAL REQD DRWY EASMT = 0

PARCEL 51R2 REQ'D R/W KC40051R2 SEE SHEET(S) 27,29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40198	101.58 L	20+90.80	SWANSEY RD
	65.39	S 14°59'24.8" W	
SVX016423	146.40 L	21+37.55	SWANSEY RD
	26.16	S 19°04'48.8" W	
KC40620	162.95 L	21+57.80	SWANSEY RD
ARC LENGTH = 35.412			
CHORD BEAR = S 79°56'33.9" W			
LNTH CHORD = 29.118			
RADIUS = 16.651			
DEGREE = 344° 57' 46''			
KC40621	152.21 L	21+86.87	SWANSEY RD
	77.53	N 39°09'24.6" W	
SVX016424	75.29 L	21+94.90	SWANSEY RD
	25.37	N 36°00'16.4" W	
KC40197	50.00 L	21+96.82	SWANSEY RD
	71.83	N 58°38'15.5" E	
KC40196	50.00 L	21+25.00	SWANSEY RD
	41.54	S 89°30'26.0" E	
KC40233	72.00 L	20+90.00	SWANSEY RD
	29.58	S 31°35'40.7" E	
KC40198	101.58 L	20+90.80	SWANSEY RD

REQD R/W = 9005.81 SF
REQD R/W = 0.207 ACRES
REMAINDER = +/- 0.0 ACRES
TOTAL REQD DRWY EASMT = 0

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS
01/07/08	NO CHANGE	01/29/10	PAR 60 DEN. EASMT ADDED.	02/23/12	PAR 65 R/W,ESMTS REVI.
03/11/08	NO CHANGE	04/27/10	PAR 64,67 R/W REVI. & 67A ADD		
03/19/08	PARCEL 65 NAME CHANGE	08/12/10	PAR 51R1, 51R2 ADDED.		
05/14/08	PAR 66 RW&DW EASMT REVISED	09/15/10	PAR 67A DRIVEWAY EASMT ADD.		
08/11/09	PAR 59 D/W ESMT ADDEDD	09/15/10	PAR 65 TEMP. SLOPE ESMT ADD.		
08/11/09	PAR 66 R/W REV.& ESMT ADD.	08/29/11	PAR 66,66A R/W, ESMTS REVI.		

KISINGER CAMPO & ASSOCIATES CORP.
1720 PEACHTREE ST., N.W., SUITE 1048
ATLANTA, GA 30309

GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAN
PROJECT: STP-2984 (1)
COUNTY: HALL
DATE: 04-04-07 SH 32 OF 81

eFiled and eRecorded
DATE: 12/06/2024
TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 200 - 204
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 7495336524
PT61: 069-2024-008370
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000008, 15048 000007,
15048 000204, 15048 000025C

QUITCLAIM DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **SCOTT PUCKETT, INC.**, a Georgia corporation and **S&S HOMES BUILDERS LLC**, a Georgia limited liability company (collectively, the "Grantor"), and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part (the "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee any and all interest in those certain tracts or parcels of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described in **Exhibit "A"** attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

SCOTT PUCKETT, INC.,
a Georgia corporation

By:
Name: Wendell Scott Puckett
Title: President

[CORPORATE SEAL]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

S&S HOMES BUILDERS LLC
a Georgia limited liability company

By:
Name: K. Scott Whitehead
Title: General Manager

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EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle, said point being the POINT OF BEGINNING.

Thence, South 36 degrees 00 minutes 20 seconds East for a distance of 149.93 feet along said southwesterly right-of-way of Friendship Circle to an iron pin found (1/2" rebar);

Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar);

Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar);

Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar);

Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar at an angle iron found) on said southwesterly right-of-way of Friendship Circle;

Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.72 feet along said right-of-way to an iron pin found (1/2" rebar);

Thence, South 50 degrees 51 minutes 31 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar);

Thence, South 39 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar);

Thence, North 45 degrees 07 minutes 08 seconds East for a distance of 14.34 feet continuing along said right-of-way to a concrete monument found;

Thence, North 58 degrees 30 minutes 53 seconds East for a distance of 79.35 feet continuing along said right-of-way to an iron pin found (1/2" rebar) on the southwesterly right-of-way of Friendship Road, having a variable right-of-way width;

Thence, South 31 degrees 38 minutes 53 seconds East for a distance of 277.01 feet along said right-of-way of Friendship Road to an iron pin found (1/2" rebar);

Thence, South 31 degrees 47 minutes 53 seconds East for a distance of 325.09 feet continuing along said right-of-way to an iron pin set (1/2" rebar);

Thence, South 58 degrees 40 minutes 27 seconds West for a distance of 20.00 feet continuing along said right-of-way to a concrete monument found;

Thence along a curve to the left with an arc length of 279.27 feet, and a radius of 1552.23 feet, having a chord bearing of South 36 degrees 48 minutes 12 seconds East, and a chord length of 278.90 feet continuing along said right-of-way to an iron pin set (1/2" rebar);

Thence, South 38 degrees 59 minutes 55 seconds West for a distance of 1209.98 feet leaving said right-of-way to an iron pin found (1" rod);

Thence, South 59 degrees 53 minutes 05 seconds East for a distance of 696.58 feet to an iron pin found (1" rod);

Thence, South 80 degrees 27 minutes 26 seconds East for a distance of 197.48 feet to an iron pin found (1" rod);

Thence, South 19 degrees 38 minutes 04 seconds East for a distance of 378.40 feet to a point;

Thence, South 68 degrees 57 minutes 21 seconds East for a distance of 10.08 feet to a point in the centerline of a creek;

Thence, South 04 degrees 57 minutes 10 seconds East for a distance of 60.04 feet along said creek to a point;

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Thence, South 12 degrees 09 minutes 59 seconds East for a distance of 29.89 feet continuing along said creek to a point;

Thence, South 26 degrees 37 minutes 10 seconds West for a distance of 69.82 feet continuing along said creek to a point;

Thence, South 07 degrees 55 minutes 02 seconds East for a distance of 49.46 feet continuing along said creek to a point;

Thence, South 61 degrees 20 minutes 01 seconds West for a distance of 16.22 feet continuing along said creek to a point;

Thence, South 44 degrees 51 minutes 46 seconds West for a distance of 14.82 feet continuing along said creek to a point;

Thence, South 25 degrees 56 minutes 09 seconds East for a distance of 127.34 feet continuing along said creek to a point;

Thence, South 12 degrees 50 minutes 08 seconds East for a distance of 33.05 feet continuing along said creek to a point;

Thence, South 50 degrees 21 minutes 08 seconds East for a distance of 68.99 feet continuing along said creek to a point;

Thence, South 01 degrees 53 minutes 27 seconds East for a distance of 15.06 feet continuing along said creek to a point;

Thence, South 39 degrees 18 minutes 17 seconds West for a distance of 51.98 feet continuing along said creek to a point;

Thence, South 00 degrees 11 minutes 41 seconds West for a distance of 26.45 feet continuing along said creek to a point;

Thence, South 13 degrees 53 minutes 43 seconds East for a distance of 30.79 feet continuing along said creek to a point;

Thence, South 25 degrees 38 minutes 21 seconds West for a distance of 21.00 feet continuing along said creek to a point;

Thence, South 46 degrees 51 minutes 22 seconds West for a distance of 22.94 feet continuing along said creek to a point;

Thence, South 08 degrees 15 minutes 01 seconds East for a distance of 13.30 feet continuing along said creek to a point;

Thence, South 69 degrees 17 minutes 10 seconds East for a distance of 17.49 feet continuing along said creek to a point;

Thence, North 73 degrees 46 minutes 16 seconds East for a distance of 16.57 feet continuing along said creek to a point;

Thence, South 37 degrees 13 minutes 03 seconds West for a distance of 35.06 feet continuing along said creek to a point;

Thence, North 64 degrees 57 minutes 16 seconds West for a distance of 2258.78 feet leaving said creek to a point in the centerline of a creek;

Thence, North 52 degrees 29 minutes 57 seconds East for a distance of 10.04 feet along said creek to a point;

Thence, North 21 degrees 55 minutes 46 seconds East for a distance of 17.52 feet continuing along said creek to a point;

Thence, North 83 degrees 57 minutes 06 seconds East for a distance of 11.28 feet continuing along said creek to a point;

Thence, North 20 degrees 23 minutes 27 seconds East for a distance of 33.14 feet continuing along said creek to a point;

Thence, North 19 degrees 19 minutes 30 seconds East for a distance of 25.91 feet continuing along said creek to a point;

Thence, North 06 degrees 01 minutes 09 seconds East for a distance of 27.82 feet continuing along said creek to a point;

Thence, North 23 degrees 02 minutes 42 seconds East for a distance of 24.35 feet continuing along said creek to a point;

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Thence, North 23 degrees 45 minutes 15 seconds West for a distance of 46.39 feet continuing along said creek to a point;

Thence, North 20 degrees 08 minutes 44 seconds East for a distance of 69.27 feet continuing along said creek to a point;

Thence, North 05 degrees 34 minutes 06 seconds East for a distance of 27.99 feet continuing along said creek to a point;

Thence, North 02 degrees 19 minutes 16 seconds West for a distance of 29.68 feet continuing along said creek to a point;

Thence, North 22 degrees 36 minutes 25 seconds East for a distance of 74.06 feet continuing along said creek to a point;

Thence, North 56 degrees 50 minutes 23 seconds East for a distance of 16.55 feet continuing along said creek to a point;

Thence, North 09 degrees 29 minutes 56 seconds East for a distance of 169.14 feet leaving said creek to an iron pin found (1-1/2" rebar at a rock);

Thence, North 46 degrees 54 minutes 41 seconds West for a distance of 785.02 feet to an axel found;

Thence, North 37 degrees 57 minutes 12 seconds West for a distance of 524.89 feet to an iron pin found (3/4" open top at a rock);

Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (2" open top);

Thence, North 43 degrees 23 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (2" open top);

Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top);

Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top);

Thence, South 37 degrees 25 minutes 22 seconds East for a distance of 191.96 feet to an angle iron found;

Thence, North 70 degrees 30 minutes 28 seconds East for a distance of 435.02 feet to an iron pin found (1/2" rebar), said point being the POINT OF BEGINNING.

Said parcel of land containing 116.042 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC and First American Title Insurance Company, prepared by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised on September 17, 2024, and identified as Job No. 13751.

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TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 196 - 199
FILING FEES: $25.00
TRANSFER TAX: $5,774.20
PARTICIPANT ID: 7495336524
PT61: 069-2024-008369
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000007, 15048 000204

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **S&S HOMES BUILDERS LLC**, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor," and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to the Permitted Exceptions shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

LINDA ODONNELL
NOTARY PUBLIC
EXPIRES
GEORGIA
SEPTEMBER 5, 2026
HALL COUNTY

S&S HOMES BUILDERS LLC
a Georgia limited liability company

By:
Name: K. Scott Whitehead
Title: General Manager

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EXHIBIT "A"
Legal Description

Tax Map Parcel # 15048 000007

All that tract or parcel of land lying and being in Hall County, Georgia, Friendship District described as follows:

BEGINNING at a rock corner on Buford and Hoschton Road near Friendship Church. Bounded as follows: On the north by lands of Puckett, Harrison, Elinburg and Harper on west; East by Deaton and Ruby Puckett. Said lot being 42 acres, more or less, and being the same lands deeded by Emmerson C. Holland to H. D. Puckett as recorded in Deed Book 96, pages 163-164 of the Hall County, Georgia, Deed Records.

This being same property as described in a Warranty Deed from H. D. Puckett to H. C. Bell as recorded in Deed Book 223, page 479-480 of the Hall County, Georgia Deed Records.

This also being the same property as described in a Quit Claim Deed dated May 19, 2006 from Howell C. Bell by and through Alice Pruett and Charles Bell, Trustees to Mildred M. Bell as recorded on Deed Book 5692, pages 182-183 of the Hall County, Georgia Deed Records.

LESS AND EXCEPT: A previous conveyance to Friendship Baptist Church by deed dated March 21, 1975 and recorded in Deed Book 569, page 207 of the Hall County, Georgia, Deed Records, and a second conveyance to Friendship Baptist Church by deed by June 9, 1988 and recorded in Deed Book 1227, pages 238-239 of the Hall County, Georgia, Deed Records.

LESS AND EXCEPT: A conveyance made to the Georgia Department of Transportation dated October 6, 2011, and recorded in Deed Book 6901, pages 162-166 of the Hall County, Georgia Deed Records.

TOGETHER WITH

Tax Map Parcel # 15048 000204

All that tract or parcel of land lying and being in G.M.D. Friendship, Hall County, Georgia, Tract 1, 1.500 acres, "Exemption plat for: Brenda Bell Williams", per plat thereof recorded in Plat Book 881, Page 400, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

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EXHIBIT "B"
Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2024 now due or payable.
2. No insurance is afforded as to the exact amount of acreage and/or square footage contained in the Land.
3. Easements for slopes, fills, and drainage along Friendship Circle as described in that Right of Way Deed from Howell C. Bell to Hall County dated May 22, 1997, and recorded at Deed Book 2885, Page 228, Hall County, Georgia records; as Friendship Circle is depicted on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
4. Limitations on access to Friendship Road as described in that Right of Way Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Georgia Department of Transportation dated September 24, 2009, and recorded at Deed Book 6617, Page 406, Hall County, Georgia records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
5. Limitations on access to Friendship Road as described in that Right of Way Deed from James E. McNeal and Freida M. NcNeal to Georgia Department of Transportation dated September 20, 2011, and recorded at Deed Book 6890, Page 365, Hall County, Georgia Records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
6. Access, Construction, and Maintenance Easement from Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy to Hall County, Georgia, dated September 25, 2018, and recorded at Deed Book 8222, Page 231, Hall County, Georgia Records; as affected by that Agreement to Exchange Temporary Construction Easement, by Charles D. Bell, *et al.*, dated September 9, 2023, and recorded at Deed Book 9416, page 709, aforesaid Records as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
7. Access, Construction, and Maintenance Easement from David E. Williams and Joan Williams, Co-Executors of the Estate of Edgar F. Williams, Jr. and the Estate of Helen Deaton Williams, and Williams Family Holdings, LLLP, dated August 28, 2019, and recorded at Deed Book 8324, Page 324, Hall County, Georgia Records, as affected by that Agreement to Exchange Temporary Construction Easement, by Estate of Edgar F. Williams, Jr., dated September 9, 2023, and recorded at Deed Book 9416, page 727, aforesaid Records; as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
8. All matters as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.

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eFiled and eRecorded
DATE: 12/06/2024
TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 191 - 195
FILING FEES: $25.00
TRANSFER TAX: $11,398.40
PARTICIPANT ID: 7495336524
PT61: 069-2024-008368
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000008, 15048 000025C

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **SCOTT PUCKETT, INC.**, a Georgia corporation, as party of the first part, hereinafter referred to as "Grantor," and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to the Permitted Exceptions shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:_____

[AFFIX NOTARIAL SEAL]

LISA ODONNELL
NOTARY
EXPIRES
GEORGIA
SEPTEMBER 5, 2026
PUBLIC
HALL COUNTY

SCOTT PUCKETT, INC.,
a Georgia corporation

By:
Name: Wendell Scott Puckett
Title: President

[CORPORATE SEAL]

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EXHIBIT "A"
Legal Description

Tax Map Parcel # 15048 000008

All that tract or parcel of land lying and being in the 1419th G. M. District of Hall County, Georgia and in the 1397th G. M. District of Gwinnett County, Georgia and being shown as a 98.17 acres total tract on a plat of survey for Edgar F. Williams, Jr. and Helen Deaton Williams, made by Owen Patton, Georgia Registered Land Surveyor No.1324, dated December 27, 1991 and recorded in Plat Book 161, Slide 205-A, Clerk's Office, Hall Superior Court and recorded in Plat Book 56, Page 215, Clerk's Office, Gwinnett Superior Court, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property.

LESS AND EXCEPT the real property conveyed in that General Warranty Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Old Friendship Partners, LLC, dated June 20, 2005, and recorded at Deed Book 43213, page 21, Gwinnett County, Georgia Records.

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TOGETHER WITH

Tax Map Parcel # 15048 000025C

All that tract or parcel of land lying and being in GMD 1419, Hall County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the southwest right of way of Friendship Circle (right of way varies) and the southwest right of way of Friendship Road (right of way varies), said point having the Georgia State Plane Coordinates (West Zone) of North 1500704.7867 and East 2370849.8436, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way of Friendship Road South 31 Degrees 39 Minutes 38 Seconds East for a distance of 277.02 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling South 42 Degrees 47 Minutes 42 Seconds West for a distance of 53.25 feet to a point, said point marked by a Square Rod found; THENCE South 39 Degrees 30 Minutes 53 Seconds West for a distance of 748.69 feet to a point, said point marked by a ½ inch Crimp Top Pipe found; THENCE traveling North 54 Degrees 44 Minutes 26 Seconds West for a distance of 140.17 feet to a point, said point marked by a ¾ inch Open Top Pipe found; THENCE North 55 Degrees 09 Minutes 40 Seconds West for a distance of 198.46 feet to a point, said point marked by a 42" Oak Tree; THENCE North 43 Degrees 03 Minutes 01 Seconds East for a distance of 830.11 feet to a point on the southwest right of way of Friendship Circle (right of way varies), said point marked by a ½ inch rebar pin set; THENCE traveling on said right of way North 43 Degrees 03 Minutes 01 Seconds East for a distance of 14.91 feet to a point, said point marked by a Rock found; THENCE continuing on said right of way North 58 Degrees 59 Minutes 18 Seconds East for a distance of 78.93 feet to a point on the southwest right of way of Friendship Road (right of way varies), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.131 Acres.

Said property being known as 3746 Friendship Circle according to the present system of numbering properties in Hall County, Georgia. Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

84340 Description

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EXHIBIT "B"
Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2024 now due or payable.
2. No insurance is afforded as to the exact amount of acreage and/or square footage contained in the Land.
3. Easements for slopes, fills, and drainage along Friendship Circle as described in that Right of Way Deed from Howell C. Bell to Hall County dated May 22, 1997, and recorded at Deed Book 2885, Page 228, Hall County, Georgia records; as Friendship Circle is depicted on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
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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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

3702 3703 Friendship Place

* ~~3650 Sagecrest Drive,~~ Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

Thanks,

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

Thank you,

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

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

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.

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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

3702 & 3703 Friendship Place

7. **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) ~~3650 Sagecrest Drive~~ | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

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

Hall County Government
FIRE RESCUE

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES
DIRECTOR
Kristie Turner

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

  3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

  3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

Outlook

Public Notice Signs - 3702 & 3703 Friendship Place

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 7/22/2026 9:40 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

11 attachments (27 MB)

IMG_1160.jpeg; IMG_1159.jpeg; IMG_1158.jpeg; IMG_1157.jpeg; IMG_1156.jpeg; IMG_1155.jpeg; IMG_1154.jpeg; IMG_1153.jpeg; IMG_1152.jpeg; IMG_1151.jpeg; IMG_1150.jpeg;

From: Lamonte Dozier (Marshals) <ldozier@hallcounty.org>
Sent: Tuesday, July 21, 2026 4:56 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: Re: Public Notice Signs - 3702 & 3703 Friendship Place

Total of four signs at the intersection of Friendship Rd and Friendship Pl. Four signs at Friendship Pl and Friendship Circle. One sign is at 3654 Friendship Rd and two signs are off of Friendship Circle at 3746 and 3774.

Thank You,
Officer L. Dozier Badge 907
Marshal's Office
Hall County Community Development and Infrastructure
(770) 531-6762 | www.hallcounty.org

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: N/A

BOARD OF COMMISSIONERS — Date: AUG. 13 2024

Time: 6:00 PM

3654

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2026
Time: 6:00 P.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE

FOR MORE INFORMATION CALL: (770) 531-[illegible]

3654

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: REZONE FROM AR-1 TO PRD TO INCLUDE ADDITIONAL PARCELS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BRUNS ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

3302

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2024
Time: 6:00 P.M.

HALL COUNTY GOVERNMENTAL CENTER, 2875 BRADEN RIVER, GAINESVILL, GA

FOR MORE INFORMATION CALL: (770) 531-6907



3702

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: REZONE FROM AR-1 TO PRD TO INCLUDE ADDITIONAL PARCELS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: AUG 13 2020

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER 2875 BROWNS BRIDGE RO

FOR MORE INFORMATION CALL

3702

FROM THE HIGH $300'S

taylor morrison

WEATHERFIELD

NEW HOMES

NOW SELLING

770.651.0440

WeatherfieldTM.com

ZONING NOTICE

3703

ZONING NOTICE

ZONING NOTICE

3707


ZONING NOTICE
ZONING NOTICE
STOP
3703

3774

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION Date: N/A Time: N/A

COUNTY COMMISSION Date: AUG 13 2026 Time: 10:00 AM


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC
REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS
PUBLIC HEARINGS WILL BE HELD ON:
Date: N/A
Time: N/A
Date: AUG. 13 2026
Time: 6:00 p.m.
FOR MORE INFORMATION CALL: (770) 531-6809
3746

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 497/2026

SUBJECT: **3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Special Use - Amend Conditions |** of a Planned Residential Development (PRD) on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C **| Proposed Use: Inclusion of additional parcels for subdivision entrance signs |** Commission District 1 **| Taylor Morrison of Georgia, LLC, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL, with conditions, as the proposed use is complimentary with the associated subdivision.

1. The property shall be developed in accordance with the site plan dated December 6, 2024, sign renderings dated May 6, 2026, and as described in the project narrative received June 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Special Use - Amend Conditions | of a Planned Residential Development (PRD) on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C | **Proposed Use: Inclusion of additional parcels for subdivision entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Taylor Morrison of Georgia, LLC
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) & Planned Residential Development (PRD) to Planned Residential Development (PRD) (B) **Special Use** | to amend conditions of a PRD (C) **Variance to Section 8.6** | to sign standards
Proposed Use	(A) Inclusion of additional parcels for subdivision entrance signs (B) Inclusion of additional parcels for subdivision entrance signs (C) Second entrance sign
Size	116.47± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) & Planned Residential Development (PRD) **Proposed:** Planned Residential Development (PRD)
Location	**3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle |** Tax Parcels 15048 00241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C
Commission District	One
County Commission Date	August 13, 2026
Staff Recommendation	**(A) Approval,** as the proposed use is a minor expansion to the zoning of the associated subdivision. **(B) Approval,** as the proposed use is complimentary with the associated subdivision. **(C) Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0021 (B) HZCU26-0021 (C) HVAR26-0028

(A) (B) & (C) Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2024, sign renderings dated May 6, 2026, and as described in the project narrative received June 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

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

The following should be considered as an exception to the Unified Development Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

- **<u>Section 8.6.11.C – Entrance Signs – Number</u>** – One sign per street entrance.
  - Two entrance signs proposed at single street entrance.

<u>Summary Analysis</u>

The applicant has submitted three concurrent requests: (A) Rezoning from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for two tracts of 0.21± and 0.25± acres, (B) Special Use to amend conditions of the Weatherfield Subdivision, a Planned Residential Development (PRD), and (C) Variance to Section 8.6 to allow a second entrance sign on one of the parcels proposed for rezoning and incorporation into the subdivision.

The rezoning for the Weatherfield Subdivision, a 116± acre site, was approved on November 17, 2022, for the development of 143 townhomes, 341 single-family residential lots and amenities (ZON2022-00069). The site is currently under development (HDEV24-0015).

The surrounding properties are zoned and developed as outlined below:

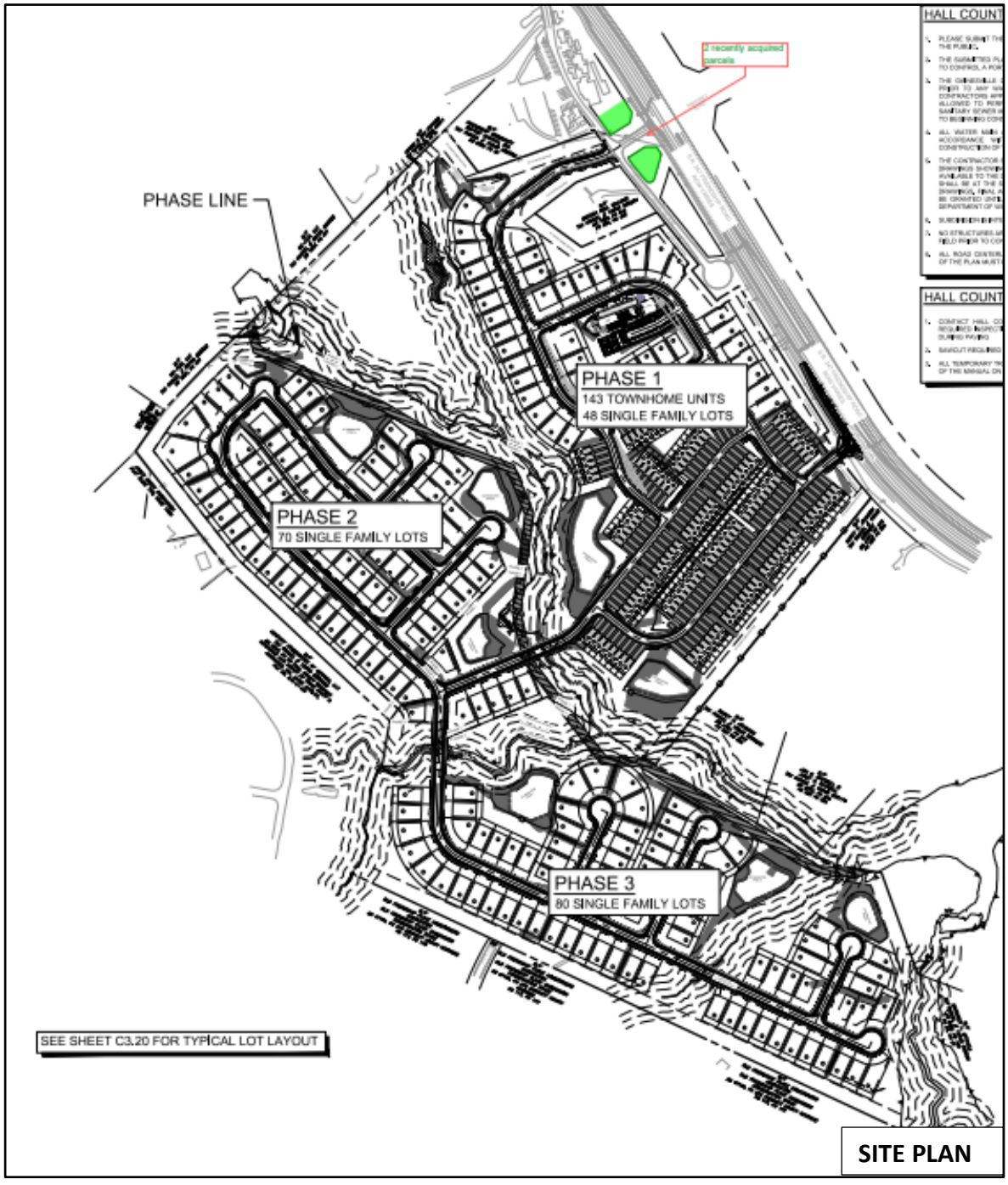
North: Flowery Branch Heavy Industrial (M-2); Planned Residential Development (PRD): church, 127 lot residential subdivision (in development HDEV24-0072); Agricultural Residential 1 (AR-1): Single-family residence

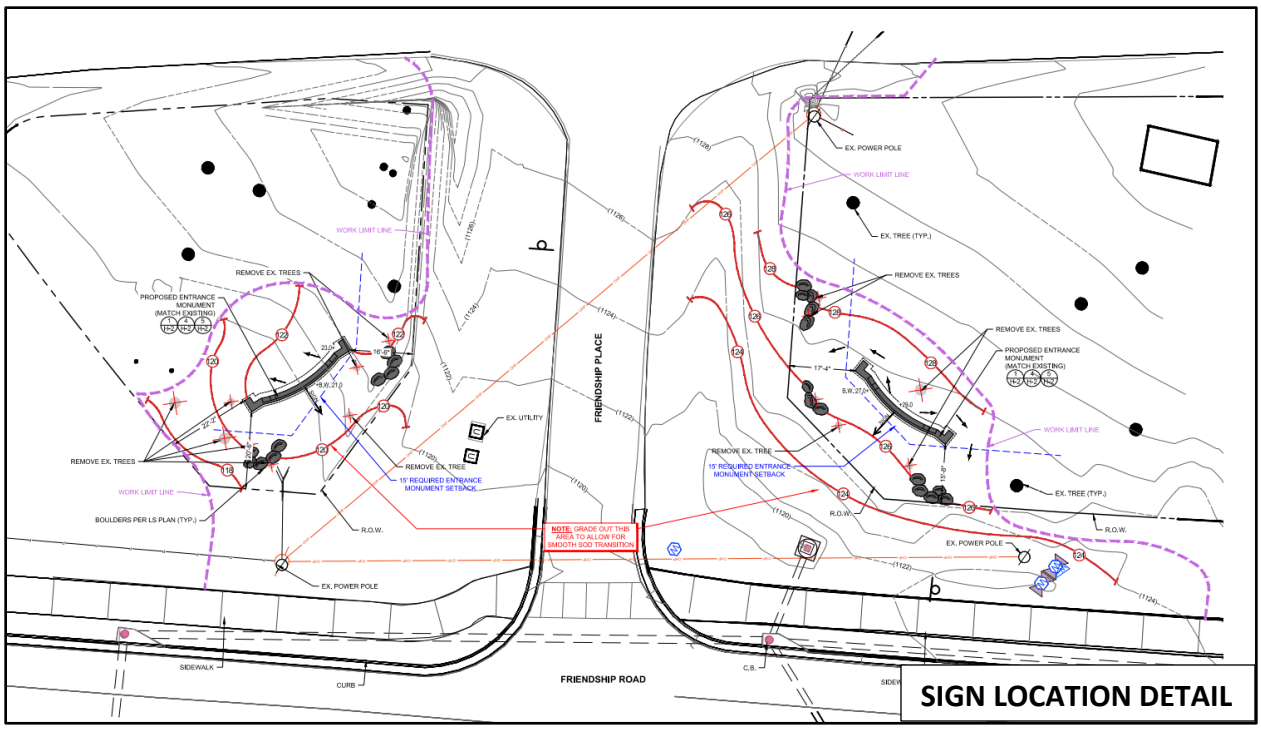
East: Agricultural Residential 1 (AR-1): Single-family residences; Highway Business (H-B): single-family residence; Planned Residential Development (PRD): Harrison Farms subdivision (HZON23-0059, HDEV24-0089);

South: Agricultural Residential 1 (AR-1): Single-family residences; Planned Residential Development (PRD): Estates @ Old Friendship; Gwinnett County

West: Planned Residential Development (PRD): single-family residences & 127 lot residential subdivision (in development HDEV24-0072); Planned Commercial Development (PCD): undeveloped mixed use development (HZON24-0031); Residential 1 (R-1): single-family residences

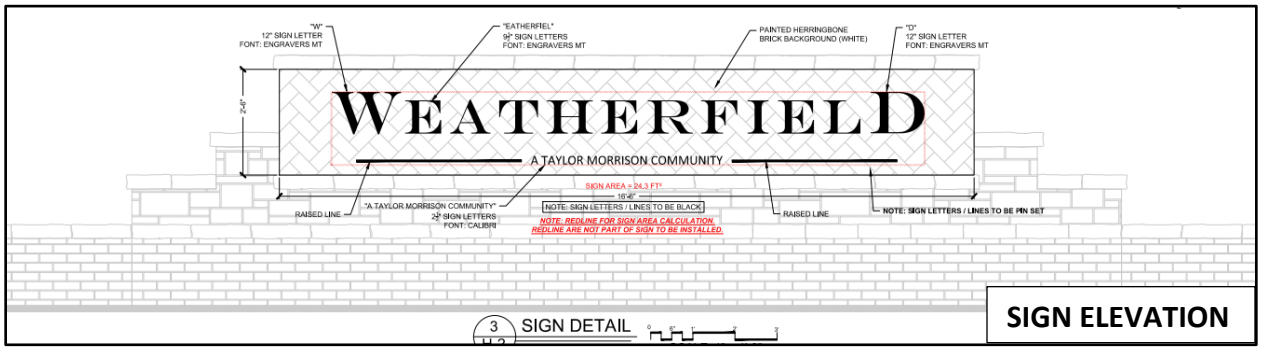
Per the submitted narrative and site, the applicant proposes to incorporate two parcels recently acquired from the Georgia Department of Transportation (highlighted in green) into the Weatherfield Subdivision, currently under development, for the purpose of constructing an entrance sign to the subdivision on each parcel.





SIGN LOCATION DETAIL

The proposed entrance sign design meets the applicable size and setback requirements; however, the Unified Development Code permits only one entrance sign per street entrance, and the applicant proposes a sign on each corner, resulting in a total of two signs at the proposed new entrance for the development. A single entrance sign was approved for the original entrance to the subdivision on the northwest corner of Friendship Circle and Weatherly Trail, however not installed (HSGN25-0084).



SIGN ELEVATION

Although the subject parcels are not designated on the Future Land Use Map due to their previous use as right-of-way, adjacent parcels on the west side of Friendship Road, including the Weatherfield Subdivision, are designated as Regional Activity Center. Therefore, it is reasonable to consider the two parcels proposed for rezoning as consistent with that designation. 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 "Regional Activity Center." Regional Activity Nodes and Corridors are 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. Where there is residential development, a maximum density of up to 16 dwellings per acre may be permitted at the discretion of the BOC.

(A) & (B) Zoning Analysis

When considering a zoning amendment or 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 rezoning and special use are suitable in view of the approved subdivision to which the parcels would belong.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning and special use proposal do not appear to adversely affect the existing use or usability of adjacent properties as Friendship Place is the entrance to the Weatherfield Subdivision.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The two parcels proposed for rezoning have limited reasonable economic use under their current zoning. Due to their small size and status as former right-of-way parcels, they are not suitable for conventional commercial or residential development.**

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 incorporation of the subject parcels into the Weatherfield Subdivision for use as entrance signage 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 rezoning and special use are consistent with the Regional Activity Centers future land use designation and the adjacent Weatherfield Subdivision.**

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; **As the properties are currently unzoned, the applicant is unable to utilize them unless they are assigned zoning and incorporated into the Weatherfield Subdivision. Rezoning the parcels allows their functional use while resulting in no identifiable adverse impact to the public.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; The two parcels proposed for rezoning are recently acquired right-of-way from the Georgia Department of Transportation and are 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; **The subject parcels are currently unzoned and consist of former right-of-way, which limits their potential use. Rezoning and incorporating them into the Weatherfield Subdivision is necessary for the applicant to utilize the properties, and no conditions have been identified that would hinder their development for the proposed use.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed rezoning would not create an isolated district, as the two parcels would be incorporated into the adjacent Weatherfield Subdivision and function as part of the existing development.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **The two parcels subject to the rezoning and special use are currently unzoned because they consist of former Georgia Department of Transportation right-of-way, resulting in boundaries that do not reflect existing development patterns.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the County as a whole or the immediate neighborhood.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **As the proposed use is for entrance signs to the adjacent subdivision, another site is not suitable for the applicant's intent to provide signage to the subdivision.**

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

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

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning, as the parcels are former Georgia Department of Transportation right-of-way**

(C) <u>Zoning Analysis</u> – Variance to Section 8.6, Signs

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 Statement of Hardship indicates that the property fronts a heavily traveled multi-lane roadway, Friendship Road, which has a road grade change affecting visibility. Because of these conditions, signage placed on only one side of the subdivision entrance is difficult for motorists to see. The hardship arises from the lot's size, shape, and topography, not from any personal or economic circumstances.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The application of the requirements of this UDC may limit visibility of the signage due to the property fronting busy multi-lane road with a grade change.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The conditions of Friendship Road create visibility issues for traffic.**

4. Such conditions are not the result of any actions of the property owner**; The road conditions of Friendship Road are not the result of any 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; **Granting relief in this case will not directly impair the broader purposes of the Unified Development Code or cause substantial detriment to the public good.**

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<u>11.2.6.E - Submission requirements</u>

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 July 7, 2026, the Hall County Environmental Health Department stated, "No comment. Public Sewer."

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1."

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
Traffic has no issue with the request to place entrance signs.

Utilities:
No comment. Property is served by Hall County sewer.

Hall County Fire Marshal
In a memorandum dated July 10, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Taylor Morrison of Georgia, LLC
4400 North Point Pkwy, Suite 295

Phone [redacted]
Email Address brtaylor@taylormorrison.com

Property Owner (Name & Mailing Address)

same as applicant

Phone
Email Address

Proposed Use integrate two newly acquired parcels into overall neigbhorhood to construct monument signage

Contact Person (Name & Mailing Address)

Brian Taylor
same as applicant

Phone
Email Address

Status of Applicant

- [x] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Requested Action

Type of Request: ☐ SU ☐ CUP
Fee:$
Receipt #:
Check #:

Zoning:
Acreage 0.23 ac, 0.21 ac

Tax Parcel Number 51R1, 51R2 15048 000241 & 000242
Location Address 3774 Friendship Circle 3702 & 3703 Friendship Place 3774 & 3746 Friendship Circle, 3654 Friendship Road 15048 000008, 15048 000007 & 15048 000025C

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

Print Brian Taylor Date: 6/10/26
Sign Date: 6/10/26

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:

CERTIFICATE OF INCUMBENCY AND AUTHORITY
TAYLOR MORRISON OF GEORGIA, LLC

I, the undersigned, hereby certify as follows:

1. I am the Assistant Secretary of Taylor Morrison of Georgia, LLC, a Georgia limited liability company (the "**Company**").

2. I am also the Assistant Secretary of Taylor Morrison, Inc., a Delaware Corporation, the sole and managing member of the Company (the "**Member**").

3. Pursuant to the authority granted under the Amended and Restated Operating Agreement of the Company, the Member has exercised its option to appoint officers and authorized agents of the Company.

4. The following are the current officers and authorized agents of the Company as of the Effective Date of this Certificate of Incumbency and Authority:

OFFICERS:

Name	**Title**
Addington, Sheri	Vice President (Corporate)
Briones, Tracy	Vice President (Corporate)
Cardenas, Myles	Authorized Agent (Atlanta) - Land Permits Authorized Agent (Atlanta) - Land Development
Cline, Ronnie	Vice President (Atlanta) Residential Light Qualifying Agent
Coburn, Brian	Vice President (Atlanta)
Daniele, Thomas	Authorized Agent (Atlanta) - Customer Service
Estrada, Caroline G.	Assistant Secretary (Corporate)
Felver, Carrolline*	Vice President (Jacksonville)
Fox, Edward ("Ted")	Vice President (Corporate/Regional – Resort Lifestyle Brand)
Green, Foster	Authorized Agent (Atlanta) - Sales
Hampson, Jeremy*	Vice President (Jacksonville)
Kempton, John Steven ("Steve")	President (Corporate)
Keuning, Scott*	Vice President (Jacksonville)
MacPherson, Bradley ("Porter")	Vice President (Atlanta)
Maynard, Walter ("Mason")	Vice President (Atlanta)

Name	Title
McNeil, Christy A.	Assistant Secretary (Corporate)
Merrill, S. Todd	Chief Legal Officer, Executive Vice President, Secretary (Corporate)
Novell, Candace ("Candi")	Vice President, Assistant Secretary (Corporate)
Owens, Michael*	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development
Pou, Jaime	Vice President (Atlanta)
Sheppard, Shannon	Vice President, Assistant Secretary (Corporate)
Somers, Lindsay*	Vice President (Jacksonville)
Suker, Brian	Vice President (Atlanta)
Taylor, Brian	Vice President (Atlanta)
Thomas, Dominique	Authorized Agent (Atlanta) - Finance
Trahan, Christopher*	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development Authorized Agent (Jacksonville) - Land Permits
VanHyfte, Curtis ("Curt")	Chief Financial Officer, Executive Vice President (Corporate)
Wolf, Philip ("Phil") C.	Vice President, Assistant Secretary (Corporate)

Jacksonville Division team members as applicable to transactions regarding the Company's communities located in St. Marys, Georgia (currently including the Esplanade at St. Mary's community).

5. It is within the scope of authority of the President or any Vice President to execute documentation in the name of and on behalf of the Company, and to do and perform, or cause to be done and performed, all acts and things as such individual shall deem necessary, advisable or appropriate including without limitation, any real property related filings, contracts, bonds, applications and agreements for utilities, subdivision performance agreements, development agreements and permits, any and all documents to acquire, finance, lease or convey real and personal property (including, without limitation, purchase and sale agreements, assignments, deeds, loans, guaranties, pledges, closing documents, affidavits, indemnities, amendments, certificates and other ancillary agreements and instruments), as well as any and all documents as may be required in connection with development, entitlement and construction relating to the Company, or appearance at hearings as the Company's representative.

6. Pursuant to those certain Resolutions by Written Consent of the Board of Directors to delegate authority to appoint Authorized Agents and Signers appointing them as of the unmodified "Effective Date" of this Certificate, it is within the scope of authority of the above-

named Authorized Agents in the Atlanta or Jacksonville Divisions, as indicated, to exercise the following authority (as applicable):

Authorized Agent - Closing: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreement amendments and related addenda, escrow instructions and FHA and VA certifications in connection with any of the Company's respective communities or properties, **excluding**, however, purchase agreements, deeds and any other documentation requiring recordation in the public records not otherwise already identified above.

Authorized Agent - Customer Service: Authority to execute on behalf of the Company, documents related to and incidental to responding to any inquiries and to enter into, execute, deliver and perform any and all further papers, documents, agreements, certificates and instruments that the Company deems necessary, appropriate or desirable in connection with any and all of the Company's past, current and future purchasing and vertical construction related warranty matters as more particularly set forth below with respect to the Company:

1. Purchase Orders ("PO's") for warranty related items only, exclusive of new construction.
2. Non-Disclosure Agreements ("NDA's"), subject to the approval of Legal in limited Warranty situations only.
3. Department Budget.
4. Department overhead.
5. Represent Company at Small Claims Court Hearings and approve Settlement Amounts, subject to the directive of Division Management.
6. Confidential Settlement and Release Agreements for customer services non-litigation matters with Management's prior approval.
7. Better Business Bureau responses.
8. Vertical post-closing permits, unrelated to common area improvements.
9. Vertical Construction, Remediation and Move-out Agreements, as well as amendments, exhibits and addenda, post-closing only and unrelated to common area improvements.
10. General purchasing and vertical construction-related correspondence, post-closing only and unrelated to common area improvements.
11. Any other documents not otherwise already reflected above, which are related and/or incidental to the purchase of supplies or engagement of services relating to home warranty and/or related residential lot improvements and unrelated to common area improvements or original construction.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical (including P.O.s) or Land Master Agreements or ancillary addendum or amendments thereto, post-closing Professional Services Agreements and/or proposals, home sales documents and contracts, leasebacks, Closing Disclosures and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company; any document relating to the Company's purchasing and vertical construction matters outside of the respective Authorized Agent's Division; any document that is otherwise in conflict with the then current Purchasing Guidelines, Code of Ethics Policy, Finance Policy and/or Construction Policy at the time of its execution, as such

documents may be amended from time to time and any document that is or will be recorded in the official records.

Authorized Agent - Finance: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, serving as an authorized signer for a bank account, **excluding,** however, deeds, memorandum of leases and any other documentation requiring recordation not otherwise already identified above.

Authorized Agent - House Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's permits for the construction of homes and other vertical improvements for real property relating to the Authorized Agent's Division. Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical Construction Agreements and home sales documents and contracts, leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's Division.

Authorized Agent - Land Acquisition: Authority to execute any and all instruments and take all other action required on behalf of the Company related to and incidental to the Company's respective Division's land acquisition activities in the ordinary course of work, including but not limited to, development approval permits or development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, bonds and surety bonds for public improvement (including CFDs, CCDs and MUDs, if applicable to the jurisdiction in which the Company operates), financing documents not otherwise excluded in the paragraph below, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, as Authorized Agent and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contracts Signing Authority, the Company's home sales documents and contracts (including amendments and addenda thereto), all contracts for the purchase or sale of land and all amendments and addenda to such contracts (collectively, "Land Contracts"), Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's respective Division.

Authorized Agent - Land Development: Authority to execute on behalf of the Company any documents related to and incidental to the Company's respective Division's land development activities in the ordinary course of work, including but not limited to, development approval permits, development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, matters generally relating to stormwater, health & safety and environmental regulations at the federal, state or municipal level, bonds and surety bonds for public improvement (including CFDs, CCDs and MUDs, if applicable to the jurisdiction in which the Company operates), financing documents not otherwise excluded in the paragraph below, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, documents related to the construction of homes, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contract Signing Authority, the Company's home sales documents and contracts (including amendments and addenda thereto), Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, title closing documents, land acquisition purchase and sale agreements (including amendments and addenda thereto) for real property conveyed, purchased or sold by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's respective Division.

Authorized Agent - Land Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's development approval permits or development agreements (federal, state or local and including but not limited to permits and letters of authorization). Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contract Signing Authority, the Company's land acquisition purchase and sale agreements and home sales documents and contracts (including amendments and addenda thereto), leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the respective Authorized Agent's Division.

Authorized Agent - Sales: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, **excluding,** however, deeds, memorandums of lease and any other documentation requiring recordation in the public records not otherwise already identified above.

7. Without the need for further confirmation, the foregoing may be relied upon as true and accurate by any regulatory authority, lender, Title Company or other third party.

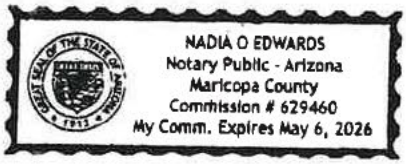
[Signatures appear on following page]

IN WITNESS WHEREOF, I hereunto subscribe my name on April 20, 2026 (the "**Effective Date**").

Caroline G. Estrada, Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on April 20, 2026, by Caroline G. Estrada, Assistant Secretary of Taylor Morrison of Georgia, LLC on behalf of said entity. She is personally known to me.



Notary Public – State of Arizona

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 6/10/26

Applicant's/Owner's Name (Printed): Brian Taylor

TaylorMorrison

TAYLOR MORRISON
OF GEORGIA, LLC.
4400 North Point Parkway
Suite 295
Alpharetta, GA 30022

To whom it may concern,

Weatherfield is a single-family residential development by Taylor Morrison of Georgia, LLC containing both single-family homes and town homes. The project has previously been zoned PRD-C and is currently under development.

Taylor Morrison of Georgia, LLC is submitting the following application for rezoning, special use request and variance application to request consideration and approval for (2) monument signs to be installed along our project frontage at Friendship Rd and Swansey Rd. The signs will be installed along both sides of Swansey Rd on parcels we recently acquired from the GA Dept of Transportation.

We appreciate the opportunity to submit this request and look forward to working with Hall County.

Respectfully submitted,
Taylor Morrison of Georgia, LLC

Brian Taylor
VP, Land Development

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

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

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

Request to install 2 monument signs at subdvision entrance at Swansey Rd and Friendship Rd. Friendship Rd is a heavily travelled thoroughfare and the road grade makes it difficut to see the signage if only allowed on one side of street.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Existing road grades and multi-lane road make the entrance signage difficult to see if only on one side of street.

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.

This is a site specific request based on location of parcels in relation to the road grade

4. Such conditions are not the result of any actions of the property owner.

Existing conditions dictate this request

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

This is a site specific request based on location of parcels in relation to the road grade

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

Applicant _____ **Date** 6/10/26

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HALL COUNTY NOTES:

1. PLEASE SUBMIT THE NOTICE OF INTENT TO DEDICATE ANY PORTION OF THE PROPERTY TO THE PUBLIC.
2. THE SUBMITTED PLANS SHOULD INCLUDE AN OUTLINE OF ANY PROPOSED ORGANIZATIONS TO CONTROL A PORTION OR THE ENTIRE TRACT, I.E. A HOMEOWNERS ASSOCIATION.
3. THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
4. ALL WATER MAIN AND SANITARY SEWER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS, LATEST EDITION.
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3. ALL TEMPORARY TRAFFIC CONTGROL MUST BE INACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE DATA:	
SITE AREA	116.00 ACRES
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ZONING	PRD
ZONING JURISDICTION	HALL COUNTY, GA
USE CALCULATIONS	
TOTAL OPEN SPACE	43.67 ACRES
PERCENTAGE OF SITE OPEN SPACE	38.0% SITE
PROPERTY SETBACK REQUIREMENTS	
BUFFER SURROUNDING PROPERTY	50 FEET UNDISTURBED ALONG THE PERIMETER EXCEPT FOR FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD 25 FEET LANDSCAPE BUFFER ALONG FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD
DETACHED LOT SETBACK REQUIREMENTS	
FRONT YARD SETBACK	30 FEET
SIDE YARD SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SETACK	30 FEET
DEVELOPMENT STANDARDS	
TOTAL RESIDENTIAL LOTS	341 LOTS
24' ATTACHED HOMES TOTAL	143 LOTS
24' ATTACHED HOME MIN. LOT AREA	2,880 SF
SINGLE FAMILY DETACHED	198 LOTS
SINGLE FAMILY DETACHED MIN. LOT SIZE	8,000 SF
SINGLE FAMILY DETACHED MIN. LOT WIDTH	60 FEET
SITE DENSITY	2.94 LOTS/ACRE
MAX. HEIGHT	3 STORIES / 40 FEET
PARKING REQUIREMENTS	
PARKING SPACES REQUIRED	682 SPACES (2 SPACES/DWELLING)
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TOTAL PARKING PROVIDED	1,685 SPACES

SITE NOTES:

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9. AMENITIES SHALL BE PERMITTED SEPARATELY.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
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15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
17. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
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CURB LEGEND:

- 24" NORMAL CURB & GUTTER (DETAIL C9.00)
- 24" ROLL & GUTTER CURB (DETAIL C9.00)

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

WEATHERFIELD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

FRIENDSHIP G.M.D. 1419
HALL COUNTY, GA

FOR **TAYLOR MORRISON**
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30022
P: 770.741.0268

HALL COUNTY PROJECT# HDEV24-0015

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI 12/6/24

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2027

MASTER SITE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 12/06/2024
PROJECT: 23270.00

GRID NORTH
GEORGIA WEST ZONE

C3.00
SHEET

HALL COUNTY

Approved Plans Shall Be Maintained On Site At All Times During Construction

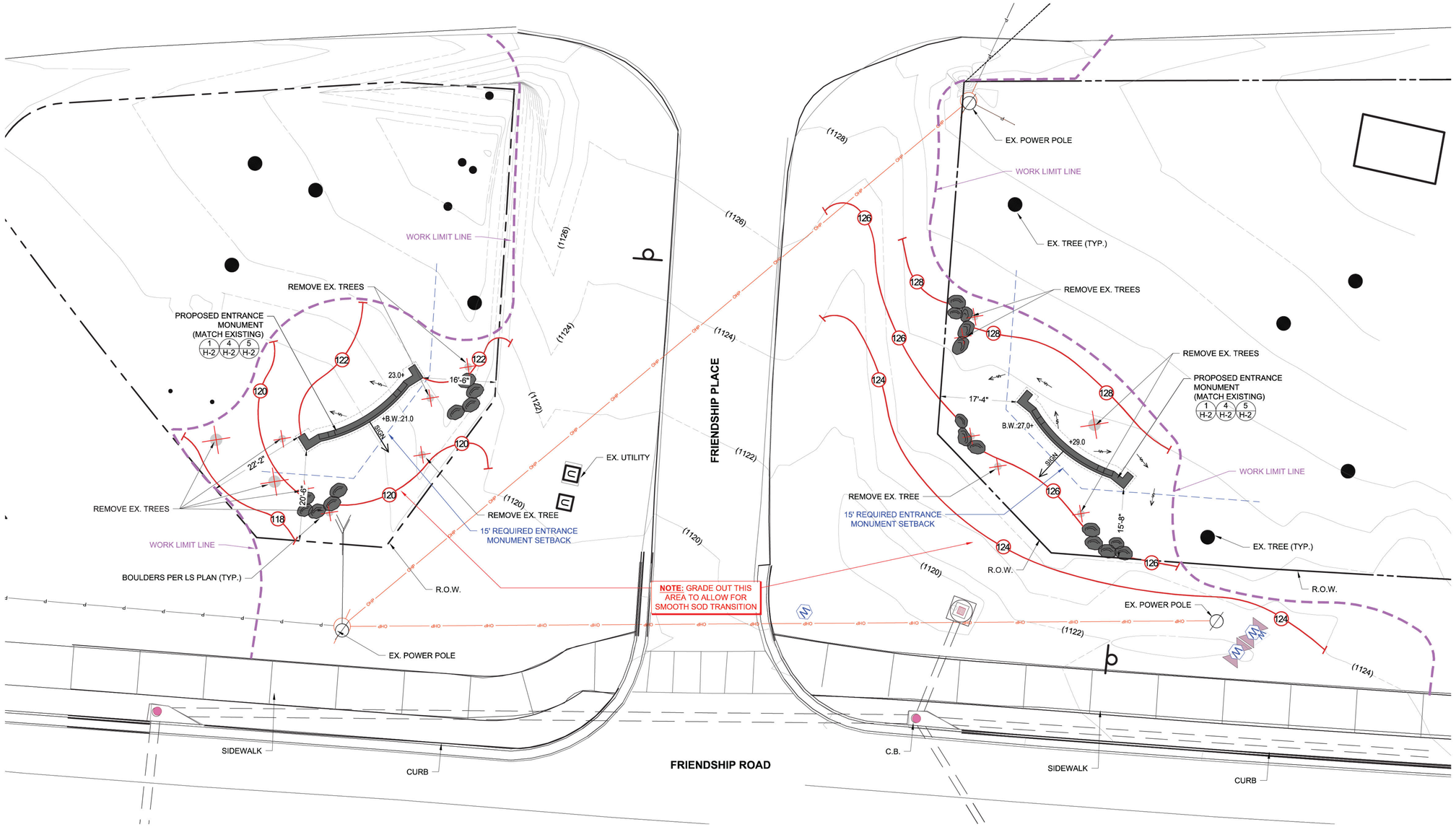
J:\2023\23270000\04_plan\sheet\C3.00 - SITE PLAN - 23270000.dwg - CConsla - 12/6/2024 9:46 AM

NOTES:

- ***CONTRACTOR TO HAVE ALL HARDSCAPE IMPROVEMENTS STAKED BY A LICENSED SURVEYOR.***
- ALL WORK TO BE IN ACCORDANCE WITH ALL LOCAL CODES.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO BEGINNING WORK.
- VERIFY ALL PROPOSED HARDSCAPE MATERIALS WITH OWNER PRIOR TO INSTALLATION. PROVIDE MATERIAL SAMPLES TO OWNER AS NECESSARY.

NOTE:

- ***REMOVE ALL EXISTING TREES & VEGETATION WITHIN WORK LIMIT LINES TO ALLOW FOR PROPOSED ENTRANCE MONUMENTS & PROPOSED PLANTING PER LANDSCAPE PLAN.***



1 / H-1 LAYOUT PLAN
SCALE: 1" = 10'

0 10' 20' 30'
SCALE:1" = 10'

LEGEND:

- EXISTING CONTOUR: (130)
- PROPOSED CONTOUR: (P&A PLAN) 130
- EXISTING SPOT ELEVATION: + (130)
- PROPOSED SPOT ELEVATION: + 130

811 Know what's below. Call before you dig.

POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2502 ABBEY COURT
ALPHARETTA,GA 30004
(770) 569-5900

SCALE: AS NOTED

WEATHERFIELD
FRIENDSHIP PLACE ENTRANCE
HARDSCAPE DEVELOPMENT PLAN
PREPARED FOR: TAYLOR MORRISON

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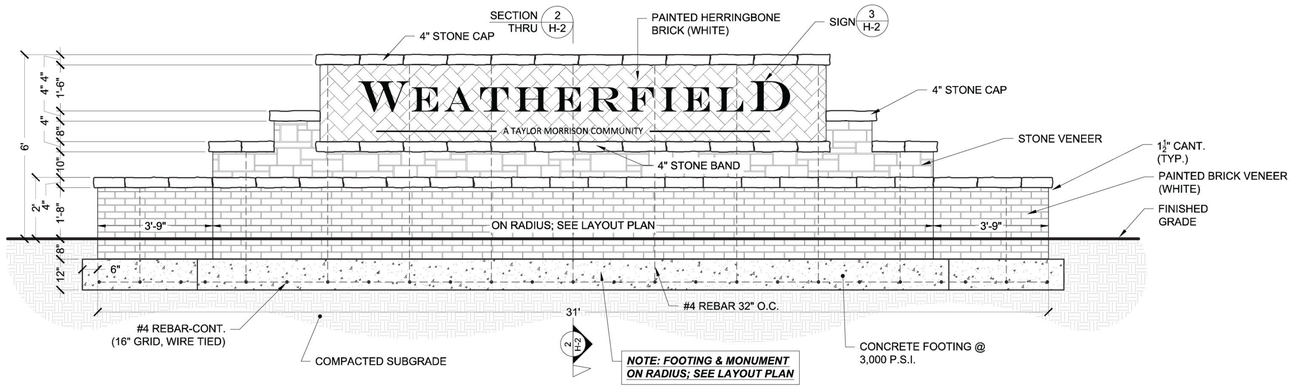
REVISIONS:

STAMP:

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1172 JIM ASKEW POLLOCK

DATE: 5-6-2026
DRAWN BY: J.PINION
CHECKED BY: B.F.

SHEET NUMBER
H-1

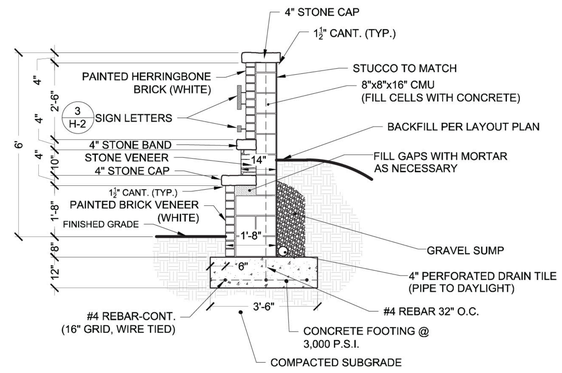


1 H-2 ENTRANCE MONUMENT ELEVATION

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

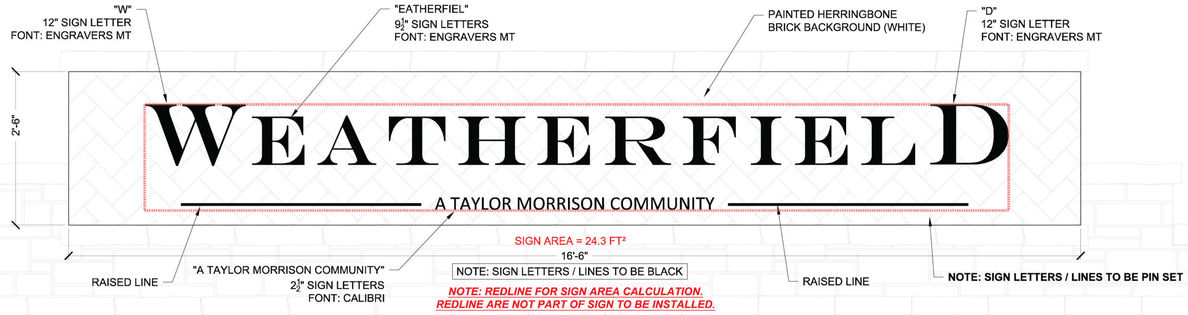


2 H-2 SECTION THRU ENTRANCE MONUMENT

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

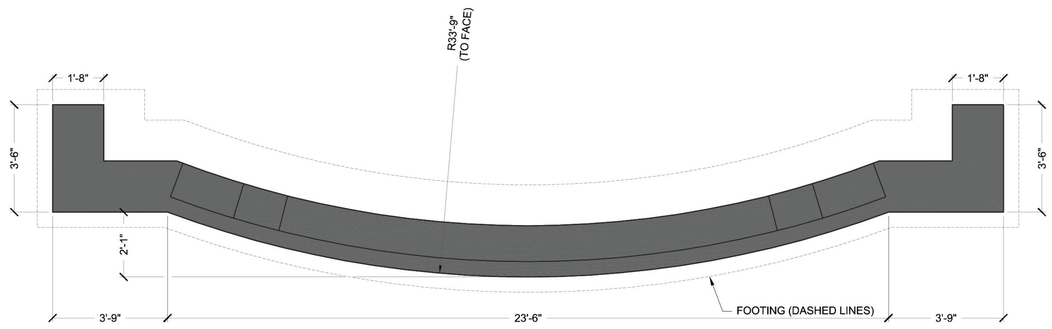


3 H-2 SIGN DETAIL

SCALE: 1"= 1'-0"

0 6" 1' 2' 3'

SCALE: 1" = 1'-0"



4 H-2 ENTRANCE MONUMENT PLAN ENLARGEMENT

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"



5 H-2 ENTRANCE MONUMENT RENDERING

SCALE: N.T.S.

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

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LANDSCAPE ARCHITECTS
2502 ABBEY COURT
ALPHARETTA, GA 30004
(770) 569-5900

SCALE: AS NOTED

WEATHERFIELD
HARDSCAPE DEVELOPMENT PLAN
PREPARED FOR: TAYLOR MORRISON

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REVISIONS:

STAMP:

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 775 TIM KREW POLLOCK

DATE: 5-6-2026

DRAWN BY: J.PINION

CHECKED BY: B.F.

SHEET NUMBER
H-2

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HALL COUNTY NOTES:

1. PLEASE SUBMIT THE NOTICE OF INTENT TO DEDICATE ANY PORTION OF THE PROPERTY TO THE PUBLIC.
2. THE SUBMITTED PLANS SHOULD INCLUDE AN OUTLINE OF ANY PROPOSED ORGANIZATIONS TO CONTROL A PORTION OR THE ENTIRE TRACT, I.E. A HOMEOWNERS ASSOCIATION.
3. THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
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ARBONISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
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PROJECT

WEATHERFIELD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

FRIENDSHIP G.M.D. 1419
HALL COUNTY, GA

FOR **TAYLOR MORRISON**
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30022
P: 770.741.0268

HALL COUNTY PROJECT# HDEV24-0015

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE:

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI 12/6/24

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2027

MASTER SITE PLAN

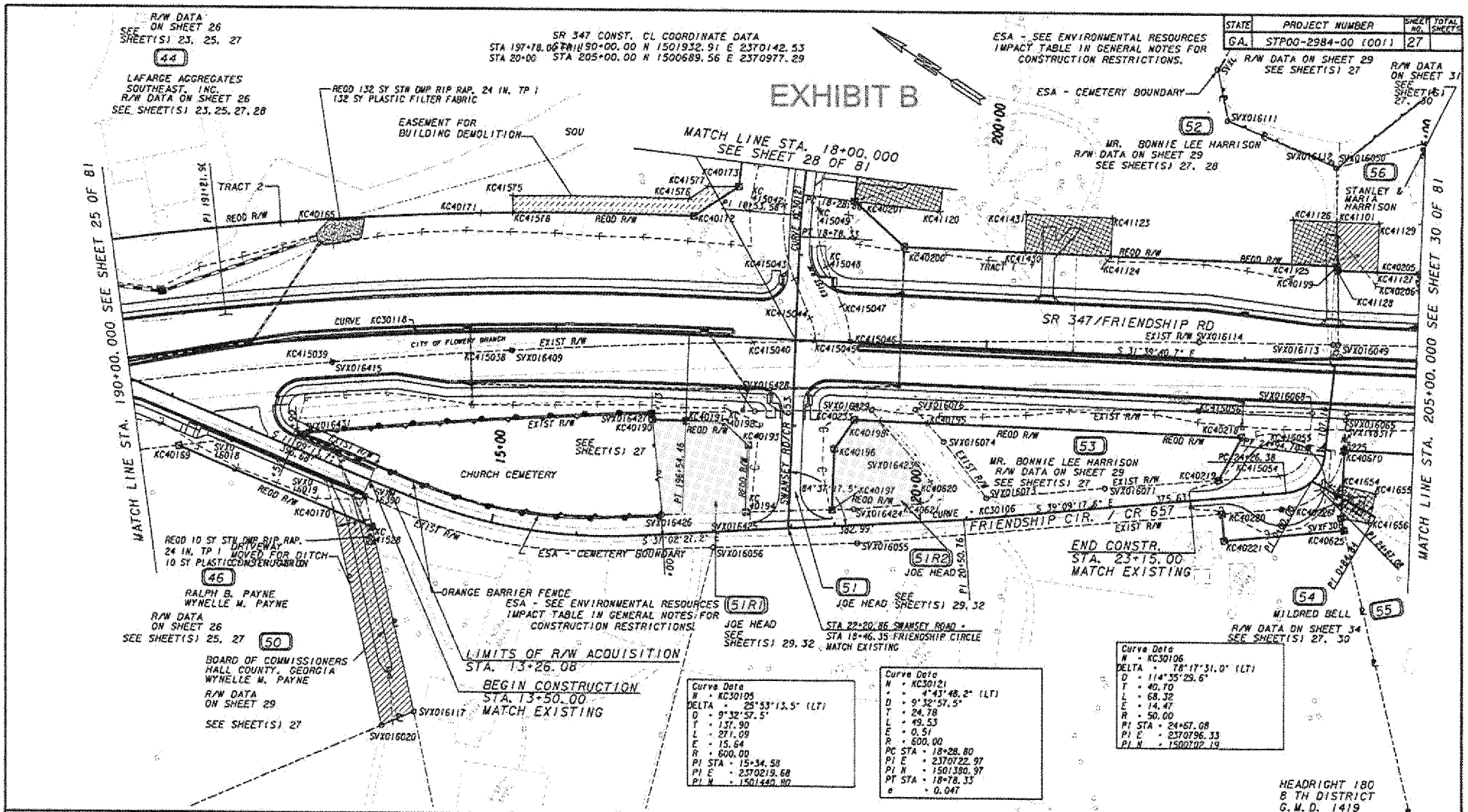
0 100 200 400 600

SCALE: 1" = 200'
DATE: 12/06/2024
PROJECT: 23270.00

GRID NORTH
GEORGIA WEST ZONE

C3.00
SHEET

Plotted: 12/6/2024 9:48 AM By: Matthew Kaczenski
J:\2023\23270000\04_plan\sheet\C3.00 - SITE PLAN - 23270000.dwg - CCrouse - 12/6/2024 9:48 AM



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	27	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	32	81

THOMAS CLACK

PARCEL 64 REQ'D R/W KC40064 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD
	119.67	N 43°48'25.6" E	
SVXH18506	2.00 R	216+34.18	FRIENDSHIP ROAD
	371.85	S 55°43'49.8" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	70.06	S 43°48'28.7" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	222.12	N 61°18'47.1" W	
KC40241	100.00 R	217+63.86	FRIENDSHIP ROAD
	161.35	N 65°28'33.1" W	
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD

REQD R/W = 33487.00 SF
REQD R/W = 0.769 ACRES
REMAINDER = +/- 5.2 ACRES
TOTAL REQD DRWY EASMT = 1

PARCEL 64 REQ'D DRWY. EASM'T. KC41040

PNT	OFFSET	STATION	ALIGNMENT
KC41147	140.00 R	218+00.00	FRIENDSHIP RD
KC41148	100.00 R	218+00.00	FRIENDSHIP RD
KC41149	100.00 R	219+25.00	FRIENDSHIP RD
KC41150	140.00 R	219+25.00	FRIENDSHIP RD
KC41147	140.00 R	218+00.00	FRIENDSHIP RD

MARIO NOVELL

PARCEL 65 REQ'D R/W KC40065 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40244	81.92 L	217+09.18	FRIENDSHIP RD
ARC LENGTH = 48.496			
CHORD BEAR = N 12°09'53.4" W			
LNTH CHORD = 43.386			
RADIUS = 30.000			
DEGREE = 190° 59' 16''			
KC40243	114.73 L	217+60.61	FRIENDSHIP RD
	37.89	N 34°08'46.5" E	
KC40245	147.48 L	217+63.94	FRIENDSHIP RD
	59.62	S 8°31'48.7" E	
KC40246	100.00 L	218+00.00	FRIENDSHIP RD
	154.55	S 61°18'47.1" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	26.32	S 35°49'46.4" W	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	162.29	N 58°28'35.6" W	
KC40244	81.92 L	217+09.18	FRIENDSHIP RD

REQD R/W = 4902.96 SF
REQD R/W = 0.113 ACRES
REMAINDER = +/-0.51 ACRES
TOTAL REQD DRWY EASMT'S = A

PARCEL 65 REQ'D EASM'T. KC41665 SEE SHEET(S) 30

PNT	OFFSET	STATION	ALIGNMENT
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD
KC41776	150.00 L	219+50.75	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC40248	120.00 L	219+57.05	FRIENDSHIP ROAD
KC40430	103.09 L	219+54.93	FRIENDSHIP ROAD
KC40247	100.00 L	219+54.55	FRIENDSHIP ROAD
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD

MELVIN BUSH

PARCEL 66 REQ'D R/W KC40066

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	45.45	S 33°12'22.9" W	
SVXM12	27.19 L	221+81.89	FRIENDSHIP RD
ARC LENGTH = 138.456			
CHORD BEAR = N 54°28'37.6" W			
LNTH CHORD = 138.449			
RADIUS = 3980.417			
DEGREE = 1° 26' 21''			
KC40679	43.67 L	220+44.42	FRIENDSHIP RD
	36.36	N 55°15'49.2" W	
SVXM13	53.82 L	219+48.60	FRIENDSHIP RD
	20.24	N 36°15'46.6" E	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	10.69	N 35°48'25.2" E	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	98.81	S 61°18'47.1" E	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	134.60	S 56°11'53.4" E	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD

REQD R/W = 9374.26 SF
REQD R/W = 0.215 ACRES
REMAINDER = +/- 6.75 ACRES

TOTAL REQD EASMT = 3

PARCEL 66 REQ'D EASM'T. KC41530

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40700	130.00 L	219+58.28	FRIENDSHIP RD
	231.73	S 61°18'47.1" E	
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
	15.05	S 33°13'22.3" W	
KC40702	115.00 L	221+88.02	FRIENDSHIP RD
	42.63	S 33°11'37.8" W	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	134.60	N 56°11'53.4" W	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	98.81	N 61°18'47.1" W	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	15.62	N 35°50'41.9" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	30.23	N 35°46'50.6" E	
KC40700	130.00 L	219+58.28	FRIENDSHIP RD

REQD EASMT = 11400.96 SF
REQD EASMT = 0.262 ACRES

PARCEL 66 REQ'D DRWY. EASM'T. KC41041

PNT	OFFSET	STATION	ALIGNMENT
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC41152	150.00 L	220+00.00	FRIENDSHIP ROAD
KC41830	130.00 L	220+00.00	FRIENDSHIP ROAD
KC40700	130.00 L	219+58.28	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD

PARCEL 66 REQ'D DRWY. EASM'T. KC41042

PNT	OFFSET	STATION	ALIGNMENT
KC41832	160.00 L	221+50.00	FRIENDSHIP RD
KC41833	160.00 L	221+92.37	FRIENDSHIP RD
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
KC41831	130.00 L	221+50.00	FRIENDSHIP RD
KC41832	160.00 L	221+50.00	FRIENDSHIP RD

MELVIN BUSH

PARCEL 66A REQ'D R/W KC40066A1

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD
	62.82	N 33°12'45.8" E	
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = S 58°38'24.0" E			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29''			
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
	74.83	S 35°43'09.8" W	
SVXM10	2.27 R	224+04.76	FRIENDSHIP RD
ARC LENGTH = 100.035			
CHORD BEAR = N 51°51'06.5" W			
LNTH CHORD = 100.032			
RADIUS = 3980.417			
DEGREE = 1° 26' 21''			
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD

REQD R/W = 7018.68 SF
REQD R/W = 0.161 ACRES
REMAINDER = +/- 4.76 ACRES

PARCEL 66A REQ'D EASM'T. KC41721

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40703	115.00 L	223+12.84	FRIENDSHIP RD
ARC LENGTH = 104.921			
CHORD BEAR = S 58°32'41.5" E			
LNTH CHORD = 104.897			
RADIUS = 1404.000			
DEGREE = 4° 4' 51''			
KC40704	115.00 L	224+09.17	FRIENDSHIP RD
	5.00	S 35°45'16.7" W	
KC40256	110.00 L	224+08.99	FRIENDSHIP RD
	37.53	S 35°47'23.9" W	
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = N 58°38'24.0" W			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29''			
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
	42.60	N 33°12'34.7" E	
KC40703	115.00 L	223+12.84	FRIENDSHIP RD

REQD EASMT = 4418.63 SF
REQD EASMT = 0.101 ACRES

CHRIS PUCKETT

PARCEL 67A REQ'D R/W KC40067A1

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	70.06	N 43°48'28.7" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	38.50	S 55°43'47.0" E	
KC40254	36.11 R	220+42.57	FRIENDSHIP ROAD
ARC LENGTH = 161.873			
CHORD BEAR = S 54°32'28.3" E			
LNTH CHORD = 161.861			
RADIUS = 3900.693			
DEGREE = 1° 28' 7''			
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
	46.38	S 43°38'04.3" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	205.36	N 61°18'47.1" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD

REQD R/W = 11696.13 SF
REQD R/W = 0.269 ACRES
REMAINDER = +/- 2.76 ACRES

PARCEL 67A REQ'D EASM'T. KC41095

PNT	OFFSET	STATION	ALIGNMENT
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD
KC41781	100.00 R	220+93.00	FRIENDSHIP ROAD
KC41782	110.00 R	220+93.00	FRIENDSHIP ROAD
KC41783	110.00 R	220+59.00	FRIENDSHIP ROAD
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD

WILLIAMS FAMILY HOLDINGS, L.L.L.P.

PARCEL 59 REQ'D EASM'T. KC41090

PNT	OFFSET	STATION	ALIGNMENT
KC41250	120.00 R	211+33.35	FRIENDSHIP RD
ARC LENGTH = 33.782			
CHORD BEAR = S 36°44'16.0" E			
LNTH CHORD = 33.781			
RADIUS = 1552.009			
DEGREE = 3° 41' 30''			
KC41251	120.00 R	211+64.52	FRIENDSHIP RD
KC41252	130.00 R	211+64.52	FRIENDSHIP RD
ARC LENGTH = 34.000			
CHORD BEAR = N 36°44'16.0" W			
LNTH CHORD = 33.999			
RADIUS = 1562.009			
DEGREE = 3° 40' 5''			
KC41253	130.00 R	211+33.35	FRIENDSHIP RD
KC41250	120.00 R	211+33.35	FRIENDSHIP RD

CHRIS PUCKETT

PARCEL 67 REQ'D R/W KC40067 SEE SHEET(S) 30, 33

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	46.38	N 43°38'04.3" E	
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
ARC LENGTH = 150.270			
CHORD BEAR = S 52°14'55.4" E			
LNTH CHORD = 150.261			
RADIUS = 3900.693			
DEGREE = 1° 28' 7''			
KC40255	77.71 R	223+55.10	FRIENDSHIP ROAD
	28.50	S 69°18'32.3" W	
KC40253	100.00 R	223+36.03	FRIENDSHIP ROAD
ARC LENGTH = 34.286			
CHORD BEAR = N 60°28'52.2" W			
LNTH CHORD = 34.285			
RADIUS = 1189.000			
DEGREE = 4° 49' 7''			
KC40252	100.00 R	222+98.86	FRIENDSHIP ROAD
	107.51	N 61°18'47.1" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD

REQD R/W = 5052.64 SF
REQD R/W = 0.116 ACRES
REMAINDER = +/- 8.0 ACRES

TOTAL REQD DRWY EASMT = 0

ELSIE P. HARRISON AND GROVER C. HARRISON

PARCEL 60 REQ'D EASM'T. KC41702 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
	85.35	S 47°29'00.1" E	
KC41763	145.00 L	214+65.00	FRIENDSHIP ROAD
	45.00	S 40°36'58.1" W	
KC41764	100.00 L	214+65.00	FRIENDSHIP ROAD
ARC LENGTH = 70.381			
CHORD BEAR = N 47°52'17.2" W			
LNTH CHORD = 70.313			
RADIUS = 1332.009			
DEGREE = 4° 18' 5''			
KC41146	100.00 L	213+89.40	FRIENDSHIP ROAD
	20.03	N 40°20'15.2" E	
KC41145	120.00 L	213+88.14	FRIENDSHIP ROAD
	16.62	N 44°13'20.0" W	
KC41761	120.50 L	213+70.00	FRIENDSHIP ROAD
	24.50	N 44°25'01.8" E	
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD

REQD EASMT = 3598.49 SF
REQD EASMT = 0.083 ACRES

PARCEL 51R1 REQ'D R/W KC40051R1 SEE SHEET(S) 27, 29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40190	162.71 R	21+00.20	SWANSEY RD
	[illegible]	N 21°57'46.9" E	
KC40191	121.54 R	21+00.00	SWANSEY RD
	43.54	S 31°39'40.7" E	
KC40192	78.00 R	21+00.00	SWANSEY RD
	37.54	S 10°05'49.0" W	
KC40193	50.00 R	21+25.00	SWANSEY RD
	79.42	S 58°20'19.5" W	
KC40194	50.00 R	22+04.42	SWANSEY RD
	97.41	N 36°01'03.6" W	
SVX016426	147.13 R	22+11.82	SWANSEY RD
	115.70	N 50°23'38.0" E	
KC40190	162.71 R	21+00.20	SWANSEY RD

REQD R/W = 11020.48 SF
REQD R/W = 0.253 ACRES
REMAINDER = +/- 0.0 ACRES
TOTAL REQD DRWY EASMT = 0

PARCEL 51R2 REQ'D R/W KC40051R2 SEE SHEET(S) 27, 29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40198	101.58 L	20+90.80	SWANSEY RD
	65.39	S 14°59'24.8" W	
SVX016423	146.40 L	21+37.55	SWANSEY RD
	26.16	S 19°04'48.8" W	
KC40620	162.95 L	21+57.80	SWANSEY RD
ARC LENGTH = 35.437			
CHORD BEAR = S 79°56'33.9" W			
LNTH CHORD = 29.118			
RADIUS = 16.651			
DEGREE = 344° 57' 46''			
KC40621	152.21 L	21+84.87	SWANSEY RD
	77.53	N 39°05'24.6" W	
SVX016424	75.29 L	21+94.90	SWANSEY RD
	29.52	N 36°00'16.4" W	
KC40197	50.00 L	21+96.82	SWANSEY RD
	71.83	N 58°38'19.5" E	
KC40196	50.00 L	21+25.00	SWANSEY RD
	41.54	S 89°30'26.0" E	
KC40233	72.00 L	20+90.00	SWANSEY RD
	29.52	S 31°39'40.7" E	
KC40198	101.58 L	20+90.80	SWANSEY RD

REQD R/W = 9005.81 SF
REQD R/W = 0.207 ACRES
REMAINDER = +/- 0.0 ACRES
TOTAL REQD DRWY EASMT = 0

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS
01/07/08	NO CHANGE	01/29/10	PAR 60 DEN. EASMT ADDED.	02/23/12	PAR 65 R/W,ESMTS REVI.
03/11/08	NO CHANGE	04/21/10	PAR 64,67 R/W REVI. & 67A AD		
03/19/08	PARCEL 65 NAME CHANGE	08/12/10	PAR 51R1, 51R2 ADDED.		
05/14/08	PAR 66 RW&DW EASMT REVISED	09/15/10	PAR 67A DRIVEWAY EASMT ADD.		
08/11/09	PAR 59 D/W ESMT ADDEDD	09/15/10	PAR 65 TEMP. SLOPE ESMT ADD.		
08/11/09	PAR 66 R/W REV.& ESMT ADD.	08/29/11	PAR 66,66A R/W, ESMTS REVI.		

KISINGER CAMPO & ASSOCIATES CORP.
1720 PEACHTREE ST., N.W., SUITE 1048
ATLANTA, GA 30309

GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAN
PROJECT: STP-2984 (1)
COUNTY: HALL
DATE: 04-04-07 SH 32 OF 81

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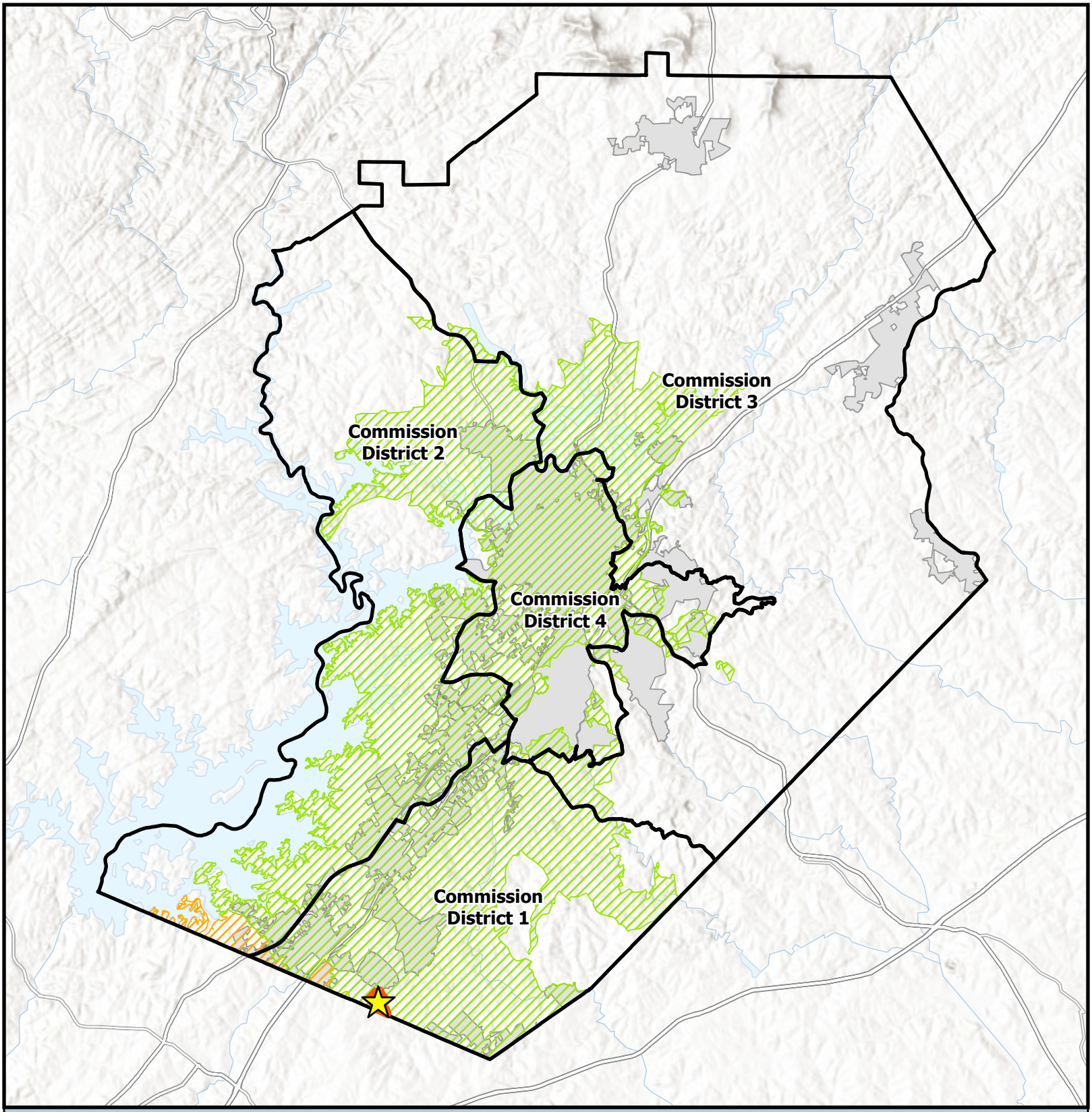


Overview Map

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

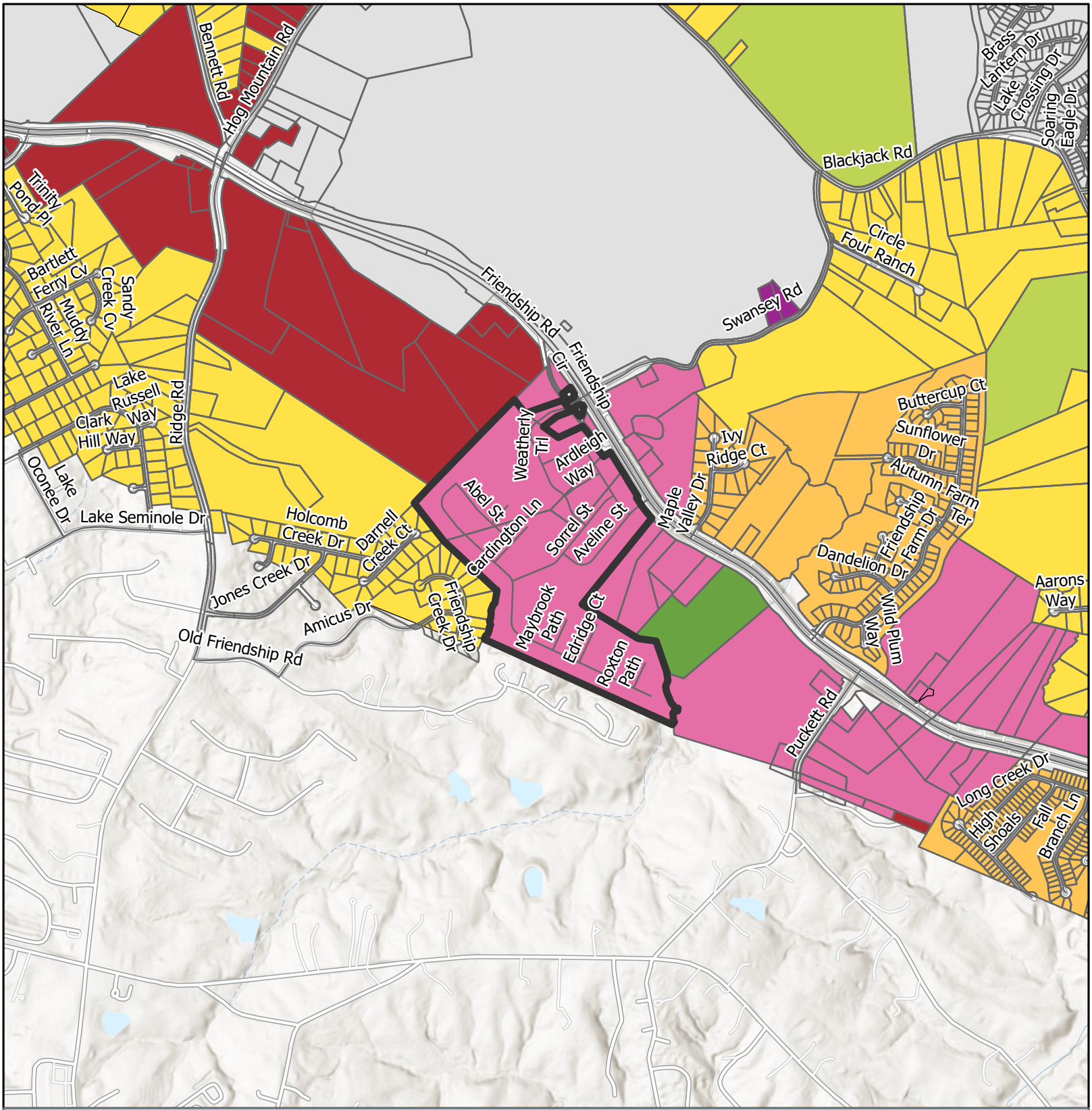
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/20/2026



Future Land Use Map

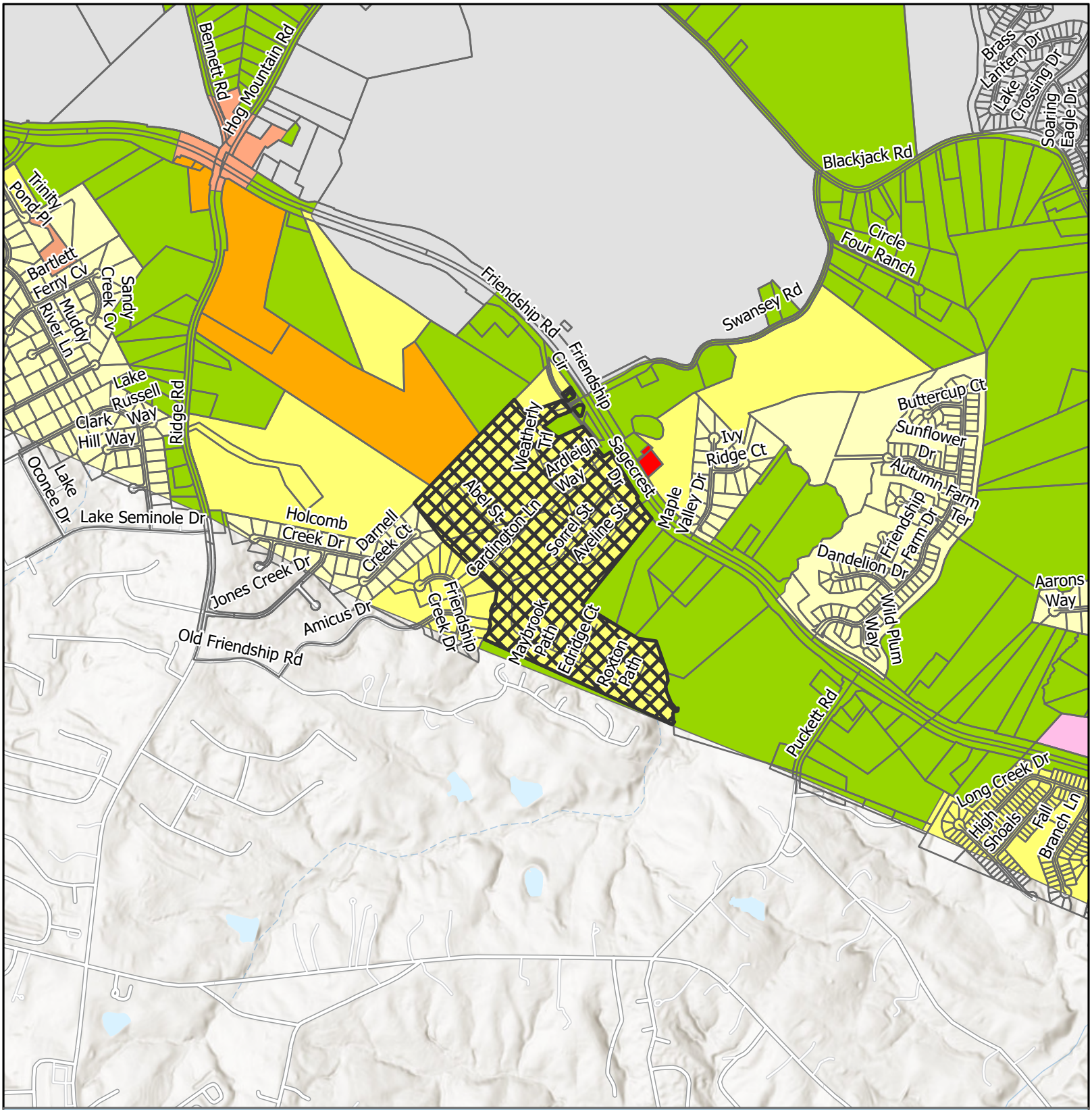
Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/20/2026



Zoning Map

Subject Area
City Limits

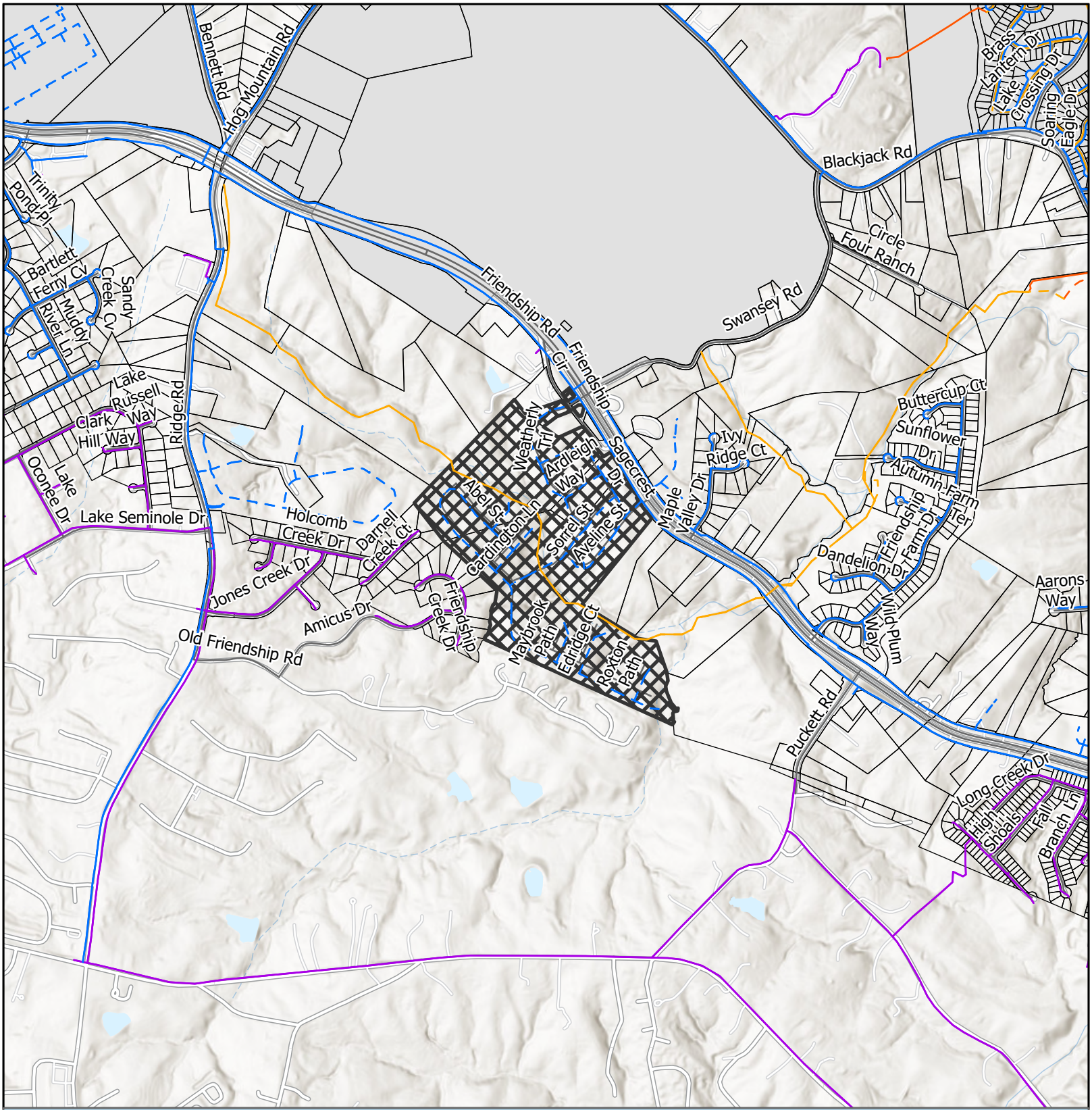
Zoning

AR-1
H-B
O-I
PCD
POD
PRD
R-1
S-S

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/20/2026



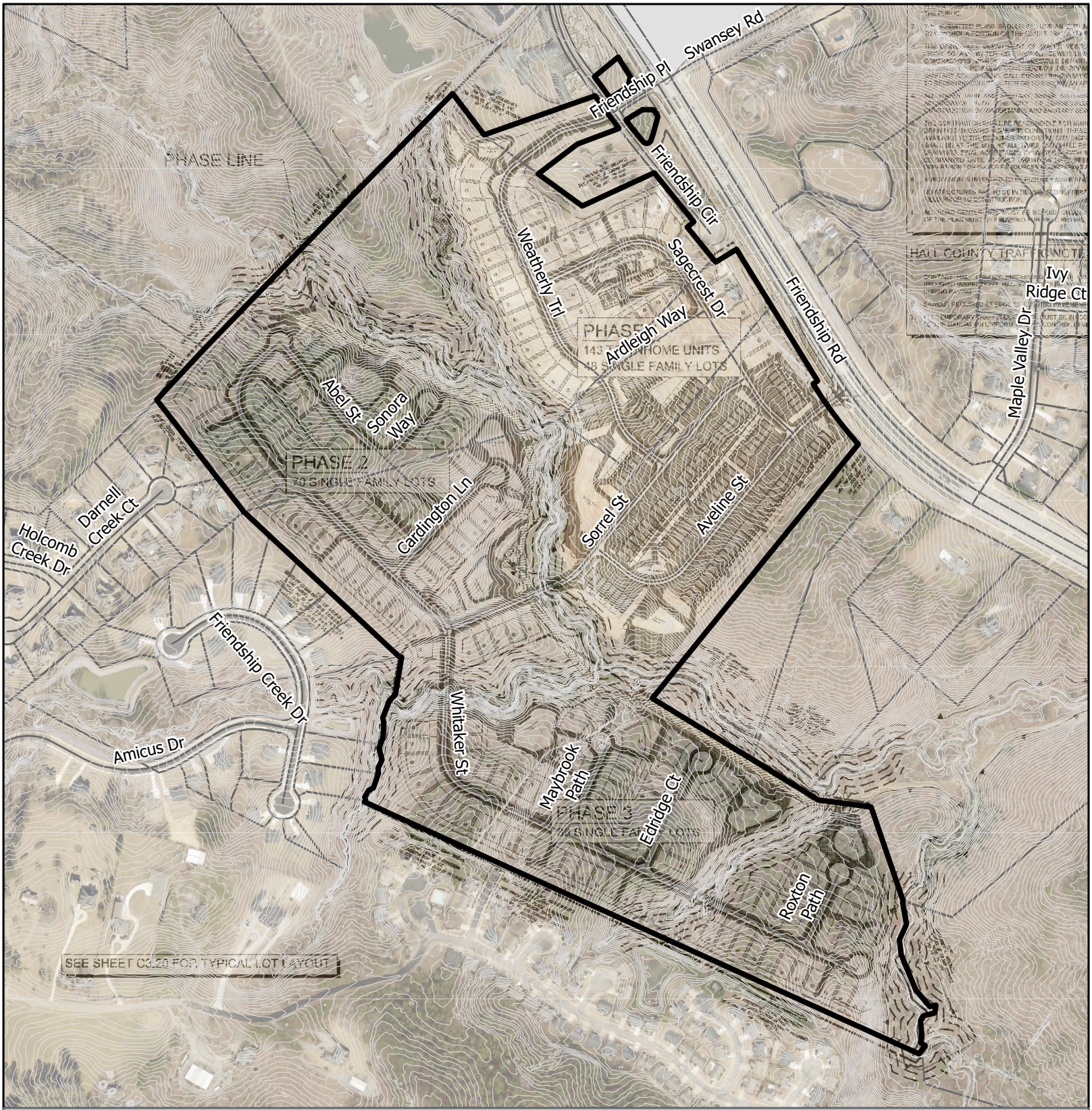
Utilities Map

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

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/20/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Taylor Morrison of Georgia, LLC

Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C

Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle

Commission District 1

HALL COUNTY GEORGIA

We have it *all* in Hall

Date Prepared: 7/20/2026

Please record and return to:
Susan G. McCathran
Attorney at Law
Post Office Box 537
Georgetown, GA 39854

eFiled and eRecorded
DATE: 05/15/2026
TIME: 3:54 PM
DEED BOOK: 9858
PAGE: 248 - 253
FILING FEES: $25.00
TRANSFER TAX: $0.00
PT61: 069-2026-003422
RECORDED BY: NB
CLERK: Mark Pettitt
Hall County, GA

GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **STP-2984-00(001)**
PARCEL **51R1 51R2** , PI # **162430**
PM # **4772 GEP 139-126 & 139-125**

THIS INDENTURE made this 4 day of May, 2026, between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **TAYLOR MORRISON of GEORGIA, LLC** (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **STP-2984-00(001)**
PARCEL **51R1 51R2**, PI # **162430**
PM # **4772 GEP 139-126&139- 125**

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

Signed, Sealed, and Delivered this the 4 day of May, 2021 in the Presence of

BY: _____ (Seal)
Russell R. McMurry, P.E.
Commissioner

Witness

ATTEST: _____ (Seal)
Angela O. Whitworth
Treasurer

Notary Public

CHERITY GABRIELLE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 08, 2030

PMQCD

EXHIBIT "A"

PROJECT NO.:	STP-2984-00(001)
P.I. NO.:	162430
PM NO.:	4722
COUNTY:	Hall
Parcels:	51 R1
Parcel Size:	0.253 Acres
GEP#:	139-126

All that tract or parcel of land lying and being in Georgia Militia District 1419 of Hall County, Georga, and being more particularly described as follows:

Beginning at a point 162.71 feet right of and opposite Station 21+00.20 on the construction centerline of Swansey Road on Georgia Highway Project No. STP-2984(1); running thence S 31°57'46.9" E a distance of 39.17 feet to a point 123.54 feet right of and opposite Station 21+00.00 on said construction centerline laid out for SWANSEY RD; thence S 31°39'40.7" E a distance of 45.54 feet to a point 78.00 feet right of and opposite Station 21+00.00 on said construction centerline laid out for SWANSEY RD; thence S 10° 05'49.0"W a distance of 37.54 feet to a point 50.00 feet right of and opposite Station 21+25.00 on said construction centerline laid out for SWANSEY RD; thence S 58° 20'19.5"W a distance of 79.42 feet to a point 50.00 feet right of and opposite Station 22+04.42 on said construction centerline laid out for SWANSEY RD; thence N 36° 01'03.6" W a distance of 97.41 feet to a point 147.13 feet right of and opposite Station 22+11.82 on said construction centerline laid out for SAWNSEY RD; thence N 50°23'38.0"E a distance of 112.70 feet back to the point of beginning.

Containing 0.253 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

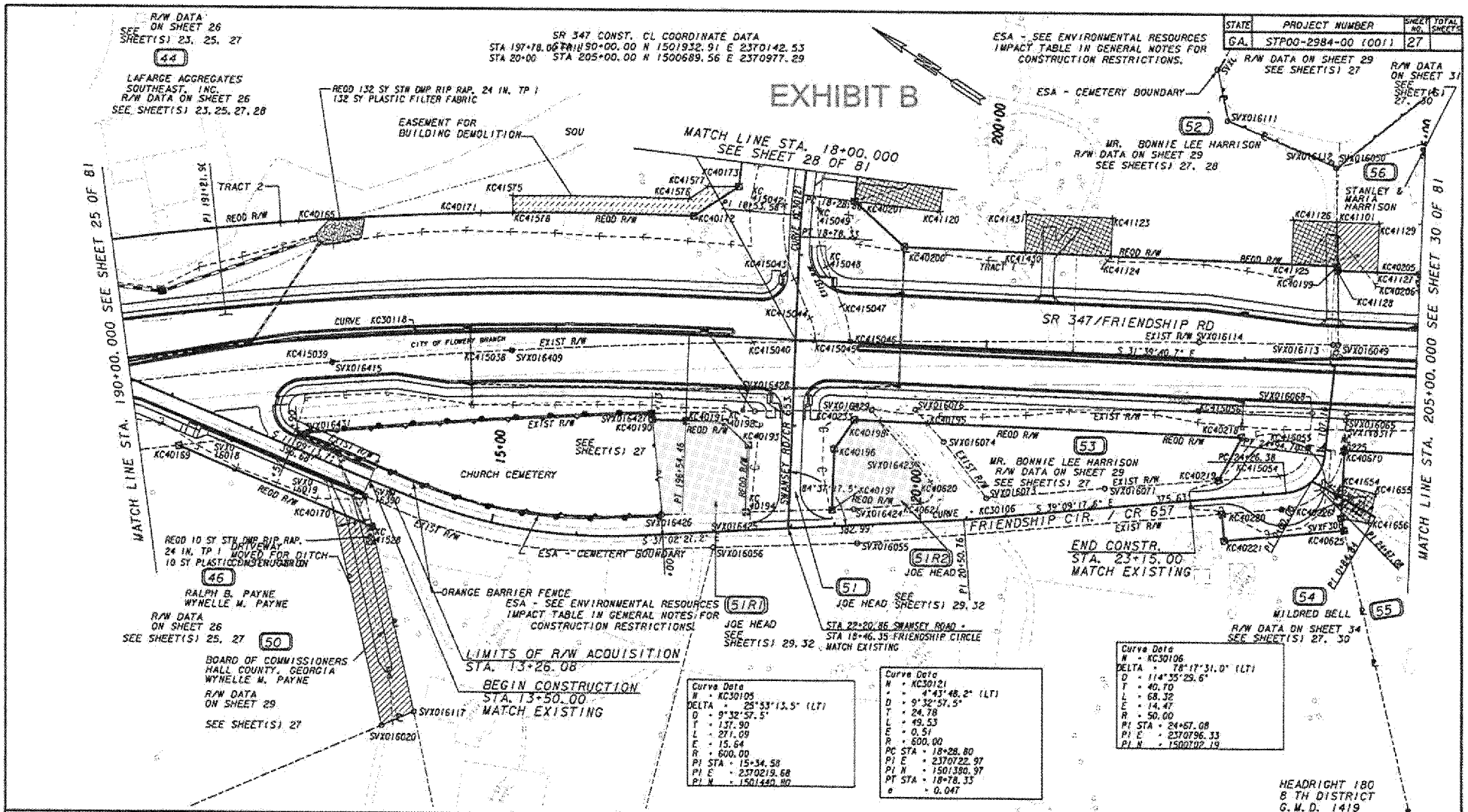
PROJECT NO.:	STP-2984-00(001)
P.I. NO.:	162430
PM NO.:	4722
COUNTY:	Hall
Parcels:	51 R2
Parcel Size:	0.207 Acres
GEP#:	139-125

All that tract or parcel of land lying and being in Georgia Militia District 1419 of Hall County, Georga, and being more particularly described as follows:

Beginning at a point 101.52 feet left of and opposite Station 20+90.00 on the construction centerline of Swansey Road on Georgia Highway Project No. STP-2984(1); running thence S 14°59'24.8" W a distance of 65.39 feet to a point 146.40 feet left of and opposite Station 21+37.55 on said construction centerline laid out for SWANSEY RD; thence S 19°04'48.8" W a distance of 26.16 feet to a point 162.95 feet left of and opposite Station 21+57.80 on said construction centerline laid out for SWANSEY RD; thence southwesterly 35.437 feet along arc of a curve (said curve having a radius of 16.651 feet and a chord distance of 29.118 feet on a bearing of S 79°56'33.9" W) to the point 152.23 feet left of and opposite Station 21+84.87 on said construction centerline laid out for SWANSEY RD; thence N 39°05'24.6" W a distance of 77.59 feet to a point 75.29 feet left of and opposite Station 21+94.90 on said construction centerline laid out for SWANSEY RD; thence N 36°00'16.4" W a distance of 25.37 feet to a point 50.00 feet left of and opposite Station 21+96.82 on said construction centerline laid out for SWANSEY RD; thence N 58°20'19.5" E a distance of 71.83 feet to a point 50.00 feet left of and opposite Station 21+25.00 on said construction centerline laid out for SWANSEY RD; thence S 89°30'26.0" E a distance of 41.34 feet to a point 72.00 feet left of and opposite Station 20+90.00 on said construction centerline laid out for SWANSEY RD; thence S 31°39'40.7" E a distance of 29.52 feet back to the point of beginning.

Containing 0.207 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	27	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	32	81

THOMAS CLACK

PARCEL 64 REQ'D R/W KC40064 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD
	119.67	N 43°48'25.6" E	
SVXH18506	2.00 R	216+34.18	FRIENDSHIP ROAD
	371.85	S 55°43'49.8" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	70.06	S 43°48'28.7" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	222.12	N 61°18'47.1" W	
KC40241	100.00 R	217+63.86	FRIENDSHIP ROAD
	161.35	N 65°28'33.1" W	
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD

REQD R/W = 33487.00 SF
REQD R/W = 0.769 ACRES
REMAINDER = +/- 5.2 ACRES
TOTAL REQD DRWY EASMT = 1

PARCEL 64 REQ'D DRWY. EASM'T. KC41040

PNT	OFFSET	STATION	ALIGNMENT
KC41147	140.00 R	218+00.00	FRIENDSHIP RD
KC41148	100.00 R	218+00.00	FRIENDSHIP RD
KC41149	100.00 R	219+25.00	FRIENDSHIP RD
KC41150	140.00 R	219+25.00	FRIENDSHIP RD
KC41147	140.00 R	218+00.00	FRIENDSHIP RD

MARIO NOVELL

PARCEL 65 REQ'D R/W KC40065 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40244	81.92 L	217+89.18	FRIENDSHIP RD
ARC LENGTH = 48.496			
CHORD BEAR = N 12°09'53.4" W			
LNTH CHORD = 43.386			
RADIUS = 30.000			
DEGREE = 190° 59' 16"			
KC40243	114.73 L	217+60.61	FRIENDSHIP RD
	32.89	N 34°08'46.5" E	
KC40245	147.48 L	217+63.94	FRIENDSHIP RD
	59.62	S 8°31'48.7" E	
KC40246	100.00 L	218+00.00	FRIENDSHIP RD
	154.55	S 61°18'47.1" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	26.32	S 35°49'46.4" W	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	162.29	N 58°28'35.6" W	
KC40244	81.92 L	217+89.18	FRIENDSHIP RD

REQD R/W = 4902.96 SF
REQD R/W = 0.113 ACRES
REMAINDER = +/-0.51 ACRES
TOTAL REQD DRWY EASMT'S = A

PARCEL 65 REQ'D EASM'T. KC41665 SEE SHEET(S) 30

PNT	OFFSET	STATION	ALIGNMENT
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD
KC41776	150.00 L	219+50.75	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC40248	120.00 L	219+57.05	FRIENDSHIP ROAD
KC40430	103.09 L	219+54.93	FRIENDSHIP ROAD
KC40247	100.00 L	219+54.55	FRIENDSHIP ROAD
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD

MELVIN BUSH

PARCEL 66 REQ'D R/W KC40066

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	45.45	S 33°12'22.9" W	
SVXM12	27.19 L	221+81.89	FRIENDSHIP RD
ARC LENGTH = 138.456			
CHORD BEAR = N 54°28'37.6" W			
LNTH CHORD = 138.449			
RADIUS = 3980.417			
DEGREE = 1° 26' 21"			
KC40679	43.67 L	220+44.42	FRIENDSHIP RD
	96.36	N 55°15'49.2" W	
SVXM13	53.82 L	219+48.60	FRIENDSHIP RD
	20.24	N 35°15'46.6" E	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	10.69	N 35°48'25.2" E	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	98.81	S 61°18'47.1" E	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	134.60	S 56°11'53.4" E	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD

REQD R/W = 9374.26 SF
REQD R/W = 0.215 ACRES
REMAINDER = +/- 6.75 ACRES

TOTAL REQD EASMT = 3

PARCEL 66 REQ'D EASM'T. KC41530

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40700	130.00 L	219+58.28	FRIENDSHIP RD
	231.73	S 61°18'47.1" E	
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
	15.05	S 33°13'22.3" W	
KC40702	115.00 L	221+88.02	FRIENDSHIP RD
	42.63	S 33°11'37.8" W	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	134.60	N 56°11'53.4" W	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	98.81	N 61°18'47.1" W	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	15.62	N 35°50'41.9" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	30.23	N 35°46'50.6" E	
KC40700	130.00 L	219+58.28	FRIENDSHIP RD

REQD EASMT = 11400.96 SF
REQD EASMT = 0.262 ACRES

PARCEL 66 REQ'D DRWY. EASM'T. KC41041

PNT	OFFSET	STATION	ALIGNMENT
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC41152	150.00 L	220+00.00	FRIENDSHIP ROAD
KC41830	130.00 L	220+00.00	FRIENDSHIP ROAD
KC40700	130.00 L	219+58.28	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD

PARCEL 66 REQ'D DRWY. EASM'T. KC41042

PNT	OFFSET	STATION	ALIGNMENT
KC41832	160.00 L	221+50.00	FRIENDSHIP RD
KC41833	160.00 L	221+92.37	FRIENDSHIP RD
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
KC41831	130.00 L	221+50.00	FRIENDSHIP RD
KC41832	160.00 L	221+50.00	FRIENDSHIP RD

MELVIN BUSH

PARCEL 66A REQ'D R/W KC40066A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD
	62.62	N 33°12'45.8" E	
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = S 58°38'24.0" E			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29"			
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
	74.83	S 35°43'09.8" W	
SVXM10	2.27 R	224+04.76	FRIENDSHIP RD
ARC LENGTH = 100.035			
CHORD BEAR = N 51°51'06.5" W			
LNTH CHORD = 100.032			
RADIUS = 3980.417			
DEGREE = 1° 26' 21"			
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD

REQD R/W = 7018.68 SF
REQD R/W = 0.161 ACRES
REMAINDER = +/- 4.76 ACRES

PARCEL 66A REQ'D EASM'T. KC41721

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40703	115.00 L	223+12.84	FRIENDSHIP RD
ARC LENGTH = 104.921			
CHORD BEAR = S 58°32'41.5" E			
LNTH CHORD = 104.897			
RADIUS = 1404.000			
DEGREE = 4° 4' 51"			
KC40704	115.00 L	224+09.17	FRIENDSHIP RD
	5.00	S 35°45'16.7" W	
KC40256	110.00 L	224+08.99	FRIENDSHIP RD
	37.53	S 35°47'23.9" W	
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = N 58°38'24.0" W			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29"			
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
	42.60	N 33°12'34.7" E	
KC40703	115.00 L	223+12.84	FRIENDSHIP RD

REQD EASMT = 4418.63 SF
REQD EASMT = 0.101 ACRES

CHRIS PUCKETT

PARCEL 67A REQ'D R/W KC40067A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	70.06	N 43°48'28.7" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	38.50	S 55°43'47.0" E	
KC40254	36.11 R	220+42.57	FRIENDSHIP ROAD
ARC LENGTH = 161.873			
CHORD BEAR = S 54°32'28.3" E			
LNTH CHORD = 161.861			
RADIUS = 3900.693			
DEGREE = 1° 28' 7"			
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
	46.38	S 43°38'04.3" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	205.36	N 61°18'47.1" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD

REQD R/W = 11696.13 SF
REQD R/W = 0.269 ACRES
REMAINDER = +/- 2.76 ACRES

PARCEL 67A REQ'D EASM'T. KC41095

PNT	OFFSET	STATION	ALIGNMENT
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD
KC41781	100.00 R	220+93.00	FRIENDSHIP ROAD
KC41782	110.00 R	220+93.00	FRIENDSHIP ROAD
KC41783	110.00 R	220+59.00	FRIENDSHIP ROAD
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD

WILLIAMS FAMILY HOLDINGS, L.L.L.P.

PARCEL 59 REQ'D EASM'T. KC41090

PNT	OFFSET	STATION	ALIGNMENT
KC41250	120.00 R	211+33.35	FRIENDSHIP RD
ARC LENGTH = 33.782			
CHORD BEAR = S 36°44'16.0" E			
LNTH CHORD = 33.781			
RADIUS = 1552.009			
DEGREE = 3° 41' 30"			
KC41251	120.00 R	211+64.52	FRIENDSHIP RD
KC41252	130.00 R	211+64.52	FRIENDSHIP RD
ARC LENGTH = 34.000			
CHORD BEAR = N 36°44'16.0" W			
LNTH CHORD = 33.999			
RADIUS = 1562.009			
DEGREE = 3° 40' 5"			
KC41253	130.00 R	211+33.35	FRIENDSHIP RD
KC41250	120.00 R	211+33.35	FRIENDSHIP RD

CHRIS PUCKETT

PARCEL 67 REQ'D R/W KC40067 SEE SHEET(S) 30, 33

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	46.38	N 43°38'04.3" E	
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
ARC LENGTH = 150.270			
CHORD BEAR = S 52°14'55.4" E			
LNTH CHORD = 150.261			
RADIUS = 3900.693			
DEGREE = 1° 28' 7"			
KC40255	77.71 R	223+55.10	FRIENDSHIP ROAD
	28.50	S 69°18'32.3" W	
KC40253	100.00 R	223+36.03	FRIENDSHIP ROAD
ARC LENGTH = 34.286			
CHORD BEAR = N 60°28'52.2" W			
LNTH CHORD = 34.285			
RADIUS = 1189.000			
DEGREE = 4° 49' 7"			
KC40252	100.00 R	222+98.86	FRIENDSHIP ROAD
	107.51	N 61°18'47.1" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD

REQD R/W = 5052.64 SF
REQD R/W = 0.116 ACRES
REMAINDER = +/- 8.0 ACRES

TOTAL REQD DRWY EASMT = 0

ELSIE P. HARRISON AND GROVER C. HARRISON

PARCEL 60 REQ'D EASM'T. KC41702 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
	85.35	S 47°29'00.1" E	
KC41763	145.00 L	214+65.00	FRIENDSHIP ROAD
	45.00	S 40°36'58.1" W	
KC41764	100.00 L	214+65.00	FRIENDSHIP ROAD
ARC LENGTH = 70.381			
CHORD BEAR = N 47°52'17.2" W			
LNTH CHORD = 70.313			
RADIUS = 1332.009			
DEGREE = 4° 18' 5"			
KC41146	100.00 L	213+89.40	FRIENDSHIP ROAD
	20.03	N 40°20'15.2" E	
KC41145	120.00 L	213+88.14	FRIENDSHIP ROAD
	16.62	N 44°13'20.0" W	
KC41761	120.50 L	213+70.00	FRIENDSHIP ROAD
	24.50	N 44°25'01.8" E	
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD

REQD EASMT = 3598.49 SF
REQD EASMT = 0.083 ACRES

PARCEL 51R1 REQ'D R/W KC40051R1 SEE SHEET(S) 27, 29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40190	162.71 R	21+00.20	SWANSEY RD
	[illegible]	N 21°57'46.9" E	
KC40191	121.54 R	21+00.00	SWANSEY RD
	45.54	S 31°39'40.7" E	
KC40192	78.00 R	21+00.00	SWANSEY RD
	37.54	S 10°05'49.0" W	
KC40193	50.00 R	21+25.00	SWANSEY RD
	79.82	S 58°20'19.5" W	
KC40194	50.00 R	22+04.82	SWANSEY RD
	97.41	N 36°01'03.6" W	
SVX016426	147.13 R	22+11.82	SWANSEY RD
	115.70	N 50°23'38.0" E	
KC40190	162.71 R	21+00.20	SWANSEY RD

REQD R/W = 11020.48 SF
REQD R/W = 0.253 ACRES
REMAINDER = +/- 0.0 ACRES
TOTAL REQD DRWY EASMT = 0

PARCEL 51R2 REQ'D R/W KC40051R2 SEE SHEET(S) 27, 29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40198	101.52 L	20+90.00	SWANSEY RD
	65.39	S 14°59'24.8" W	
SVX016423	146.40 L	21+37.55	SWANSEY RD
	26.16	S 19°04'48.8" W	
KC40620	162.95 L	21+57.80	SWANSEY RD
ARC LENGTH = 35.432			
CHORD BEAR = S 79°56'33.9" W			
LNTH CHORD = 29.118			
RADIUS = 16.651			
DEGREE = 344° 5[illegible]' 46"			
KC40621	152.21 L	21+84.87	SWANSEY RD
	77.53	N 39°05'24.6" W	
SVX016424	75.29 L	21+94.90	SWANSEY RD
	25.52	N 36°00'16.4" W	
KC40197	50.00 L	21+96.82	SWANSEY RD
	71.83	N 58°30'15.5" E	
KC40196	50.00 L	21+25.00	SWANSEY RD
	41.54	S 89°30'26.0" E	
KC40233	72.00 L	20+90.00	SWANSEY RD
	29.52	S 31°39'40.7" E	
KC40198	101.52 L	20+90.00	SWANSEY RD

REQD R/W = [illegible]05.81 SF
REQD R/W = 0.20[illegible] ACRES
REMAINDER = +/- 0.0 ACRES
TOTAL REQD DRWY EASMT = 0

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS
01/07/08	NO CHANGE	01/29/10	PAR 60 DEM. EASMT ADDED.	02/23/12	PAR 66 R/W.ESMTS REVI.
03/11/08	NO CHANGE	04/27/10	PAR 64,67 R/W REVI. & 67A AD		
03/19/08	PARCEL 65 NAME CHANGE	08/12/10	PAR 51R1, 51R2 ADDED.		
05/14/08	PAR 66 RW&DW EASMT REVISED	09/15/10	PAR 67A DRIVEWAY EASMT ADD.		
08/11/09	PAR 59 D/W ESMT ADDEDD	09/15/10	PAR 65 TEMP. SLOPE ESMT ADD.		
08/11/09	PAR 66 R/W REV.& ESMT ADD.	08/29/11	PAR 66,66A R/W, ESMTS REVI.		

KISINGER CAMPO & ASSOCIATES CORP.
1720 PEACHTREE ST., N.W., SUITE 1048
ATLANTA, GA 30309

GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAN
PROJECT: STP-2984 (1)
COUNTY: HALL
DATE: 04-04-07 SH 32 OF 81

eFiled and eRecorded
DATE: 12/06/2024
TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 200 - 204
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 7495336524
PT61: 069-2024-008370
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000008, 15048 000007,
15048 000204, 15048 000025C

QUITCLAIM DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **SCOTT PUCKETT, INC.**, a Georgia corporation and **S&S HOMES BUILDERS LLC**, a Georgia limited liability company (collectively, the "Grantor"), and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part (the "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee any and all interest in those certain tracts or parcels of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described in **Exhibit "A"** attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=87122754&key1=9579&key2=191&county=69&countyname=HALL&userid=891638&appid=4 1/1

IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

SCOTT PUCKETT, INC.,
a Georgia corporation

By:
Name: Wendell Scott Puckett
Title: President

[CORPORATE SEAL]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

S&S HOMES BUILDERS LLC
a Georgia limited liability company

By:
Name: K. Scott Whitehead
Title: General Manager

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=87122754&key1=9579&key2=191&county=69&countyname=HALL&userid=891638&appid=4 1/1

EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle, said point being the POINT OF BEGINNING.

Thence, South 36 degrees 00 minutes 20 seconds East for a distance of 149.93 feet along said southwesterly right-of-way of Friendship Circle to an iron pin found (1/2" rebar);

Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar);

Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar);

Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar);

Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar at an angle iron found) on said southwesterly right-of-way of Friendship Circle;

Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.72 feet along said right-of-way to an iron pin found (1/2" rebar);

Thence, South 50 degrees 51 minutes 31 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar);

Thence, South 39 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar);

Thence, North 45 degrees 07 minutes 08 seconds East for a distance of 14.34 feet continuing along said right-of-way to a concrete monument found;

Thence, North 58 degrees 30 minutes 53 seconds East for a distance of 79.35 feet continuing along said right-of-way to an iron pin found (1/2" rebar) on the southwesterly right-of-way of Friendship Road, having a variable right-of-way width;

Thence, South 31 degrees 38 minutes 53 seconds East for a distance of 277.01 feet along said right-of-way of Friendship Road to an iron pin found (1/2" rebar);

Thence, South 31 degrees 47 minutes 53 seconds East for a distance of 325.09 feet continuing along said right-of-way to an iron pin set (1/2" rebar);

Thence, South 58 degrees 40 minutes 27 seconds West for a distance of 20.00 feet continuing along said right-of-way to a concrete monument found;

Thence along a curve to the left with an arc length of 279.27 feet, and a radius of 1552.23 feet, having a chord bearing of South 36 degrees 48 minutes 12 seconds East, and a chord length of 278.90 feet continuing along said right-of-way to an iron pin set (1/2" rebar);

Thence, South 38 degrees 59 minutes 55 seconds West for a distance of 1209.98 feet leaving said right-of-way to an iron pin found (1" rod);

Thence, South 59 degrees 53 minutes 05 seconds East for a distance of 696.58 feet to an iron pin found (1" rod);

Thence, South 80 degrees 27 minutes 26 seconds East for a distance of 197.48 feet to an iron pin found (1" rod);

Thence, South 19 degrees 38 minutes 04 seconds East for a distance of 378.40 feet to a point;

Thence, South 68 degrees 57 minutes 21 seconds East for a distance of 10.08 feet to a point in the centerline of a creek;

Thence, South 04 degrees 57 minutes 10 seconds East for a distance of 60.04 feet along said creek to a point;

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Thence, South 12 degrees 09 minutes 59 seconds East for a distance of 29.89 feet continuing along said creek to a point;

Thence, South 26 degrees 37 minutes 10 seconds West for a distance of 69.82 feet continuing along said creek to a point;

Thence, South 07 degrees 55 minutes 02 seconds East for a distance of 49.46 feet continuing along said creek to a point;

Thence, South 61 degrees 20 minutes 01 seconds West for a distance of 16.22 feet continuing along said creek to a point;

Thence, South 44 degrees 51 minutes 46 seconds West for a distance of 14.82 feet continuing along said creek to a point;

Thence, South 25 degrees 56 minutes 09 seconds East for a distance of 127.34 feet continuing along said creek to a point;

Thence, South 12 degrees 50 minutes 08 seconds East for a distance of 33.05 feet continuing along said creek to a point;

Thence, South 50 degrees 21 minutes 08 seconds East for a distance of 68.99 feet continuing along said creek to a point;

Thence, South 01 degrees 53 minutes 27 seconds East for a distance of 15.06 feet continuing along said creek to a point;

Thence, South 39 degrees 18 minutes 17 seconds West for a distance of 51.98 feet continuing along said creek to a point;

Thence, South 00 degrees 11 minutes 41 seconds West for a distance of 26.45 feet continuing along said creek to a point;

Thence, South 13 degrees 53 minutes 43 seconds East for a distance of 30.79 feet continuing along said creek to a point;

Thence, South 25 degrees 38 minutes 21 seconds West for a distance of 21.00 feet continuing along said creek to a point;

Thence, South 46 degrees 51 minutes 22 seconds West for a distance of 22.94 feet continuing along said creek to a point;

Thence, South 08 degrees 15 minutes 01 seconds East for a distance of 13.30 feet continuing along said creek to a point;

Thence, South 69 degrees 17 minutes 10 seconds East for a distance of 17.49 feet continuing along said creek to a point;

Thence, North 73 degrees 46 minutes 16 seconds East for a distance of 16.57 feet continuing along said creek to a point;

Thence, South 37 degrees 13 minutes 03 seconds West for a distance of 35.06 feet continuing along said creek to a point;

Thence, North 64 degrees 57 minutes 16 seconds West for a distance of 2258.78 feet leaving said creek to a point in the centerline of a creek;

Thence, North 52 degrees 29 minutes 57 seconds East for a distance of 10.04 feet along said creek to a point;

Thence, North 21 degrees 55 minutes 46 seconds East for a distance of 17.52 feet continuing along said creek to a point;

Thence, North 83 degrees 57 minutes 06 seconds East for a distance of 11.28 feet continuing along said creek to a point;

Thence, North 20 degrees 23 minutes 27 seconds East for a distance of 33.14 feet continuing along said creek to a point;

Thence, North 19 degrees 19 minutes 30 seconds East for a distance of 25.91 feet continuing along said creek to a point;

Thence, North 06 degrees 01 minutes 09 seconds East for a distance of 27.82 feet continuing along said creek to a point;

Thence, North 23 degrees 02 minutes 42 seconds East for a distance of 24.35 feet continuing along said creek to a point;

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Thence, North 23 degrees 45 minutes 15 seconds West for a distance of 46.39 feet continuing along said creek to a point;

Thence, North 20 degrees 08 minutes 44 seconds East for a distance of 69.27 feet continuing along said creek to a point;

Thence, North 05 degrees 34 minutes 06 seconds East for a distance of 27.99 feet continuing along said creek to a point;

Thence, North 02 degrees 19 minutes 16 seconds West for a distance of 29.68 feet continuing along said creek to a point;

Thence, North 22 degrees 36 minutes 25 seconds East for a distance of 74.06 feet continuing along said creek to a point;

Thence, North 56 degrees 50 minutes 23 seconds East for a distance of 16.55 feet continuing along said creek to a point;

Thence, North 09 degrees 29 minutes 56 seconds East for a distance of 169.14 feet leaving said creek to an iron pin found (1-1/2" rebar at a rock);

Thence, North 46 degrees 54 minutes 41 seconds West for a distance of 785.02 feet to an axel found;

Thence, North 37 degrees 57 minutes 12 seconds West for a distance of 524.89 feet to an iron pin found (3/4" open top at a rock);

Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (2" open top);

Thence, North 43 degrees 23 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (2" open top);

Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top);

Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top);

Thence, South 37 degrees 25 minutes 22 seconds East for a distance of 191.96 feet to an angle iron found;

Thence, North 70 degrees 30 minutes 28 seconds East for a distance of 435.02 feet to an iron pin found (1/2" rebar), said point being the POINT OF BEGINNING.

Said parcel of land containing 116.042 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC and First American Title Insurance Company, prepared by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised on September 17, 2024, and identified as Job No. 13751.

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eFiled and eRecorded
DATE: 12/06/2024
TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 196 - 199
FILING FEES: $25.00
TRANSFER TAX: $5,774.20
PARTICIPANT ID: 7495336524
PT61: 069-2024-008369
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000007, 15048 000204

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **S&S HOMES BUILDERS LLC**, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor," and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to the Permitted Exceptions shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

LINDA ODONNELL
NOTARY PUBLIC
EXPIRES
GEORGIA
SEPTEMBER 5, 2026
HALL COUNTY

S&S HOMES BUILDERS LLC
a Georgia limited liability company

By:
Name: K. Scott Whitehead
Title: General Manager

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EXHIBIT "A"
Legal Description

Tax Map Parcel # 15048 000007

All that tract or parcel of land lying and being in Hall County, Georgia, Friendship District described as follows:

BEGINNING at a rock corner on Buford and Hoschton Road near Friendship Church. Bounded as follows: On the north by lands of Puckett, Harrison, Elinburg and Harper on west; East by Deaton and Ruby Puckett. Said lot being 42 acres, more or less, and being the same lands deeded by Emmerson C. Holland to H. D. Puckett as recorded in Deed Book 96, pages 163-164 of the Hall County, Georgia, Deed Records.

This being same property as described in a Warranty Deed from H. D. Puckett to H. C. Bell as recorded in Deed Book 223, page 479-480 of the Hall County, Georgia Deed Records.

This also being the same property as described in a Quit Claim Deed dated May 19, 2006 from Howell C. Bell by and through Alice Pruett and Charles Bell, Trustees to Mildred M. Bell as recorded on Deed Book 5692, pages 182-183 of the Hall County, Georgia Deed Records.

LESS AND EXCEPT: A previous conveyance to Friendship Baptist Church by deed dated March 21, 1975 and recorded in Deed Book 569, page 207 of the Hall County, Georgia, Deed Records, and a second conveyance to Friendship Baptist Church by deed by June 9, 1988 and recorded in Deed Book 1227, pages 238-239 of the Hall County, Georgia, Deed Records.

LESS AND EXCEPT: A conveyance made to the Georgia Department of Transportation dated October 6, 2011, and recorded in Deed Book 6901, pages 162-166 of the Hall County, Georgia Deed Records.

TOGETHER WITH

Tax Map Parcel # 15048 000204

All that tract or parcel of land lying and being in G.M.D. Friendship, Hall County, Georgia, Tract 1, 1.500 acres, "Exemption plat for: Brenda Bell Williams", per plat thereof recorded in Plat Book 881, Page 400, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

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EXHIBIT "B"
Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2024 now due or payable.
2. No insurance is afforded as to the exact amount of acreage and/or square footage contained in the Land.
3. Easements for slopes, fills, and drainage along Friendship Circle as described in that Right of Way Deed from Howell C. Bell to Hall County dated May 22, 1997, and recorded at Deed Book 2885, Page 228, Hall County, Georgia records; as Friendship Circle is depicted on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
4. Limitations on access to Friendship Road as described in that Right of Way Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Georgia Department of Transportation dated September 24, 2009, and recorded at Deed Book 6617, Page 406, Hall County, Georgia records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
5. Limitations on access to Friendship Road as described in that Right of Way Deed from James E. McNeal and Freida M. NcNeal to Georgia Department of Transportation dated September 20, 2011, and recorded at Deed Book 6890, Page 365, Hall County, Georgia Records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
6. Access, Construction, and Maintenance Easement from Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy to Hall County, Georgia, dated September 25, 2018, and recorded at Deed Book 8222, Page 231, Hall County, Georgia Records; as affected by that Agreement to Exchange Temporary Construction Easement, by Charles D. Bell, *et al.*, dated September 9, 2023, and recorded at Deed Book 9416, page 709, aforesaid Records as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
7. Access, Construction, and Maintenance Easement from David E. Williams and Joan Williams, Co-Executors of the Estate of Edgar F. Williams, Jr. and the Estate of Helen Deaton Williams, and Williams Family Holdings, LLLP, dated August 28, 2019, and recorded at Deed Book 8324, Page 324, Hall County, Georgia Records, as affected by that Agreement to Exchange Temporary Construction Easement, by Estate of Edgar F. Williams, Jr., dated September 9, 2023, and recorded at Deed Book 9416, page 727, aforesaid Records; as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
8. All matters as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.

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eFiled and eRecorded
DATE: 12/06/2024
TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 191 - 195
FILING FEES: $25.00
TRANSFER TAX: $11,398.40
PARTICIPANT ID: 7495336524
PT61: 069-2024-008368
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000008, 15048 000025C

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **SCOTT PUCKETT, INC.**, a Georgia corporation, as party of the first part, hereinafter referred to as "Grantor," and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to the Permitted Exceptions shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:_____

[AFFIX NOTARIAL SEAL]

LISA ODONNELL
NOTARY
EXPIRES
GEORGIA
SEPTEMBER 5, 2026
PUBLIC
HALL COUNTY

SCOTT PUCKETT, INC.,
a Georgia corporation

By:
Name: Wendell Scott Puckett
Title: President

[CORPORATE SEAL]

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EXHIBIT "A"
Legal Description

Tax Map Parcel # 15048 000008

All that tract or parcel of land lying and being in the 1419th G. M. District of Hall County, Georgia and in the 1397th G. M. District of Gwinnett County, Georgia and being shown as a 98.17 acres total tract on a plat of survey for Edgar F. Williams, Jr. and Helen Deaton Williams, made by Owen Patton, Georgia Registered Land Surveyor No.1324, dated December 27, 1991 and recorded in Plat Book 161, Slide 205-A, Clerk's Office, Hall Superior Court and recorded in Plat Book 56, Page 215, Clerk's Office, Gwinnett Superior Court, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property.

LESS AND EXCEPT the real property conveyed in that General Warranty Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Old Friendship Partners, LLC, dated June 20, 2005, and recorded at Deed Book 43213, page 21, Gwinnett County, Georgia Records.

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TOGETHER WITH

Tax Map Parcel # 15048 000025C

All that tract or parcel of land lying and being in GMD 1419, Hall County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the southwest right of way of Friendship Circle (right of way varies) and the southwest right of way of Friendship Road (right of way varies), said point having the Georgia State Plane Coordinates (West Zone) of North 1500704.7867 and East 2370849.8436, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way of Friendship Road South 31 Degrees 39 Minutes 38 Seconds East for a distance of 277.02 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling South 42 Degrees 47 Minutes 42 Seconds West for a distance of 53.25 feet to a point, said point marked by a Square Rod found; THENCE South 39 Degrees 30 Minutes 53 Seconds West for a distance of 748.69 feet to a point, said point marked by a ½ inch Crimp Top Pipe found; THENCE traveling North 54 Degrees 44 Minutes 26 Seconds West for a distance of 140.17 feet to a point, said point marked by a ¾ inch Open Top Pipe found; THENCE North 55 Degrees 09 Minutes 40 Seconds West for a distance of 198.46 feet to a point, said point marked by a 42" Oak Tree; THENCE North 43 Degrees 03 Minutes 01 Seconds East for a distance of 830.11 feet to a point on the southwest right of way of Friendship Circle (right of way varies), said point marked by a ½ inch rebar pin set; THENCE traveling on said right of way North 43 Degrees 03 Minutes 01 Seconds East for a distance of 14.91 feet to a point, said point marked by a Rock found; THENCE continuing on said right of way North 58 Degrees 59 Minutes 18 Seconds East for a distance of 78.93 feet to a point on the southwest right of way of Friendship Road (right of way varies), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.131 Acres.

Said property being known as 3746 Friendship Circle according to the present system of numbering properties in Hall County, Georgia. Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

84340 Description

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EXHIBIT "B"
Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2024 now due or payable.
2. No insurance is afforded as to the exact amount of acreage and/or square footage contained in the Land.
3. Easements for slopes, fills, and drainage along Friendship Circle as described in that Right of Way Deed from Howell C. Bell to Hall County dated May 22, 1997, and recorded at Deed Book 2885, Page 228, Hall County, Georgia records; as Friendship Circle is depicted on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
4. Limitations on access to Friendship Road as described in that Right of Way Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Georgia Department of Transportation dated September 24, 2009, and recorded at Deed Book 6617, Page 406, Hall County, Georgia records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
5. Limitations on access to Friendship Road as described in that Right of Way Deed from James E. McNeal and Freida M. NcNeal to Georgia Department of Transportation dated September 20, 2011, and recorded at Deed Book 6890, Page 365, Hall County, Georgia Records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
6. Access, Construction, and Maintenance Easement from Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy to Hall County, Georgia, dated September 25, 2018, and recorded at Deed Book 8222, Page 231, Hall County, Georgia Records; as affected by that Agreement to Exchange Temporary Construction Easement, by Charles D. Bell, *et al.*, dated September 9, 2023, and recorded at Deed Book 9416, page 709, aforesaid Records as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
7. Access, Construction, and Maintenance Easement from David E. Williams and Joan Williams, Co-Executors of the Estate of Edgar F. Williams, Jr. and the Estate of Helen Deaton Williams, and Williams Family Holdings, LLLP, dated August 28, 2019, and recorded at Deed Book 8324, Page 324, Hall County, Georgia Records, as affected by that Agreement to Exchange Temporary Construction Easement, by Estate of Edgar F. Williams, Jr., dated September 9, 2023, and recorded at Deed Book 9416, page 727, aforesaid Records; as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
8. All matters as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.

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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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

3702 3703 Friendship Place

* ~~3650 Sagecrest Drive,~~ Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

Thanks,

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

Thank you,

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

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

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.

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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

3702 & 3703 Friendship Place

7. **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) ~~3650 Sagecrest Drive~~ | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

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: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
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GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES
DIRECTOR
Kristie Turner

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

  3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

  3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

Outlook

Public Notice Signs - 3702 & 3703 Friendship Place

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 7/22/2026 9:40 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

11 attachments (27 MB)

IMG_1160.jpeg; IMG_1159.jpeg; IMG_1158.jpeg; IMG_1157.jpeg; IMG_1156.jpeg; IMG_1155.jpeg; IMG_1154.jpeg; IMG_1153.jpeg; IMG_1152.jpeg; IMG_1151.jpeg; IMG_1150.jpeg;

From: Lamonte Dozier (Marshals) <ldozier@hallcounty.org>
Sent: Tuesday, July 21, 2026 4:56 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: Re: Public Notice Signs - 3702 & 3703 Friendship Place

Total of four signs at the intersection of Friendship Rd and Friendship Pl. Four signs at Friendship Pl and Friendship Circle. One sign is at 3654 Friendship Rd and two signs are off of Friendship Circle at 3746 and 3774.

Thank You,
Officer L. Dozier Badge 907
Marshal's Office
Hall County Community Development and Infrastructure
(770) 531-6762 | www.hallcounty.org

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: N/A

BOARD OF COMMISSIONERS — Date: AUG. 13 2024

Time: 6:00 PM

3654

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2026
Time: 6:00 P.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE

FOR MORE INFORMATION CALL: (770) 531-[illegible]

3654

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: REZONE FROM AR-1 TO PRD TO INCLUDE ADDITIONAL PARCELS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BRUNS ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

3302

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2024
Time: 6:00 P.M.

HALL COUNTY GOVERNMENTAL CENTER, 2875 BRADEN RIVER, GAINESVILL, GA

FOR MORE INFORMATION CALL: (770) 531-6907



3702

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: REZONE FROM AR-1 TO PRD TO INCLUDE ADDITIONAL PARCELS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: AUG 13 2020

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER 2875 BROWNS BRIDGE RO

FOR MORE INFORMATION CALL

3702


FROM THE HIGH $300'S
taylor morrison
WEATHERFIELD
NEW HOMES
NOW SELLING
770.651.0440
WeatherfieldTM.com
ZONING NOTICE
3703

ZONING NOTICE

ZONING NOTICE

3707


ZONING NOTICE
ZONING NOTICE
STOP
3703

3774

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION Date: N/A Time: N/A

COUNTY COMMISSION Date: AUG 13 2026 Time: 10:00 AM


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC
REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS
PUBLIC HEARINGS WILL BE HELD ON:
Date: N/A
Time: N/A
Date: AUG. 13 2026
Time: 6:00 p.m.
FOR MORE INFORMATION CALL: (770) 531-6809
3746

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 498/2026

SUBJECT: **3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Variance to Section 8.6 |** to sign standards | on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C **| Proposed Use: Second entrance sign |** Commission District 1 **| Taylor Morrison of Georgia, LLC, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11.

1. The property shall be developed in accordance with the site plan dated December 6, 2024, sign renderings dated May 6, 2026, and as described in the project narrative received June 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Variance to Section 8.6 | to sign standards | on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Taylor Morrison of Georgia, LLC
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) & Planned Residential Development (PRD) to Planned Residential Development (PRD) (B) **Special Use** | to amend conditions of a PRD (C) **Variance to Section 8.6** | to sign standards
Proposed Use	(A) Inclusion of additional parcels for subdivision entrance signs (B) Inclusion of additional parcels for subdivision entrance signs (C) Second entrance sign
Size	116.47± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) & Planned Residential Development (PRD) **Proposed:** Planned Residential Development (PRD)
Location	**3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle |** Tax Parcels 15048 00241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C
Commission District	One
County Commission Date	August 13, 2026
Staff Recommendation	**(A) Approval,** as the proposed use is a minor expansion to the zoning of the associated subdivision. **(B) Approval,** as the proposed use is complimentary with the associated subdivision. **(C) Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0021 (B) HZCU26-0021 (C) HVAR26-0028

(A) (B) & (C) Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated December 6, 2024, sign renderings dated May 6, 2026, and as described in the project narrative received June 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

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

The following should be considered as an exception to the Unified Development Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

- **<u>Section 8.6.11.C – Entrance Signs – Number</u>** – One sign per street entrance.
  - Two entrance signs proposed at single street entrance.

<u>Summary Analysis</u>

The applicant has submitted three concurrent requests: (A) Rezoning from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for two tracts of 0.21± and 0.25± acres, (B) Special Use to amend conditions of the Weatherfield Subdivision, a Planned Residential Development (PRD), and (C) Variance to Section 8.6 to allow a second entrance sign on one of the parcels proposed for rezoning and incorporation into the subdivision.

The rezoning for the Weatherfield Subdivision, a 116± acre site, was approved on November 17, 2022, for the development of 143 townhomes, 341 single-family residential lots and amenities (ZON2022-00069). The site is currently under development (HDEV24-0015).

The surrounding properties are zoned and developed as outlined below:

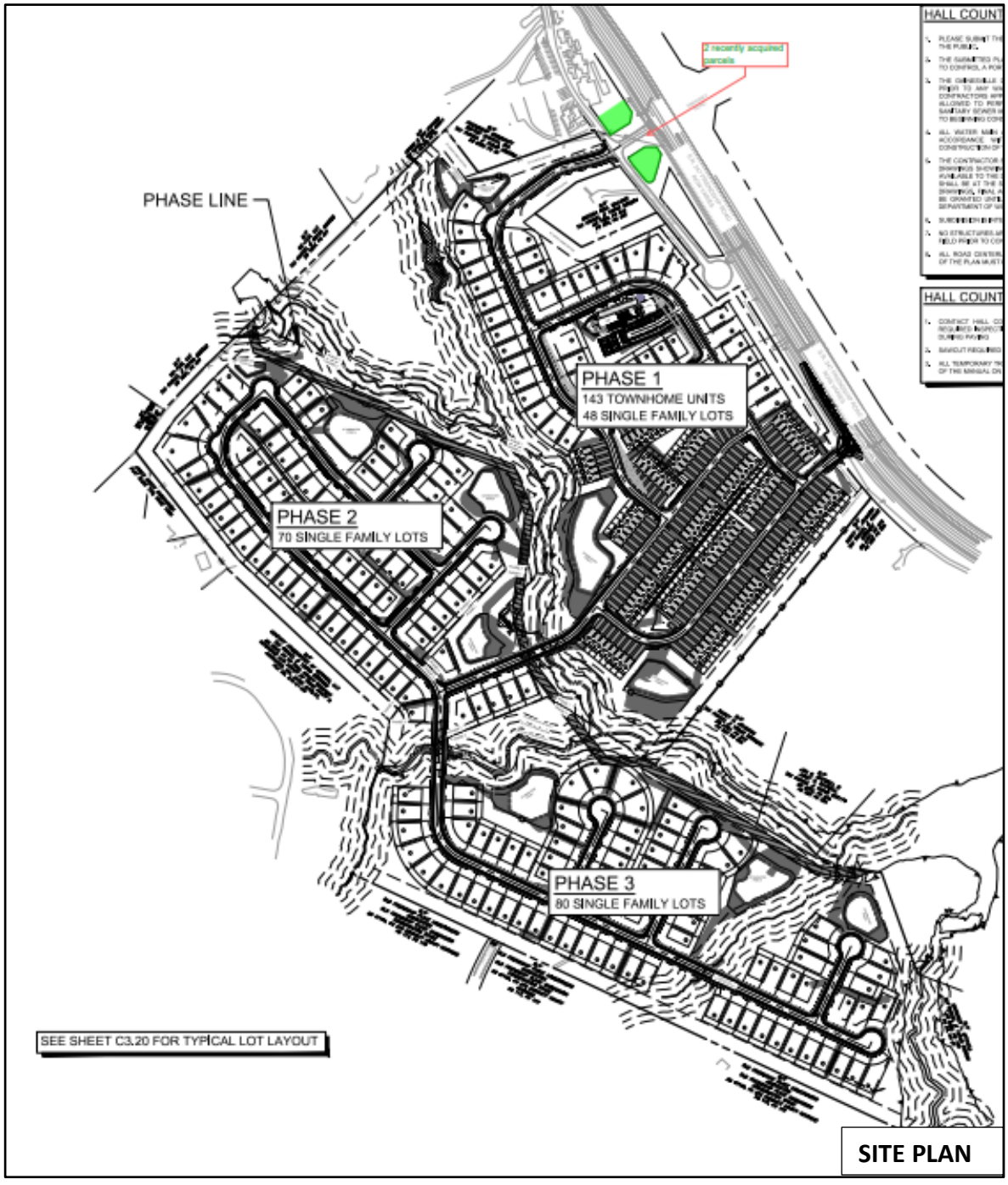
North: Flowery Branch Heavy Industrial (M-2); Planned Residential Development (PRD): church, 127 lot residential subdivision (in development HDEV24-0072); Agricultural Residential 1 (AR-1): Single-family residence

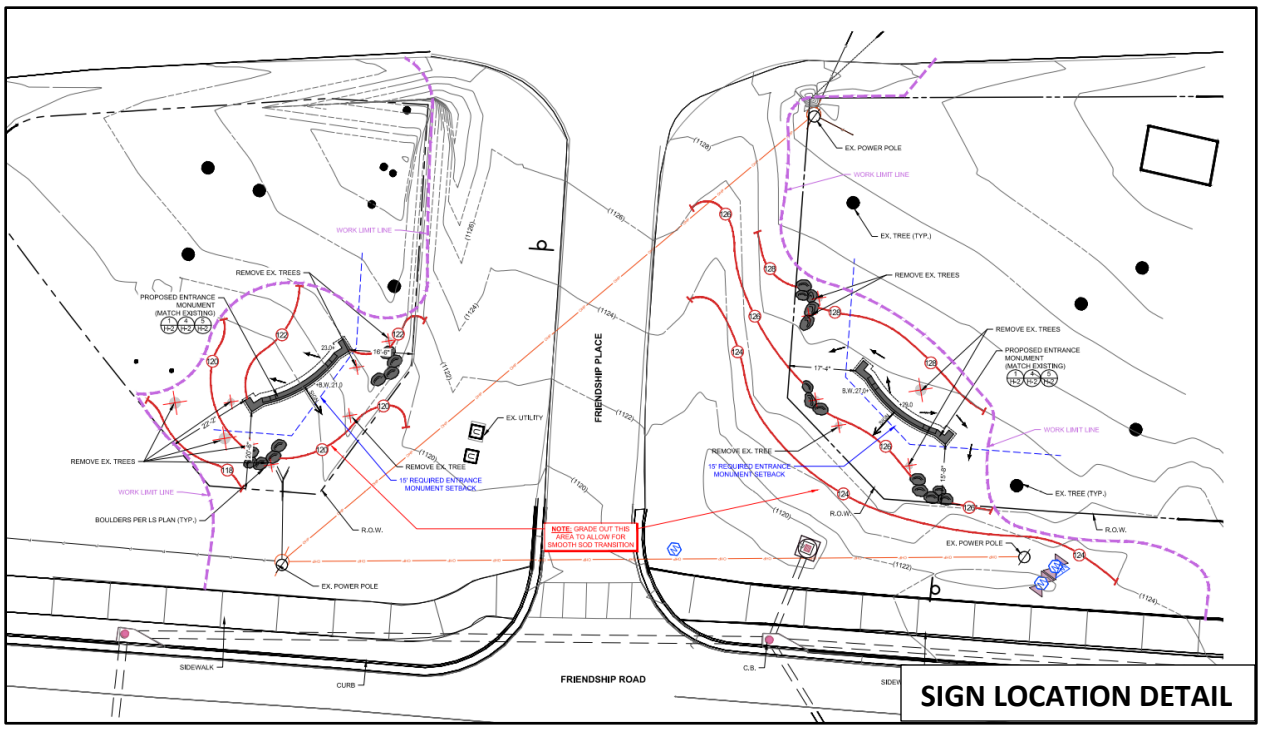
East: Agricultural Residential 1 (AR-1): Single-family residences; Highway Business (H-B): single-family residence; Planned Residential Development (PRD): Harrison Farms subdivision (HZON23-0059, HDEV24-0089);

South: Agricultural Residential 1 (AR-1): Single-family residences; Planned Residential Development (PRD): Estates @ Old Friendship; Gwinnett County

West: Planned Residential Development (PRD): single-family residences & 127 lot residential subdivision (in development HDEV24-0072); Planned Commercial Development (PCD): undeveloped mixed use development (HZON24-0031); Residential 1 (R-1): single-family residences

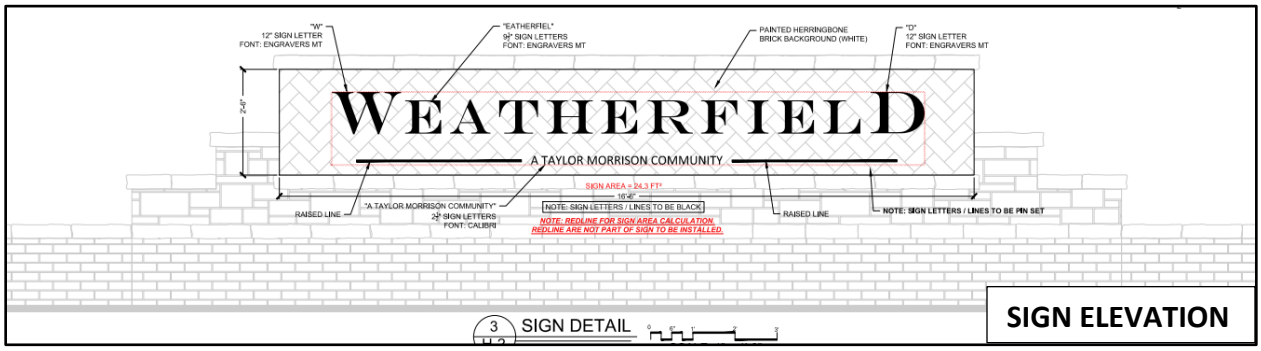
Per the submitted narrative and site, the applicant proposes to incorporate two parcels recently acquired from the Georgia Department of Transportation (highlighted in green) into the Weatherfield Subdivision, currently under development, for the purpose of constructing an entrance sign to the subdivision on each parcel.





SIGN LOCATION DETAIL

The proposed entrance sign design meets the applicable size and setback requirements; however, the Unified Development Code permits only one entrance sign per street entrance, and the applicant proposes a sign on each corner, resulting in a total of two signs at the proposed new entrance for the development. A single entrance sign was approved for the original entrance to the subdivision on the northwest corner of Friendship Circle and Weatherly Trail, however not installed (HSGN25-0084).



SIGN ELEVATION

Although the subject parcels are not designated on the Future Land Use Map due to their previous use as right-of-way, adjacent parcels on the west side of Friendship Road, including the Weatherfield Subdivision, are designated as Regional Activity Center. Therefore, it is reasonable to consider the two parcels proposed for rezoning as consistent with that designation. 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 "Regional Activity Center." Regional Activity Nodes and Corridors are 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. Where there is residential development, a maximum density of up to 16 dwellings per acre may be permitted at the discretion of the BOC.

(A) & (B) Zoning Analysis

When considering a zoning amendment or 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 rezoning and special use are suitable in view of the approved subdivision to which the parcels would belong.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning and special use proposal do not appear to adversely affect the existing use or usability of adjacent properties as Friendship Place is the entrance to the Weatherfield Subdivision.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The two parcels proposed for rezoning have limited reasonable economic use under their current zoning. Due to their small size and status as former right-of-way parcels, they are not suitable for conventional commercial or residential development.**

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 incorporation of the subject parcels into the Weatherfield Subdivision for use as entrance signage 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 rezoning and special use are consistent with the Regional Activity Centers future land use designation and the adjacent Weatherfield Subdivision.**

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; **As the properties are currently unzoned, the applicant is unable to utilize them unless they are assigned zoning and incorporated into the Weatherfield Subdivision. Rezoning the parcels allows their functional use while resulting in no identifiable adverse impact to the public.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; The two parcels proposed for rezoning are recently acquired right-of-way from the Georgia Department of Transportation and are 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; **The subject parcels are currently unzoned and consist of former right-of-way, which limits their potential use. Rezoning and incorporating them into the Weatherfield Subdivision is necessary for the applicant to utilize the properties, and no conditions have been identified that would hinder their development for the proposed use.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed rezoning would not create an isolated district, as the two parcels would be incorporated into the adjacent Weatherfield Subdivision and function as part of the existing development.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **The two parcels subject to the rezoning and special use are currently unzoned because they consist of former Georgia Department of Transportation right-of-way, resulting in boundaries that do not reflect existing development patterns.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the County as a whole or the immediate neighborhood.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **As the proposed use is for entrance signs to the adjacent subdivision, another site is not suitable for the applicant's intent to provide signage to the subdivision.**

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

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

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning, as the parcels are former Georgia Department of Transportation right-of-way**

(C) <u>Zoning Analysis</u> – Variance to Section 8.6, Signs

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 Statement of Hardship indicates that the property fronts a heavily traveled multi-lane roadway, Friendship Road, which has a road grade change affecting visibility. Because of these conditions, signage placed on only one side of the subdivision entrance is difficult for motorists to see. The hardship arises from the lot's size, shape, and topography, not from any personal or economic circumstances.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The application of the requirements of this UDC may limit visibility of the signage due to the property fronting busy multi-lane road with a grade change.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The conditions of Friendship Road create visibility issues for traffic.**

4. Such conditions are not the result of any actions of the property owner**; The road conditions of Friendship Road are not the result of any 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; **Granting relief in this case will not directly impair the broader purposes of the Unified Development Code or cause substantial detriment to the public good.**

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<u>11.2.6.E - Submission requirements</u>

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 July 7, 2026, the Hall County Environmental Health Department stated, "No comment. Public Sewer."

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1."

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
Traffic has no issue with the request to place entrance signs.

Utilities:
No comment. Property is served by Hall County sewer.

Hall County Fire Marshal
In a memorandum dated July 10, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)
Taylor Morrison of Georgia, LLC
4400 North Point Pkwy, Suite 295

Phone [redacted]
Email Address brtaylor@taylormorrison.com

Property Owner (Name and Mailing Address)
same as Applicant

Phone
Email Address

Location of Property Friendship Rd at Swansey Rd 3702 & 3703 Friendship Place 15048 000241 & 15048 000242
3774 & 3746 Friendship Circle, 3654 Friendship Road
15048 000008, 15048 000007 & 15048 000025C

Present Zoning R/W AR1 Existing Structures N/A

Type of Appeal:

_____	Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____	Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
X	Sign Variance Request for 2nd subdivision entrance sign	___ 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: ___ Plat of Property ___ Site Plan
___ Deed of Property ___ Floor Plans
___ Hardship Statement ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:
I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Brian Taylor Date 6/10/26

Sign BTaylor Date 6/10/26

I hereby withdraw this application. Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

CERTIFICATE OF INCUMBENCY AND AUTHORITY
TAYLOR MORRISON OF GEORGIA, LLC

I, the undersigned, hereby certify as follows:

1. I am the Assistant Secretary of Taylor Morrison of Georgia, LLC, a Georgia limited liability company (the "**Company**").

2. I am also the Assistant Secretary of Taylor Morrison, Inc., a Delaware Corporation, the sole and managing member of the Company (the "**Member**").

3. Pursuant to the authority granted under the Amended and Restated Operating Agreement of the Company, the Member has exercised its option to appoint officers and authorized agents of the Company.

4. The following are the current officers and authorized agents of the Company as of the Effective Date of this Certificate of Incumbency and Authority:

OFFICERS:

Name	**Title**
Addington, Sheri	Vice President (Corporate)
Briones, Tracy	Vice President (Corporate)
Cardenas, Myles	Authorized Agent (Atlanta) - Land Permits Authorized Agent (Atlanta) - Land Development
Cline, Ronnie	Vice President (Atlanta) Residential Light Qualifying Agent
Coburn, Brian	Vice President (Atlanta)
Daniele, Thomas	Authorized Agent (Atlanta) - Customer Service
Estrada, Caroline G.	Assistant Secretary (Corporate)
Felver, Carrolline*	Vice President (Jacksonville)
Fox, Edward ("Ted")	Vice President (Corporate/Regional – Resort Lifestyle Brand)
Green, Foster	Authorized Agent (Atlanta) - Sales
Hampson, Jeremy*	Vice President (Jacksonville)
Kempton, John Steven ("Steve")	President (Corporate)
Keuning, Scott*	Vice President (Jacksonville)
MacPherson, Bradley ("Porter")	Vice President (Atlanta)
Maynard, Walter ("Mason")	Vice President (Atlanta)

Name	Title
McNeil, Christy A.	Assistant Secretary (Corporate)
Merrill, S. Todd	Chief Legal Officer, Executive Vice President, Secretary (Corporate)
Novell, Candace ("Candi")	Vice President, Assistant Secretary (Corporate)
Owens, Michael*	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development
Pou, Jaime	Vice President (Atlanta)
Sheppard, Shannon	Vice President, Assistant Secretary (Corporate)
Somers, Lindsay*	Vice President (Jacksonville)
Suker, Brian	Vice President (Atlanta)
Taylor, Brian	Vice President (Atlanta)
Thomas, Dominique	Authorized Agent (Atlanta) - Finance
Trahan, Christopher*	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development Authorized Agent (Jacksonville) - Land Permits
VanHyfte, Curtis ("Curt")	Chief Financial Officer, Executive Vice President (Corporate)
Wolf, Philip ("Phil") C.	Vice President, Assistant Secretary (Corporate)

Jacksonville Division team members as applicable to transactions regarding the Company's communities located in St. Marys, Georgia (currently including the Esplanade at St. Mary's community).

5. It is within the scope of authority of the President or any Vice President to execute documentation in the name of and on behalf of the Company, and to do and perform, or cause to be done and performed, all acts and things as such individual shall deem necessary, advisable or appropriate including without limitation, any real property related filings, contracts, bonds, applications and agreements for utilities, subdivision performance agreements, development agreements and permits, any and all documents to acquire, finance, lease or convey real and personal property (including, without limitation, purchase and sale agreements, assignments, deeds, loans, guaranties, pledges, closing documents, affidavits, indemnities, amendments, certificates and other ancillary agreements and instruments), as well as any and all documents as may be required in connection with development, entitlement and construction relating to the Company, or appearance at hearings as the Company's representative.

6. Pursuant to those certain Resolutions by Written Consent of the Board of Directors to delegate authority to appoint Authorized Agents and Signers appointing them as of the unmodified "Effective Date" of this Certificate, it is within the scope of authority of the above-

named Authorized Agents in the Atlanta or Jacksonville Divisions, as indicated, to exercise the following authority (as applicable):

Authorized Agent - Closing: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreement amendments and related addenda, escrow instructions and FHA and VA certifications in connection with any of the Company's respective communities or properties, **excluding**, however, purchase agreements, deeds and any other documentation requiring recordation in the public records not otherwise already identified above.

Authorized Agent - Customer Service: Authority to execute on behalf of the Company, documents related to and incidental to responding to any inquiries and to enter into, execute, deliver and perform any and all further papers, documents, agreements, certificates and instruments that the Company deems necessary, appropriate or desirable in connection with any and all of the Company's past, current and future purchasing and vertical construction related warranty matters as more particularly set forth below with respect to the Company:

1. Purchase Orders ("PO's") for warranty related items only, exclusive of new construction.
2. Non-Disclosure Agreements ("NDA's"), subject to the approval of Legal in limited Warranty situations only.
3. Department Budget.
4. Department overhead.
5. Represent Company at Small Claims Court Hearings and approve Settlement Amounts, subject to the directive of Division Management.
6. Confidential Settlement and Release Agreements for customer services non-litigation matters with Management's prior approval.
7. Better Business Bureau responses.
8. Vertical post-closing permits, unrelated to common area improvements.
9. Vertical Construction, Remediation and Move-out Agreements, as well as amendments, exhibits and addenda, post-closing only and unrelated to common area improvements.
10. General purchasing and vertical construction-related correspondence, post-closing only and unrelated to common area improvements.
11. Any other documents not otherwise already reflected above, which are related and/or incidental to the purchase of supplies or engagement of services relating to home warranty and/or related residential lot improvements and unrelated to common area improvements or original construction.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical (including P.O.s) or Land Master Agreements or ancillary addendum or amendments thereto, post-closing Professional Services Agreements and/or proposals, home sales documents and contracts, leasebacks, Closing Disclosures and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company; any document relating to the Company's purchasing and vertical construction matters outside of the respective Authorized Agent's Division; any document that is otherwise in conflict with the then current Purchasing Guidelines, Code of Ethics Policy, Finance Policy and/or Construction Policy at the time of its execution, as such

documents may be amended from time to time and any document that is or will be recorded in the official records.

Authorized Agent - Finance: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, serving as an authorized signer for a bank account, **excluding,** however, deeds, memorandum of leases and any other documentation requiring recordation not otherwise already identified above.

Authorized Agent - House Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's permits for the construction of homes and other vertical improvements for real property relating to the Authorized Agent's Division. Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical Construction Agreements and home sales documents and contracts, leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's Division.

Authorized Agent - Land Acquisition: Authority to execute any and all instruments and take all other action required on behalf of the Company related to and incidental to the Company's respective Division's land acquisition activities in the ordinary course of work, including but not limited to, development approval permits or development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, bonds and surety bonds for public improvement (including CFDs, CCDs and MUDs, if applicable to the jurisdiction in which the Company operates), financing documents not otherwise excluded in the paragraph below, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, as Authorized Agent and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contracts Signing Authority, the Company's home sales documents and contracts (including amendments and addenda thereto), all contracts for the purchase or sale of land and all amendments and addenda to such contracts (collectively, "Land Contracts"), Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's respective Division.

Authorized Agent - Land Development: Authority to execute on behalf of the Company any documents related to and incidental to the Company's respective Division's land development activities in the ordinary course of work, including but not limited to, development approval permits, development agreements (federal, state or local and including but not limited to FDEP and WMD permits and letters of authorizations), state or municipal filings, matters generally relating to stormwater, health & safety and environmental regulations at the federal, state or municipal level, bonds and surety bonds for public improvement (including CFDs, CCDs and MUDs, if applicable to the jurisdiction in which the Company operates), financing documents not otherwise excluded in the paragraph below, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, documents related to the construction of homes, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contract Signing Authority, the Company's home sales documents and contracts (including amendments and addenda thereto), Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, title closing documents, land acquisition purchase and sale agreements (including amendments and addenda thereto) for real property conveyed, purchased or sold by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's respective Division.

Authorized Agent - Land Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's development approval permits or development agreements (federal, state or local and including but not limited to permits and letters of authorization). Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: Any documents not otherwise permitted by Taylor Morrison's Corporate Policies (including, but not limited to ICA, Finance and Sales) regarding Land Contract Signing Authority, the Company's land acquisition purchase and sale agreements and home sales documents and contracts (including amendments and addenda thereto), leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, homeowner's association documents (to be signed by officers of declarant or HOA Board member(s) only, as applicable), promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the respective Authorized Agent's Division.

Authorized Agent - Sales: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, **excluding,** however, deeds, memorandums of lease and any other documentation requiring recordation in the public records not otherwise already identified above.

7. Without the need for further confirmation, the foregoing may be relied upon as true and accurate by any regulatory authority, lender, Title Company or other third party.

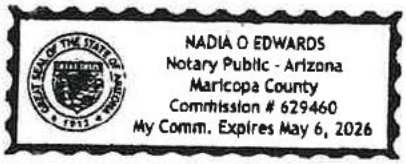
[Signatures appear on following page]

IN WITNESS WHEREOF, I hereunto subscribe my name on April 20, 2026 (the "**Effective Date**").

Caroline G. Estrada, Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on April 20, 2026, by Caroline G. Estrada, Assistant Secretary of Taylor Morrison of Georgia, LLC on behalf of said entity. She is personally known to me.



Notary Public – State of Arizona

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 6/10/26

Applicant's/Owner's Name (Printed): Brian Taylor

TaylorMorrison

TAYLOR MORRISON
OF GEORGIA, LLC.
4400 North Point Parkway
Suite 295
Alpharetta, GA 30022

To whom it may concern,

Weatherfield is a single-family residential development by Taylor Morrison of Georgia, LLC containing both single-family homes and town homes. The project has previously been zoned PRD-C and is currently under development.

Taylor Morrison of Georgia, LLC is submitting the following application for rezoning, special use request and variance application to request consideration and approval for (2) monument signs to be installed along our project frontage at Friendship Rd and Swansey Rd. The signs will be installed along both sides of Swansey Rd on parcels we recently acquired from the GA Dept of Transportation.

We appreciate the opportunity to submit this request and look forward to working with Hall County.

Respectfully submitted,
Taylor Morrison of Georgia, LLC

Brian Taylor
VP, Land Development

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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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).

Request to install 2 monument signs at subdvision entrance at Swansey Rd and Friendship Rd. Friendship Rd is a heavily travelled thoroughfare and the road grade makes it difficut to see the signage if only allowed on one side of street.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Existing road grades and multi-lane road make the entrance signage difficult to see if only on one side of street.

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.

This is a site specific request based on location of parcels in relation to the road grade

4. Such conditions are not the result of any actions of the property owner.

Existing conditions dictate this request

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

This is a site specific request based on location of parcels in relation to the road grade

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

Applicant _____ **Date** 6/10/26

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3. THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
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2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM HALL REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE HALL, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF HALL CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE HALL STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE HALL, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY HALL COUNTY SEWER SERVICE DISTRICT 1.
8. ALL PROPOSED LIGHTING SHALL BE LOW-LEVEL, NON-SPILL TYPE.
9. AMENITIES SHALL BE PERMITTED SEPARATELY.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
13. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
14. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
17. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
18. THERE ARE WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
19. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
20. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR MAINTENANCE OF COMMON SPACE AND AMENITIES.
21. A NOTICE OF INTENT (NOI) MUST BE FILED BEFORE ANY PORTION OF THE PROPERTY IS DEDICATED TO THE PUBLIC

CURB LEGEND:

- 24" NORMAL CURB & GUTTER (DETAIL C9.00)
- 24" ROLL & GUTTER CURB (DETAIL C9.00)

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

WEATHERFIELD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

FRIENDSHIP G.M.D. 1419
HALL COUNTY, GA

FOR **TAYLOR MORRISON**
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30022
P: 770.741.0268

HALL COUNTY PROJECT# HDEV24-0015

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI 12/6/24

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2027

MASTER SITE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 12/06/2024
PROJECT: 23270.00

GRID NORTH
GEORGIA WEST ZONE

C3.00
SHEET

HALL COUNTY

Approved Plans Shall Be Maintained On Site At All Times During Construction

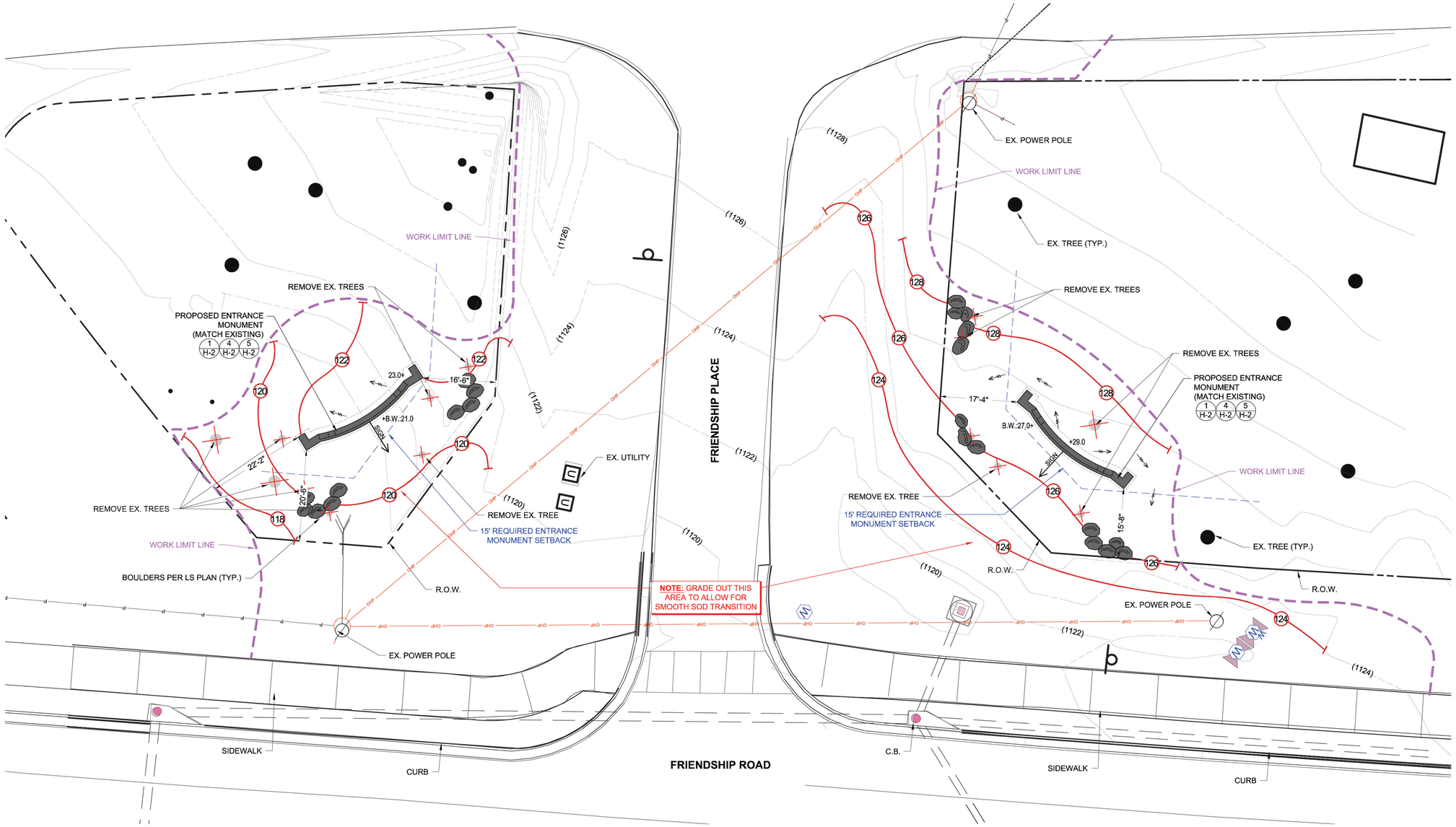
J:\2023\23270000\Dgn_Jaimineer\C3.00 - SITE PLAN - 23270000.dwg - COncise - 12/6/2024 9:46 AM

NOTES:

- ***CONTRACTOR TO HAVE ALL HARDSCAPE IMPROVEMENTS STAKED BY A LICENSED SURVEYOR.***
- ALL WORK TO BE IN ACCORDANCE WITH ALL LOCAL CODES.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO BEGINNING WORK.
- VERIFY ALL PROPOSED HARDSCAPE MATERIALS WITH OWNER PRIOR TO INSTALLATION. PROVIDE MATERIAL SAMPLES TO OWNER AS NECESSARY.

NOTE:

- ***REMOVE ALL EXISTING TREES & VEGETATION WITHIN WORK LIMIT LINES TO ALLOW FOR PROPOSED ENTRANCE MONUMENTS & PROPOSED PLANTING PER LANDSCAPE PLAN.***



1 / H-1 LAYOUT PLAN
SCALE: 1" = 10'

0 10' 20' 30'
SCALE:1" = 10'

LEGEND:

- EXISTING CONTOUR: (130)
- PROPOSED CONTOUR: (P&A PLAN) 130
- EXISTING SPOT ELEVATION: + (130)
- PROPOSED SPOT ELEVATION: + 130

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POLLOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2502 ABBEY COURT
ALPHARETTA,GA 30004
(770) 569-5900

SCALE: AS NOTED

WEATHERFIELD
FRIENDSHIP PLACE ENTRANCE
HARDSCAPE DEVELOPMENT PLAN
PREPARED FOR: TAYLOR MORRISON

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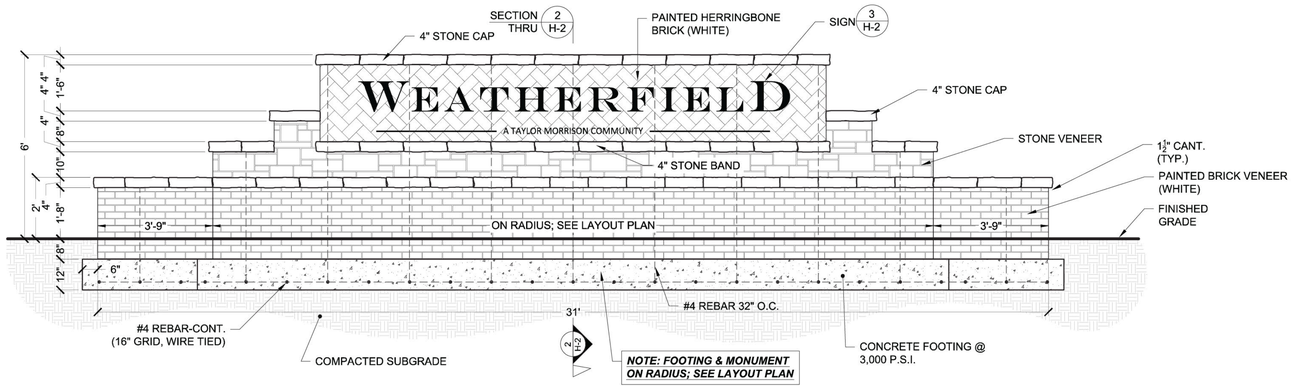
REVISIONS:

STAMP:

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1172 JIM ASKEW POLLOCK

DATE: 5-6-2026
DRAWN BY: J.PINION
CHECKED BY: B.F.

SHEET NUMBER
H-1

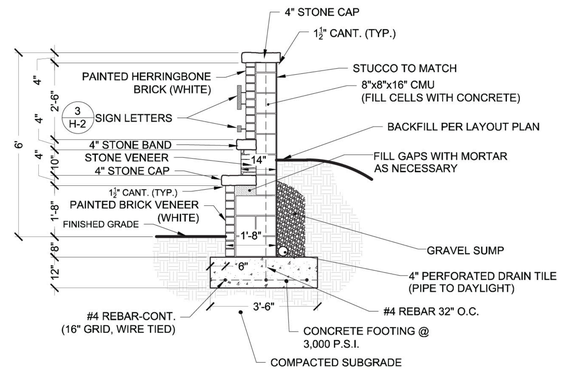


1 H-2 ENTRANCE MONUMENT ELEVATION

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

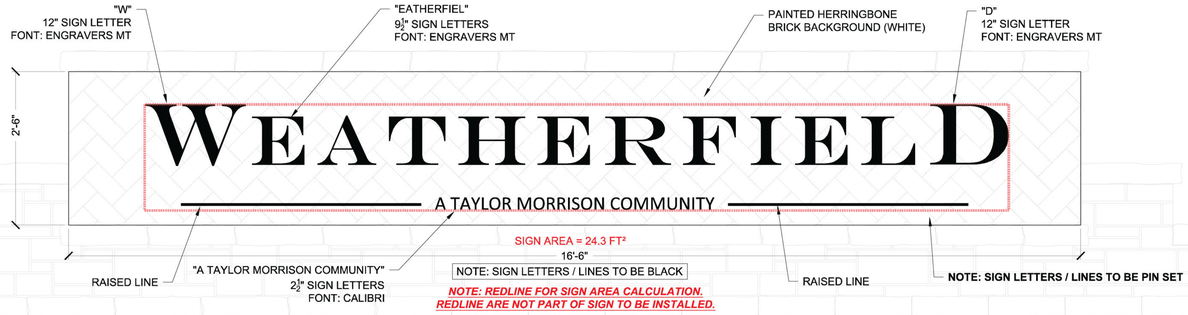


2 H-2 SECTION THRU ENTRANCE MONUMENT

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

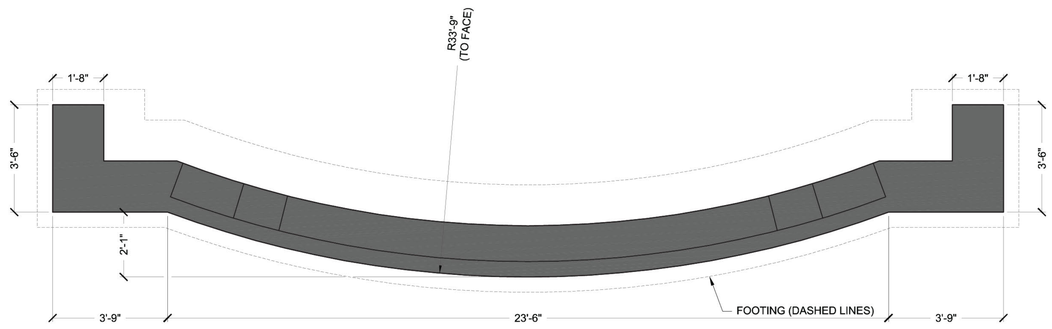


3 H-2 SIGN DETAIL

SCALE: 1"= 1'-0"

0 6" 1' 2' 3'

SCALE: 1" = 1'-0"



4 H-2 ENTRANCE MONUMENT PLAN ENLARGEMENT

SCALE: 1½"= 1'-0"

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"



5 H-2 ENTRANCE MONUMENT RENDERING

SCALE: N.T.S.

0 1' 2' 4' 6'

SCALE: ½" = 1'-0"

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LANDSCAPE ARCHITECTS
2502 ABBEY COURT
ALPHARETTA, GA 30004
(770) 569-5900

SCALE: AS NOTED

WEATHERFIELD
HARDSCAPE DEVELOPMENT PLAN
PREPARED FOR: TAYLOR MORRISON

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REVISIONS:

STAMP:

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 775 TIM KREW POLLOCK

DATE: 5-6-2026

DRAWN BY: J.PINION

CHECKED BY: B.F.

SHEET NUMBER
H-2

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1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM HALL REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE HALL, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF HALL CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE HALL STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE HALL, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY HALL COUNTY SEWER SERVICE DISTRICT 1.
8. ALL PROPOSED LIGHTING SHALL BE LOW-LEVEL, NON-SPILL TYPE.
9. AMENITIES SHALL BE PERMITTED SEPARATELY.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
13. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
14. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
17. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
18. THERE ARE WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
19. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
20. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR MAINTENANCE OF COMMON SPACE AND AMENITIES.
21. A NOTICE OF INTENT (NOI) MUST BE FILED BEFORE ANY PORTION OF THE PROPERTY IS DEDICATED TO THE PUBLIC

CURB LEGEND:

- 24" NORMAL CURB & GUTTER (DETAIL C9.00)
- 24" ROLL & GUTTER CURB (DETAIL C9.00)

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

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PROJECT

WEATHERFIELD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

FRIENDSHIP G.M.D. 1419
HALL COUNTY, GA

FOR **TAYLOR MORRISON**
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30022
P: 770.741.0268

HALL COUNTY PROJECT# HDEV24-0015

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE:

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI 12/6/24

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2027

MASTER SITE PLAN

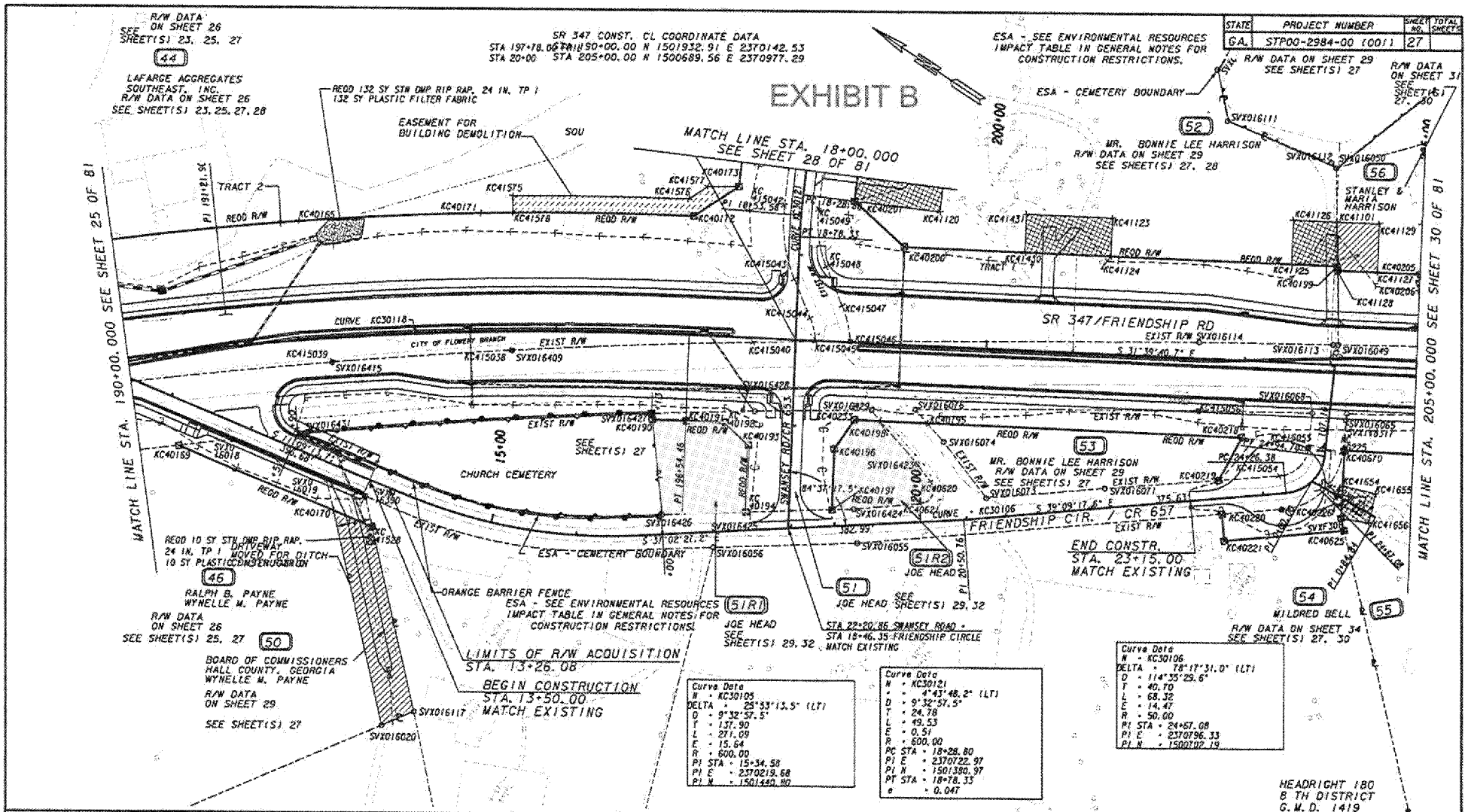
0 100 200 400 600

SCALE: 1" = 200'
DATE: 12/06/2024
PROJECT: 23270.00

GRID NORTH
GEORGIA WEST ZONE

C3.00
SHEET

Plotted: 12/6/2024 9:48 AM By: Matthew Kaczenski
J:\2023\23270000\04_plan\sheet\C3.00 - SITE PLAN - 23270000.dwg - CCrouse - 12/6/2024 9:48 AM



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	27	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	32	81

THOMAS CLACK

PARCEL 64 REQ'D R/W KC40064 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD
	119.67	N 43°48'25.6" E	
SVXH18506	2.00 R	216+34.18	FRIENDSHIP ROAD
	371.85	S 55°43'49.8" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	70.06	S 43°48'28.7" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	222.12	N 61°18'47.1" W	
KC40241	100.00 R	217+63.86	FRIENDSHIP ROAD
	161.33	N 65°28'33.1" W	
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD

REQD R/W = 33487.00 SF
REQD R/W = 0.769 ACRES
REMAINDER = +/- 5.2 ACRES

TOTAL REQD DRWY EASMT = 1

PARCEL 64 REQ'D DRWY. EASM'T. KC41040

PNT	OFFSET	STATION	ALIGNMENT
KC41147	140.00 R	218+00.00	FRIENDSHIP RD
KC41148	100.00 R	218+00.00	FRIENDSHIP RD
KC41149	100.00 R	219+25.00	FRIENDSHIP RD
KC41150	140.00 R	219+25.00	FRIENDSHIP RD
KC41147	140.00 R	218+00.00	FRIENDSHIP RD

MARIO NOVELL

PARCEL 65 REQ'D R/W KC40065 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40244	81.92 L	217+89.18	FRIENDSHIP RD
ARC LENGTH = 48.496			
CHORD BEAR = N 12°09'53.4" W			
LNTH CHORD = 43.386			
RADIUS = 30.000			
DEGREE = 190° 59' 16''			
KC40243	114.73 L	217+60.61	FRIENDSHIP RD
	32.89	N 34°08'46.5" E	
KC40245	147.48 L	217+63.94	FRIENDSHIP RD
	59.62	S 8°31'48.7" E	
KC40246	100.00 L	218+00.00	FRIENDSHIP RD
	154.55	S 61°18'47.1" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	26.32	S 35°49'46.4" W	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	162.29	N 58°28'35.6" W	
KC40244	81.92 L	217+89.18	FRIENDSHIP RD

REQD R/W = 4902.96 SF
REQD R/W = 0.113 ACRES
REMAINDER = +/-0.51 ACRES

TOTAL REQD DRWY EASMT'S = A

PARCEL 65 REQ'D EASM'T. KC41665 SEE SHEET(S) 30

PNT	OFFSET	STATION	ALIGNMENT
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD
KC41776	150.00 L	219+50.75	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC40248	120.00 L	219+57.05	FRIENDSHIP ROAD
KC40430	103.09 L	219+54.93	FRIENDSHIP ROAD
KC40247	100.00 L	219+54.55	FRIENDSHIP ROAD
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD

MELVIN BUSH

PARCEL 66 REQ'D R/W KC40066

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	45.45	S 33°12'22.9" W	
SVXM12	27.19 L	221+81.89	FRIENDSHIP RD
ARC LENGTH = 138.456			
CHORD BEAR = N 54°28'37.6" W			
LNTH CHORD = 138.449			
RADIUS = 3980.417			
DEGREE = 1° 26' 21''			
KC40679	43.67 L	220+44.42	FRIENDSHIP RD
	56.35	N 55°15'49.2" W	
SVXM13	53.82 L	219+48.60	FRIENDSHIP RD
	20.24	N 35°15'46.6" E	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	10.69	N 35°48'25.2" E	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	98.81	S 61°18'47.1" E	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	134.60	S 56°11'53.4" E	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD

REQD R/W = 9374.25 SF
REQD R/W = 0.215 ACRES
REMAINDER = +/- 6.75 ACRES

TOTAL REQD EASMT = 3

PARCEL 66 REQ'D EASM'T. KC41530

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40700	130.00 L	219+58.28	FRIENDSHIP RD
	231.73	S 61°18'47.1" E	
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
	15.05	S 33°13'22.3" W	
KC40702	115.00 L	221+88.02	FRIENDSHIP RD
	42.63	S 33°11'37.8" W	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	134.60	N 56°11'53.4" W	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	98.81	N 61°18'47.1" W	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	15.62	N 35°50'41.9" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	30.23	N 35°46'50.6" E	
KC40700	130.00 L	219+58.28	FRIENDSHIP RD

REQD EASMT = 11400.96 SF
REQD EASMT = 0.262 ACRES

PARCEL 66 REQ'D DRWY. EASM'T. KC41041

PNT	OFFSET	STATION	ALIGNMENT
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC41152	150.00 L	220+00.00	FRIENDSHIP ROAD
KC41830	130.00 L	220+00.00	FRIENDSHIP ROAD
KC40700	130.00 L	219+58.28	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD

PARCEL 66 REQ'D DRWY. EASM'T. KC41042

PNT	OFFSET	STATION	ALIGNMENT
KC41832	160.00 L	221+50.00	FRIENDSHIP RD
KC41833	160.00 L	221+92.37	FRIENDSHIP RD
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
KC41831	130.00 L	221+50.00	FRIENDSHIP RD
KC41832	160.00 L	221+50.00	FRIENDSHIP RD

MELVIN BUSH

PARCEL 66A REQ'D R/W KC40066A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD
	62.62	N 33°12'45.8" E	
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
ARC LENGTH = 103.013			
CHORD BEAR = S 58°38'24.0" E			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29''			
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
	74.83	S 35°43'09.8" W	
SVXM10	2.27 R	224+04.76	FRIENDSHIP RD
ARC LENGTH = 100.035			
CHORD BEAR = N 51°51'06.5" W			
LNTH CHORD = 100.032			
RADIUS = 3980.417			
DEGREE = 1° 26' 21''			
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD

REQD R/W = 7018.68 SF
REQD R/W = 0.161 ACRES
REMAINDER = +/- 4.76 ACRES

PARCEL 66A REQ'D EASM'T. KC41721

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40703	115.00 L	223+12.84	FRIENDSHIP RD
ARC LENGTH = 104.921			
CHORD BEAR = S 58°32'41.5" E			
LNTH CHORD = 104.897			
RADIUS = 1404.000			
DEGREE = 4° 4' 51''			
KC40704	115.00 L	224+09.17	FRIENDSHIP RD
	5.00	S 35°45'16.7" W	
KC40256	110.00 L	224+08.99	FRIENDSHIP RD
	37.53	S 35°47'23.9" W	
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
ARC LENGTH = 105.013			
CHORD BEAR = N 58°38'24.0" W			
LNTH CHORD = 102.988			
RADIUS = 1361.500			
DEGREE = 4° 12' 29''			
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
	42.60	N 33°12'34.7" E	
KC40703	115.00 L	223+12.84	FRIENDSHIP RD

REQD EASMT = 4418.63 SF
REQD EASMT = 0.101 ACRES

CHRIS PUCKETT

PARCEL 67A REQ'D R/W KC40067A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	70.06	N 43°48'28.7" E	
SVXH18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	38.50	S 55°43'47.0" E	
KC40254	36.11 R	220+42.57	FRIENDSHIP ROAD
ARC LENGTH = 161.873			
CHORD BEAR = S 54°32'28.3" E			
LNTH CHORD = 161.861			
RADIUS = 3900.693			
DEGREE = 1° 28' 7''			
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
	46.38	S 43°38'04.3" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	205.36	N 61°18'47.1" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD

REQD R/W = 11696.13 SF
REQD R/W = 0.269 ACRES
REMAINDER = +/- 2.76 ACRES

PARCEL 67A REQ'D EASM'T. KC41095

PNT	OFFSET	STATION	ALIGNMENT
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD
KC41781	100.00 R	220+93.00	FRIENDSHIP ROAD
KC41782	110.00 R	220+93.00	FRIENDSHIP ROAD
KC41783	110.00 R	220+59.00	FRIENDSHIP ROAD
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD

WILLIAMS FAMILY HOLDINGS, L.L.L.P.

PARCEL 59 REQ'D EASM'T. KC41090

PNT	OFFSET	STATION	ALIGNMENT
KC41250	120.00 R	211+33.35	FRIENDSHIP RD
ARC LENGTH = 33.782			
CHORD BEAR = S 36°44'16.0" E			
LNTH CHORD = 33.781			
RADIUS = 1552.009			
DEGREE = 3° 41' 30''			
KC41251	120.00 R	211+64.52	FRIENDSHIP RD
KC41252	130.00 R	211+64.52	FRIENDSHIP RD
ARC LENGTH = 34.000			
CHORD BEAR = N 36°44'16.0" W			
LNTH CHORD = 33.999			
RADIUS = 1562.009			
DEGREE = 3° 40' 5''			
KC41253	130.00 R	211+33.35	FRIENDSHIP RD
KC41250	120.00 R	211+33.35	FRIENDSHIP RD

CHRIS PUCKETT

PARCEL 67 REQ'D R/W KC40067 SEE SHEET(S) 30, 33

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	46.38	N 43°38'04.3" E	
SVXH18510	55.19 R	222+03.30	FRIENDSHIP ROAD
ARC LENGTH = 150.270			
CHORD BEAR = S 52°14'55.4" E			
LNTH CHORD = 150.261			
RADIUS = 3900.693			
DEGREE = 1° 28' 7''			
KC40255	77.71 R	223+55.10	FRIENDSHIP ROAD
	28.50	S 69°18'32.3" W	
KC40253	100.00 R	223+36.03	FRIENDSHIP ROAD
ARC LENGTH = 34.286			
CHORD BEAR = N 60°28'52.2" W			
LNTH CHORD = 34.285			
RADIUS = 1189.000			
DEGREE = 4° 49' 7''			
KC40252	100.00 R	222+98.86	FRIENDSHIP ROAD
	107.51	N 61°18'47.1" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD

REQD R/W = 5052.64 SF
REQD R/W = 0.116 ACRES
REMAINDER = +/- 8.0 ACRES

TOTAL REQD DRWY EASMT = 0

ELSIE P. HARRISON AND GROVER C. HARRISON

PARCEL 60 REQ'D EASM'T. KC41702 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
	85.35	S 47°29'00.1" E	
KC41763	145.00 L	214+65.00	FRIENDSHIP ROAD
	45.00	S 40°36'58.1" W	
KC41764	100.00 L	214+65.00	FRIENDSHIP ROAD
ARC LENGTH = 70.381			
CHORD BEAR = N 47°52'17.2" W			
LNTH CHORD = 70.313			
RADIUS = 1332.009			
DEGREE = 4° 18' 5''			
KC41146	100.00 L	213+89.40	FRIENDSHIP ROAD
	20.03	N 40°20'15.2" E	
KC41145	120.00 L	213+88.14	FRIENDSHIP ROAD
	16.62	N 44°13'20.0" W	
KC41761	120.50 L	213+70.00	FRIENDSHIP ROAD
	24.50	N 44°25'01.8" E	
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD

REQD EASMT = 3598.49 SF
REQD EASMT = 0.083 ACRES

PARCEL 51R1 REQ'D R/W KC40051R1 SEE SHEET(S) 27, 29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40190	162.71 R	21+00.20	SWANSEY RD
	[illegible]	N 21°57'46.9" E	
KC40191	121.54 R	21+00.00	SWANSEY RD
	45.54	S 31°39'40.7" E	
KC40192	78.00 R	21+00.00	SWANSEY RD
	37.54	S 10°05'49.0" W	
KC40193	50.00 R	21+25.00	SWANSEY RD
	79.82	S 58°20'19.5" W	
KC40194	50.00 R	22+04.92	SWANSEY RD
	97.41	N 36°01'03.6" W	
SVX016426	147.13 R	22+11.82	SWANSEY RD
	115.70	N 50°23'38.0" E	
KC40190	162.71 R	21+00.20	SWANSEY RD

REQD R/W = 11020.48 SF
REQD R/W = 0.253 ACRES
REMAINDER = +/- 0.0 ACRES

TOTAL REQD DRWY EASMT = 0

PARCEL 51R2 REQ'D R/W KC40051R2 SEE SHEET(S) 27, 29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40198	101.52 L	20+90.00	SWANSEY RD
	65.39	S 14°59'24.8" W	
SVX016423	146.40 L	21+37.55	SWANSEY RD
	26.16	S 19°04'48.8" W	
KC40620	162.95 L	21+57.80	SWANSEY RD
ARC LENGTH = 35.437			
CHORD BEAR = S 79°56'33.9" W			
LNTH CHORD = 29.118			
RADIUS = 16.651			
DEGREE = 344° 57' 46''			
KC40621	152.21 L	21+84.87	SWANSEY RD
	77.59	N 39°05'24.6" W	
SVX016424	75.29 L	21+94.90	SWANSEY RD
	25.32	N 36°00'16.4" W	
KC40197	50.00 L	21+96.82	SWANSEY RD
	71.83	N 58°39'19.5" E	
KC40196	50.00 L	21+25.00	SWANSEY RD
	41.54	S 89°30'26.0" E	
KC40233	72.00 L	20+90.00	SWANSEY RD
	29.52	S 31°35'40.7" E	
KC40198	101.52 L	20+90.00	SWANSEY RD

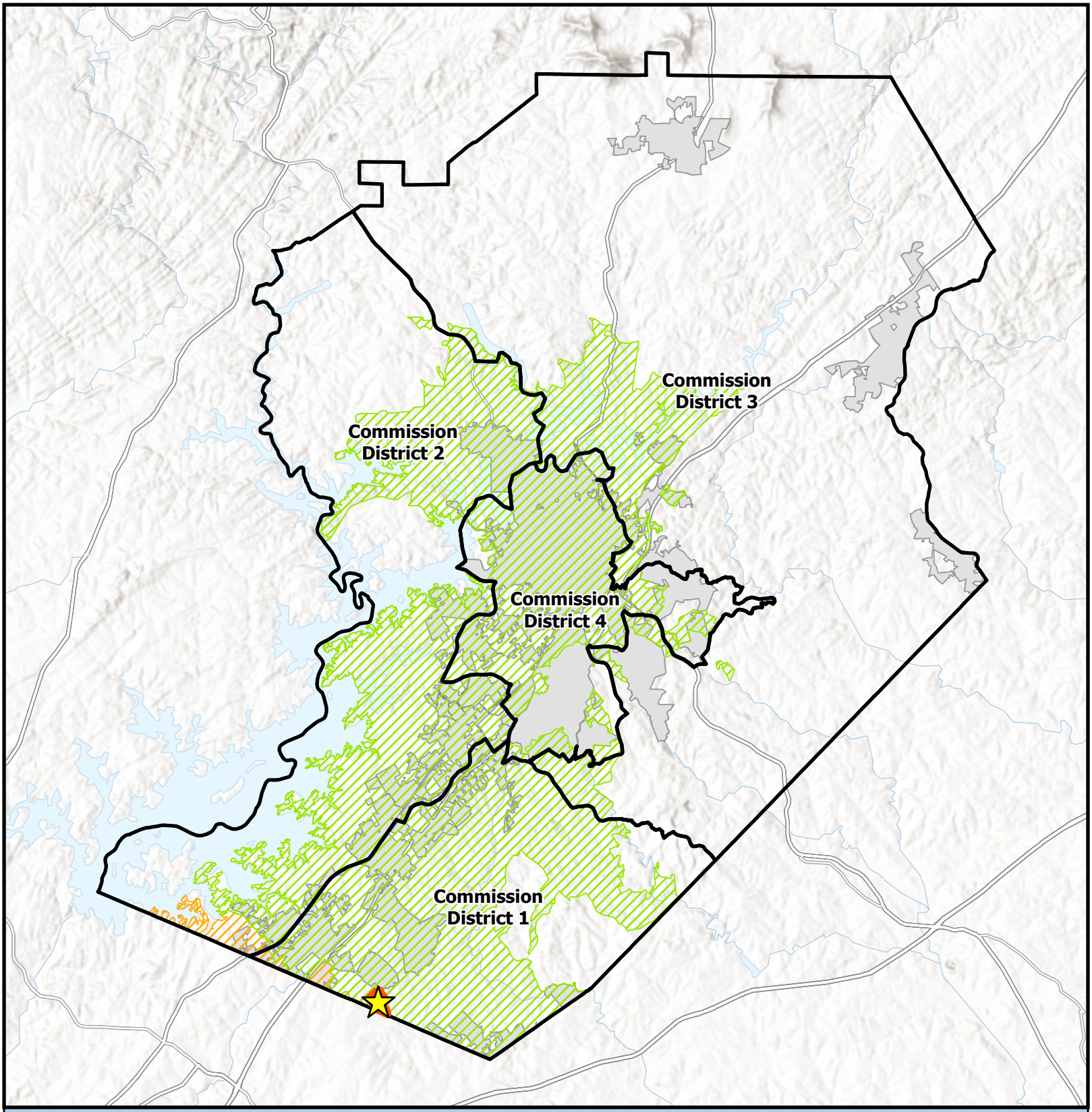
REQD R/W = 3085.81 SF
REQD R/W = [illegible] ACRES
REMAINDER = +/- 0.0 ACRES

TOTAL REQD DRWY EASMT = 0

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS
01/07/08	NO CHANGE	01/29/10	PAR 60 DEM. EASMT ADDED.	02/23/12	PAR 65 R/W, ESMTS REVI.
03/11/08	NO CHANGE	04/27/10	PAR 64, 67 R/W REVI. & 67A AD		
03/19/08	PARCEL 65 NAME CHANGE	08/12/10	PAR 51R1, 51R2 ADDED.		
05/14/08	PAR 66 RW&DW EASMT REVISED	09/15/10	PAR 67A DRIVEWAY EASMT ADD.		
08/11/09	PAR 59 D/W ESMT ADDEDD	09/15/10	PAR 65 TEMP. SLOPE ESMT ADD.		
08/11/09	PAR 66 R/W REV. & ESMT ADD.	08/29/11	PAR 66, 66A R/W, ESMTS REVI.		

KISINGER CAMPO & ASSOCIATES CORP.
1720 PEACHTREE ST., N.W., SUITE 1048
ATLANTA, GA 30309

GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAN
PROJECT: STP-2984 (1)
COUNTY: HALL
DATE: 04-04-07 SH 32 OF 81



Overview Map

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

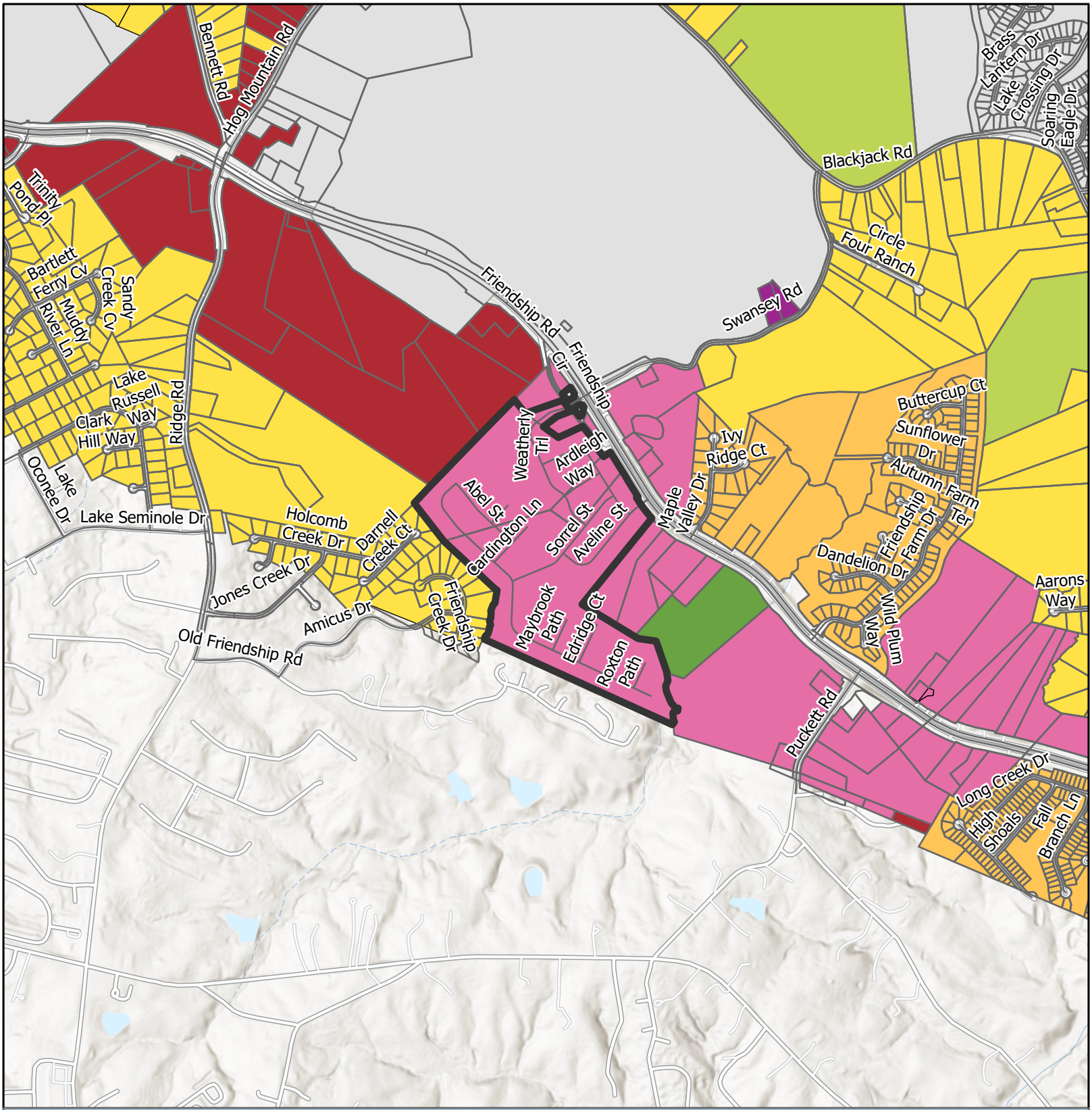
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/20/2026



Future Land Use Map

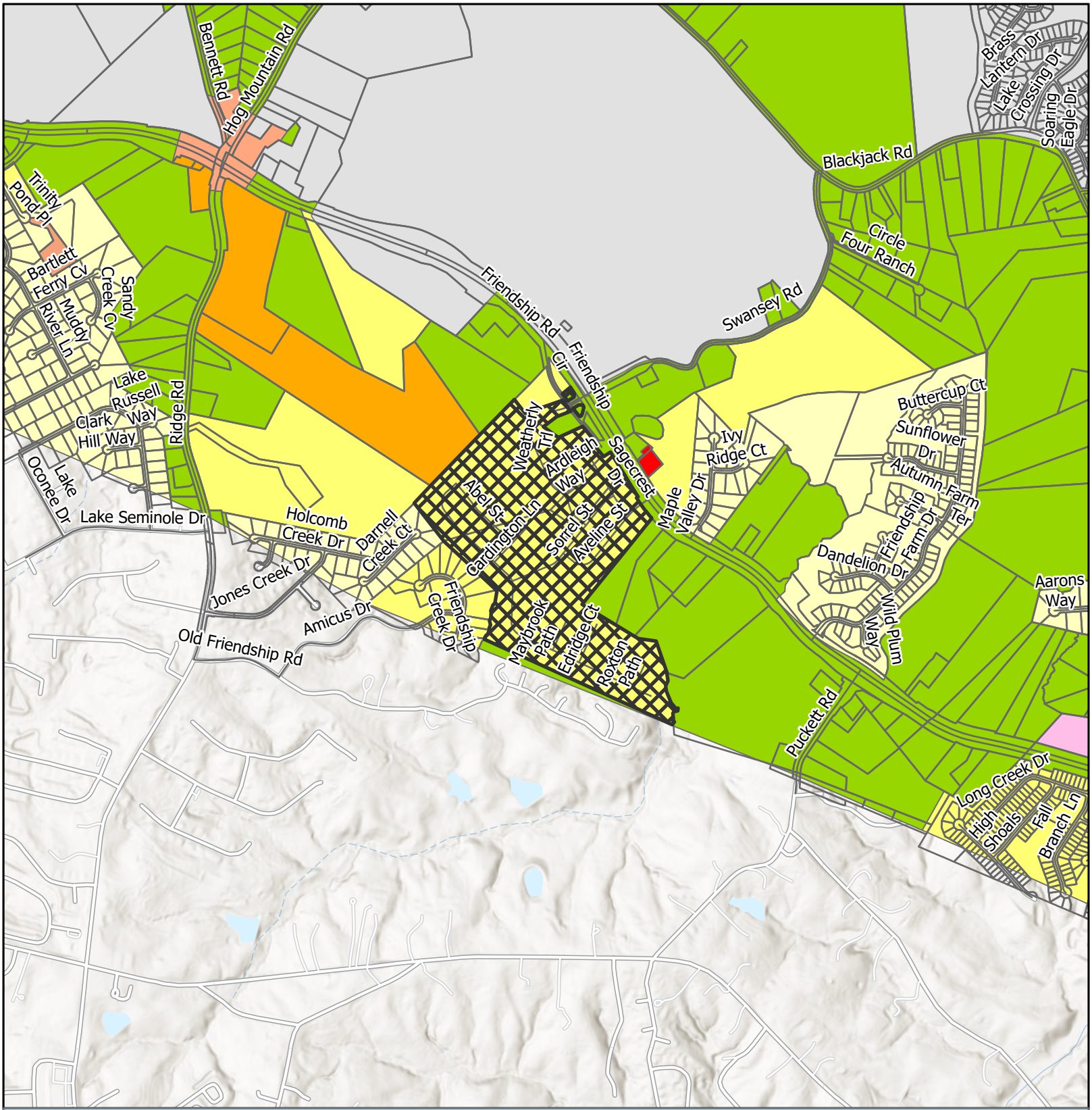
Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/20/2026



Zoning Map

Subject Area
City Limits

Zoning

AR-1
H-B
O-I
PCD
POD
PRD
R-1
S-S

Applicant: Taylor Morrison of Georgia, LLC
Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C
Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle
Commission District 1

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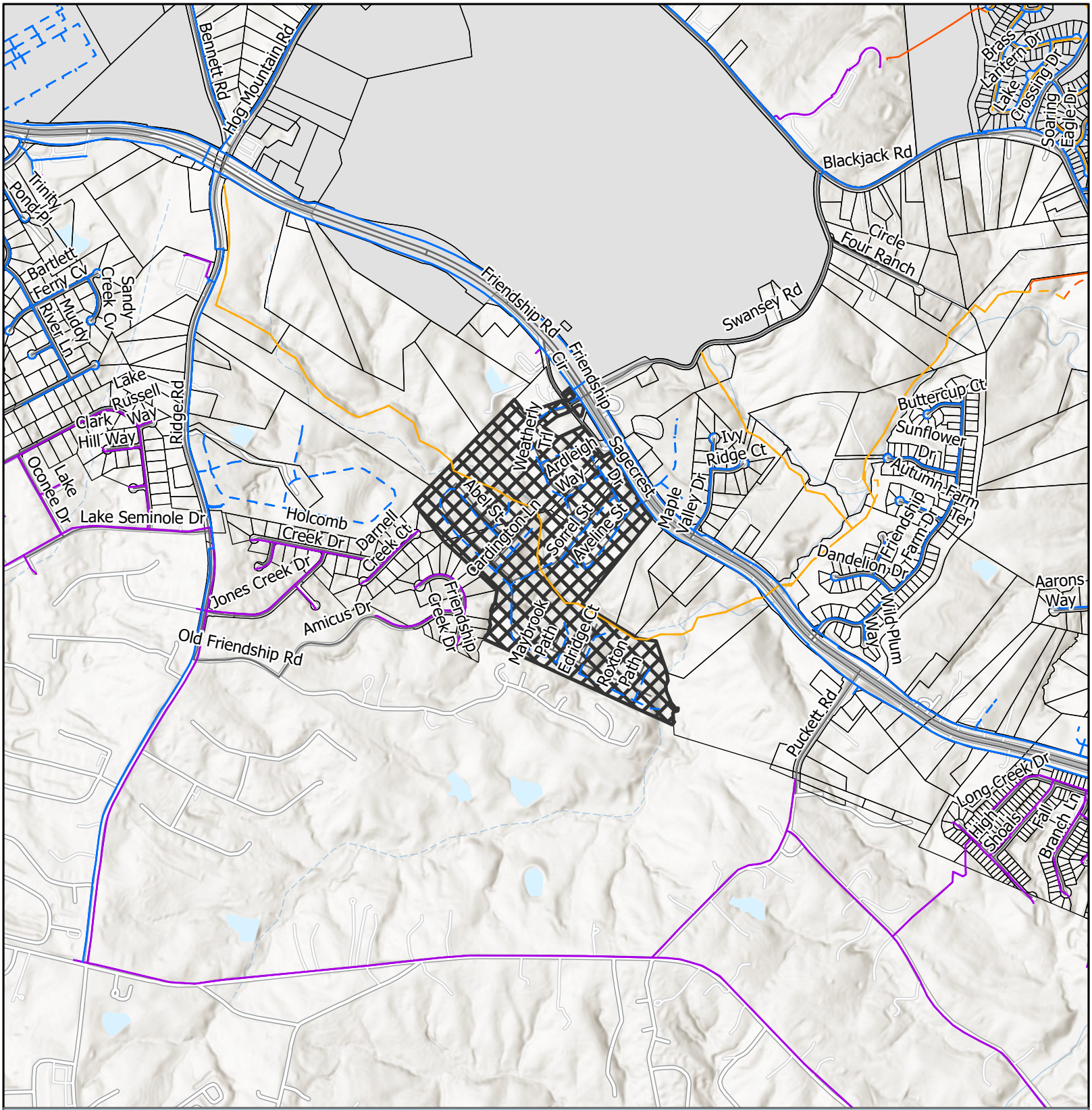

Utilities Map

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

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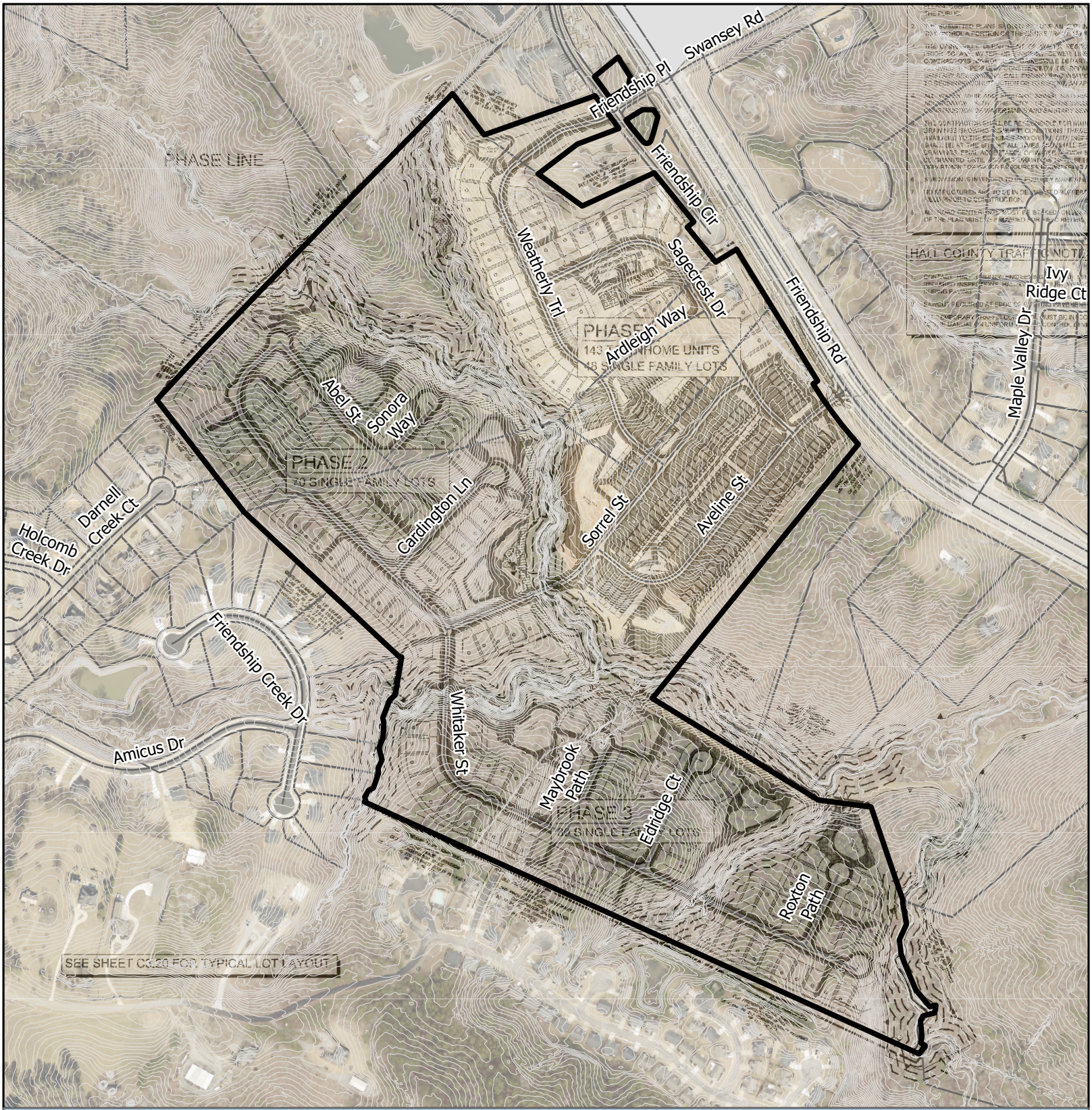


Site Plan & Aerial Map

Subject Area

parcel

Applicant: Taylor Morrison of Georgia, LLC

Tax Parcel #: 15048 000241, 15048 000242, 15048 000007, 15048 000008, & 15048 000025C

Location: 3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle

Commission District 1

HALL COUNTY GEORGIA

We have it *all* in Hall

Date Prepared: 7/20/2026

Please record and return to:
Susan G. McCathran
Attorney at Law
Post Office Box 537
Georgetown, GA 39854

eFiled and eRecorded
DATE: 05/15/2026
TIME: 3:54 PM
DEED BOOK: 9858
PAGE: 248 - 253
FILING FEES: $25.00
TRANSFER TAX: $0.00
PT61: 069-2026-003422
RECORDED BY: NB
CLERK: Mark Pettitt
Hall County, GA

GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **STP-2984-00(001)**
PARCEL **51R1 51R2** , PI # **162430**
PM # **4772 GEP 139-126 & 139-125**

THIS INDENTURE made this 4 day of May, 2026, between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **TAYLOR MORRISON of GEORGIA, LLC** (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **STP-2984-00(001)**
PARCEL **51R1 51R2**, PI # **162430**
PM # **4772 GEP 139-126&139- 125**

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

Signed, Sealed, and Delivered this the 4 day of May, 2021 in the Presence of

BY: _____ (Seal)
Russell R. McMurry, P.E.
Commissioner

Witness

ATTEST: _____ (Seal)
Angela O. Whitworth
Treasurer

Notary Public

CHERITY GABRIELLE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 08, 2030

PMQCD

EXHIBIT "A"

PROJECT NO.:	STP-2984-00(001)
P.I. NO.:	162430
PM NO.:	4722
COUNTY:	Hall
Parcels:	51 R1
Parcel Size:	0.253 Acres
GEP#:	139-126

All that tract or parcel of land lying and being in Georgia Militia District 1419 of Hall County, Georga, and being more particularly described as follows:

Beginning at a point 162.71 feet right of and opposite Station 21+00.20 on the construction centerline of Swansey Road on Georgia Highway Project No. STP-2984(1); running thence S 31°57'46.9" E a distance of 39.17 feet to a point 123.54 feet right of and opposite Station 21+00.00 on said construction centerline laid out for SWANSEY RD; thence S 31°39'40.7" E a distance of 45.54 feet to a point 78.00 feet right of and opposite Station 21+00.00 on said construction centerline laid out for SWANSEY RD; thence S 10° 05'49.0"W a distance of 37.54 feet to a point 50.00 feet right of and opposite Station 21+25.00 on said construction centerline laid out for SWANSEY RD; thence S 58° 20'19.5"W a distance of 79.42 feet to a point 50.00 feet right of and opposite Station 22+04.42 on said construction centerline laid out for SWANSEY RD; thence N 36° 01'03.6" W a distance of 97.41 feet to a point 147.13 feet right of and opposite Station 22+11.82 on said construction centerline laid out for SAWNSEY RD; thence N 50°23'38.0"E a distance of 112.70 feet back to the point of beginning.

Containing 0.253 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

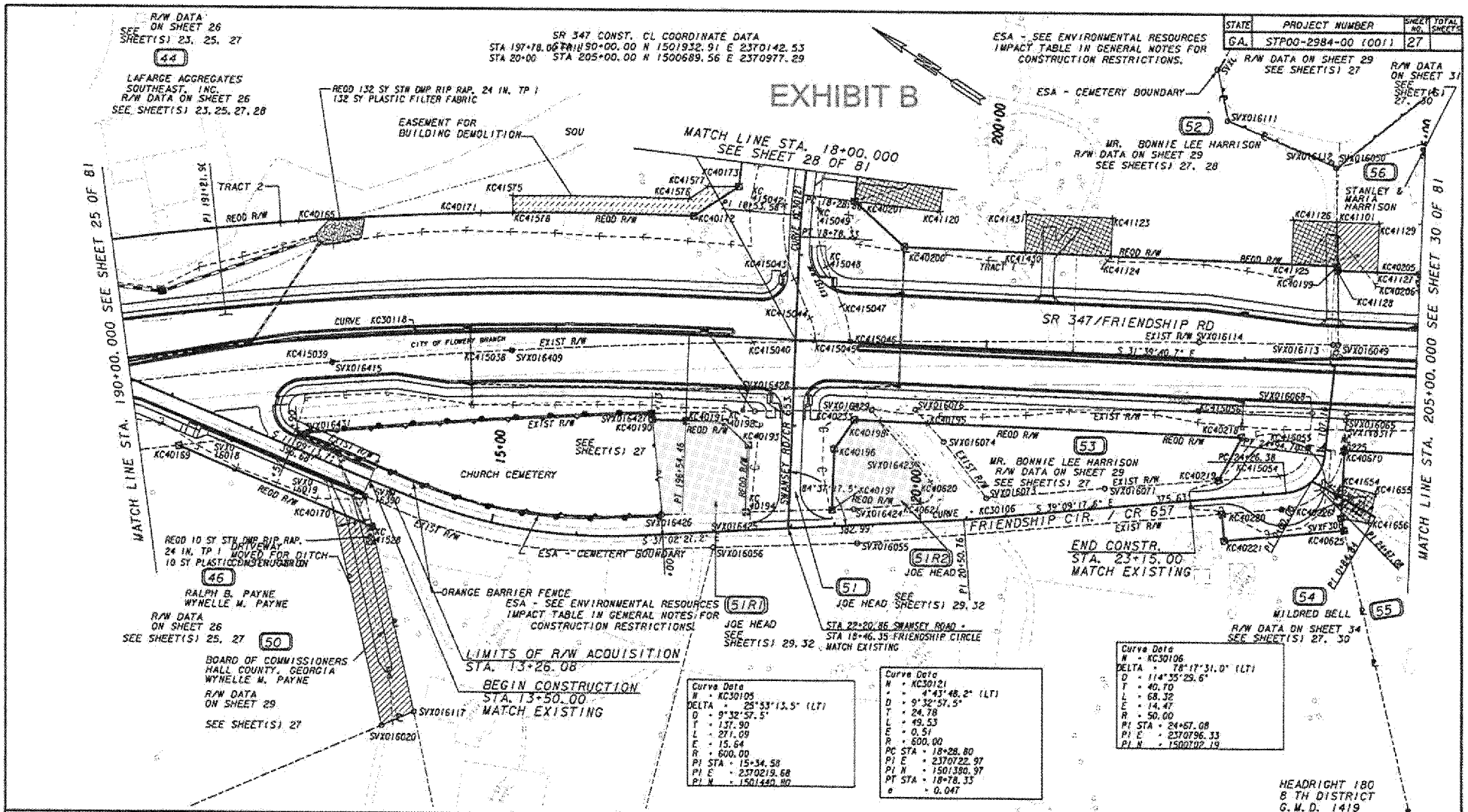
PROJECT NO.:	STP-2984-00(001)
P.I. NO.:	162430
PM NO.:	4722
COUNTY:	Hall
Parcels:	51 R2
Parcel Size:	0.207 Acres
GEP#:	139-125

All that tract or parcel of land lying and being in Georgia Militia District 1419 of Hall County, Georga, and being more particularly described as follows:

Beginning at a point 101.52 feet left of and opposite Station 20+90.00 on the construction centerline of Swansey Road on Georgia Highway Project No. STP-2984(1); running thence S 14°59'24.8" W a distance of 65.39 feet to a point 146.40 feet left of and opposite Station 21+37.55 on said construction centerline laid out for SWANSEY RD; thence S 19°04'48.8" W a distance of 26.16 feet to a point 162.95 feet left of and opposite Station 21+57.80 on said construction centerline laid out for SWANSEY RD; thence southwesterly 35.437 feet along arc of a curve (said curve having a radius of 16.651 feet and a chord distance of 29.118 feet on a bearing of S 79°56'33.9" W) to the point 152.23 feet left of and opposite Station 21+84.87 on said construction centerline laid out for SWANSEY RD; thence N 39°05'24.6" W a distance of 77.59 feet to a point 75.29 feet left of and opposite Station 21+94.90 on said construction centerline laid out for SWANSEY RD; thence N 36°00'16.4" W a distance of 25.37 feet to a point 50.00 feet left of and opposite Station 21+96.82 on said construction centerline laid out for SWANSEY RD; thence N 58°20'19.5" E a distance of 71.83 feet to a point 50.00 feet left of and opposite Station 21+25.00 on said construction centerline laid out for SWANSEY RD; thence S 89°30'26.0" E a distance of 41.34 feet to a point 72.00 feet left of and opposite Station 20+90.00 on said construction centerline laid out for SWANSEY RD; thence S 31°39'40.7" E a distance of 29.52 feet back to the point of beginning.

Containing 0.207 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	27	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.	STP00-2984-00 (001)	32	81

THOMAS CLACK

PARCEL 64 REQ'D R/W KC40064 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD
	119.67	N 43°48'25.6" E	
SVXN18506	2.00 R	216+34.18	FRIENDSHIP ROAD
	371.85	S 55°43'49.8" E	
SVXN18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	70.06	S 43°48'28.7" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	222.12	N 61°18'47.1" W	
KC40241	100.00 R	217+63.86	FRIENDSHIP ROAD
	161.33	N 65°28'33.1" W	
KC40240	120.00 R	216+15.08	FRIENDSHIP ROAD
REQD R/W =	33487.00 SF		
REQD R/W =	0.769 ACRES		
REMAINDER =	+/- 5.2 ACRES		

TOTAL REQD DRWY EASMT = 1

PARCEL 64 REQ'D DRWY. EASM'T. KC41040

PNT	OFFSET	STATION	ALIGNMENT
KC41147	140.00 R	218+00.00	FRIENDSHIP RD
KC41148	100.00 R	218+00.00	FRIENDSHIP RD
KC41149	100.00 R	219+25.00	FRIENDSHIP RD
KC41150	140.00 R	219+25.00	FRIENDSHIP RD
KC41147	140.00 R	218+00.00	FRIENDSHIP RD

MARIO NOVELL

PARCEL 65 REQ'D R/W KC40065 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40244	81.92 L	217+89.18	FRIENDSHIP RD
ARC LENGTH =	48.496		
CHORD BEAR =	N 12°09'53.4" W		
LNTH CHORD =	43.386		
RADIUS =	30.000		
DEGREE =	190° 59' 16"		
KC40243	114.73 L	217+60.61	FRIENDSHIP RD
	37.89	N 34°08'46.5" E	
KC40245	147.48 L	217+63.94	FRIENDSHIP RD
	59.62	S 8°31'48.7" E	
KC40246	100.00 L	218+00.00	FRIENDSHIP RD
	154.55	S 61°18'47.1" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	26.32	S 35°49'46.4" W	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	162.29	N 58°28'35.6" W	
KC40244	81.92 L	217+89.18	FRIENDSHIP RD
REQD R/W =	4902.96 SF		
REQD R/W =	0.113 ACRES		
REMAINDER =	+/-0.51 ACRES		

TOTAL REQD DRWY EASMT'S = A

PARCEL 65 REQ'D EASM'T. KC41665 SEE SHEET(S) 30

PNT	OFFSET	STATION	ALIGNMENT
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD
KC41776	150.00 L	219+50.75	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC40248	120.00 L	219+57.05	FRIENDSHIP ROAD
KC40430	103.09 L	219+54.93	FRIENDSHIP ROAD
KC40247	100.00 L	219+54.55	FRIENDSHIP ROAD
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD

MELVIN BUSH

PARCEL 66 REQ'D R/W KC40066

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	45.45	S 33°12'22.9" W	
SVXM12	27.19 L	221+81.89	FRIENDSHIP RD
ARC LENGTH =	138.456		
CHORD BEAR =	N 54°28'37.6" W		
LNTH CHORD =	138.449		
RADIUS =	3980.417		
DEGREE =	1° 26' 21"		
KC40679	43.67 L	220+44.42	FRIENDSHIP RD
	56.35	N 55°15'49.2" W	
SVXM13	53.82 L	219+48.60	FRIENDSHIP RD
	20.24	N 35°15'46.6" E	
SVX016365	73.89 L	219+51.27	FRIENDSHIP RD
	10.69	N 35°48'25.2" E	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	98.81	S 61°18'47.1" E	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	134.60	S 56°11'53.4" E	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
REQD R/W =	9374.25 SF		
REQD R/W =	0.215 ACRES		
REMAINDER =	+/- 6.75 ACRES		

TOTAL REQD EASMT = 3

PARCEL 66 REQ'D EASM'T. KC41530

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40700	130.00 L	219+58.28	FRIENDSHIP RD
	231.73	S 61°18'47.1" E	
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
	15.05	S 33°13'22.3" W	
KC40702	115.00 L	221+88.02	FRIENDSHIP RD
	42.63	S 33°11'37.8" W	
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
	134.60	N 56°11'53.4" W	
KC40681	84.50 L	220+51.41	FRIENDSHIP RD
	98.81	N 61°18'47.1" W	
KC40680	84.50 L	219+52.60	FRIENDSHIP RD
	15.62	N 35°50'41.9" E	
KC40247	100.00 L	219+54.54	FRIENDSHIP RD
	30.23	N 35°46'50.6" E	
KC40700	130.00 L	219+58.28	FRIENDSHIP RD
REQD EASMT =	11400.96 SF		
REQD EASMT =	0.262 ACRES		

PARCEL 66 REQ'D DRWY. EASM'T. KC41041

PNT	OFFSET	STATION	ALIGNMENT
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD
KC41152	150.00 L	220+00.00	FRIENDSHIP ROAD
KC41830	130.00 L	220+00.00	FRIENDSHIP ROAD
KC40700	130.00 L	219+58.28	FRIENDSHIP ROAD
KC41151	150.00 L	219+60.81	FRIENDSHIP ROAD

PARCEL 66 REQ'D DRWY. EASM'T. KC41042

PNT	OFFSET	STATION	ALIGNMENT
KC41832	160.00 L	221+50.00	FRIENDSHIP RD
KC41833	160.00 L	221+92.37	FRIENDSHIP RD
KC40701	130.00 L	221+90.01	FRIENDSHIP RD
KC41831	130.00 L	221+50.00	FRIENDSHIP RD
KC41832	160.00 L	221+50.00	FRIENDSHIP RD

MELVIN BUSH

PARCEL 66A REQ'D R/W KC40066A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD
	62.82	N 33°12'45.8" E	
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
ARC LENGTH =	103.013		
CHORD BEAR =	S 58°38'24.0" E		
LNTH CHORD =	102.988		
RADIUS =	1361.500		
DEGREE =	4° 12' 29"		
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
	74.83	S 35°43'09.8" W	
SVXM10	2.27 R	224+04.76	FRIENDSHIP RD
ARC LENGTH =	100.035		
CHORD BEAR =	N 51°51'06.5" W		
LNTH CHORD =	100.032		
RADIUS =	3980.417		
DEGREE =	1° 26' 21"		
SVXM11	9.84 L	223+05.73	FRIENDSHIP RD
REQD R/W =	7018.68 SF		
REQD R/W =	0.161 ACRES		
REMAINDER =	+/- 4.76 ACRES		

PARCEL 66A REQ'D EASM'T. KC41721

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40703	115.00 L	223+12.84	FRIENDSHIP RD
ARC LENGTH =	104.921		
CHORD BEAR =	S 58°32'41.5" E		
LNTH CHORD =	104.897		
RADIUS =	1404.000		
DEGREE =	4° 4' 51"		
KC40704	115.00 L	224+09.17	FRIENDSHIP RD
	5.00	S 35°45'16.1" W	
KC40256	110.00 L	224+08.99	FRIENDSHIP RD
	37.53	S 35°47'23.9" W	
KC40684	72.50 L	224+07.63	FRIENDSHIP RD
ARC LENGTH =	103.013		
CHORD BEAR =	N 58°38'24.0" W		
LNTH CHORD =	102.988		
RADIUS =	1361.500		
DEGREE =	4° 12' 29"		
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
	42.60	N 33°12'34.7" E	
KC40703	115.00 L	223+12.84	FRIENDSHIP RD
REQD EASMT =	4418.63 SF		
REQD EASMT =	0.101 ACRES		

CHRIS PUCKETT

PARCEL 67A REQ'D R/W KC40067A)

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
	70.06	N 43°48'28.7" E	
SVXN18509	32.36 R	220+04.26	FRIENDSHIP ROAD
	38.50	S 55°43'47.0" E	
KC40254	36.11 R	220+42.57	FRIENDSHIP ROAD
ARC LENGTH =	161.873		
CHORD BEAR =	S 54°32'28.3" E		
LNTH CHORD =	161.861		
RADIUS =	3900.693		
DEGREE =	1° 28' 7"		
SVXN18510	55.19 R	222+03.30	FRIENDSHIP ROAD
	46.38	S 43°38'04.3" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	205.36	N 61°18'47.1" W	
KC40242	100.00 R	219+85.98	FRIENDSHIP ROAD
REQD R/W =	11696.13 SF		
REQD R/W =	0.269 ACRES		
REMAINDER =	+/- 2.76 ACRES		

PARCEL 67A REQ'D EASM'T. KC41095

PNT	OFFSET	STATION	ALIGNMENT
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD
KC41781	100.00 R	220+93.00	FRIENDSHIP ROAD
KC41782	110.00 R	220+93.00	FRIENDSHIP ROAD
KC41783	110.00 R	220+59.00	FRIENDSHIP ROAD
KC41780	100.00 R	220+59.00	FRIENDSHIP ROAD

WILLIAMS FAMILY HOLDINGS, L.L.L.P.

PARCEL 59 REQ'D EASM'T. KC41090

PNT	OFFSET	STATION	ALIGNMENT
KC41250	120.00 R	211+33.35	FRIENDSHIP RD
ARC LENGTH =	33.782		
CHORD BEAR =	S 36°44'16.0" E		
LNTH CHORD =	33.781		
RADIUS =	1552.009		
DEGREE =	3° 41' 30"		
KC41251	120.00 R	211+64.52	FRIENDSHIP RD
KC41252	130.00 R	211+64.52	FRIENDSHIP RD
ARC LENGTH =	34.000		
CHORD BEAR =	N 36°44'16.0" W		
LNTH CHORD =	33.999		
RADIUS =	1562.009		
DEGREE =	3° 40' 5"		
KC41253	130.00 R	211+33.35	FRIENDSHIP RD
KC41250	120.00 R	211+33.35	FRIENDSHIP RD

CHRIS PUCKETT

PARCEL 67 REQ'D R/W KC40067 SEE SHEET(S) 30, 33

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
	46.38	N 43°38'04.3" E	
SVXN18510	55.19 R	222+03.30	FRIENDSHIP ROAD
ARC LENGTH =	150.270		
CHORD BEAR =	S 52°14'55.4" E		
LNTH CHORD =	150.261		
RADIUS =	3900.693		
DEGREE =	1° 28' 7"		
KC40255	77.71 R	223+55.10	FRIENDSHIP ROAD
	28.50	S 69°18'32.3" W	
KC40253	100.00 R	223+36.03	FRIENDSHIP ROAD
ARC LENGTH =	34.286		
CHORD BEAR =	N 60°28'52.2" W		
LNTH CHORD =	34.285		
RADIUS =	1189.000		
DEGREE =	4° 49' 7"		
KC40252	100.00 R	222+98.86	FRIENDSHIP ROAD
	107.51	N 61°18'47.1" W	
KC40615	100.00 R	221+91.34	FRIENDSHIP ROAD
REQD R/W =	5052.64 SF		
REQD R/W =	0.116 ACRES		
REMAINDER =	+/- 8.0 ACRES		

TOTAL REQD DRWY EASMT = 0

ELSIE P. HARRISON AND GROVER C. HARRISON

PARCEL 60 REQ'D EASM'T. KC41702 SEE SHEET(S) 30

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
	85.35	S 47°29'00.1" E	
KC41763	145.00 L	214+65.00	FRIENDSHIP ROAD
	45.00	S 40°36'58.1" W	
KC41764	100.00 L	214+65.00	FRIENDSHIP ROAD
ARC LENGTH =	70.381		
CHORD BEAR =	N 47°52'17.2" W		
LNTH CHORD =	70.313		
RADIUS =	1332.009		
DEGREE =	4° 18' 5"		
KC41146	100.00 L	213+89.40	FRIENDSHIP ROAD
	20.03	N 40°20'15.2" E	
KC41145	120.00 L	213+88.14	FRIENDSHIP ROAD
	16.62	N 44°13'20.0" W	
KC41761	120.50 L	213+70.00	FRIENDSHIP ROAD
	24.50	N 44°25'01.8" E	
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
REQD EASMT =	3598.49 SF		
REQD EASMT =	0.083 ACRES		

PARCEL 51R1 REQ'D R/W KC40051R1 SEE SHEET(S) 27,29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40190	162.71 R	21+00.20	SWANSEY RD
	[illegible]	N 21°57'46.9" E	
KC40191	121.54 R	21+00.00	SWANSEY RD
	45.54	S 31°39'40.7" E	
KC40192	78.00 R	21+00.00	SWANSEY RD
	37.34	S 10°05'49.0" W	
KC40193	50.00 R	21+25.00	SWANSEY RD
	79.42	S 58°20'19.5" W	
KC40194	50.00 R	22+04.42	SWANSEY RD
	97.41	N 36°01'05.6" W	
SVX016426	147.13 R	22+11.82	SWANSEY RD
	115.70	N 50°23'38.0" E	
KC40190	162.71 R	21+00.20	SWANSEY RD
REQD R/W =	11020.48 SF		
REQD R/W =	0.253 ACRES		
REMAINDER =	+/- 0.0 ACRES		

TOTAL REQD DRWY EASMT = 0

PARCEL 51R2 REQ'D R/W KC40051R2 SEE SHEET(S) 27,29

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
KC40198	101.58 L	20+90.00	SWANSEY RD
	65.39	S 14°59'24.8" W	
SVX016423	146.40 L	21+37.55	SWANSEY RD
	26.16	S 19°04'48.8" W	
KC40620	162.95 L	21+57.80	SWANSEY RD
ARC LENGTH =	35.437		
CHORD BEAR =	S 79°56'33.9" W		
LNTH CHORD =	29.118		
RADIUS =	16.651		
DEGREE =	344° 57' 46"		
KC40621	152.21 L	21+86.87	SWANSEY RD
	77.53	N 39°09'24.6" W	
SVX016424	75.29 L	21+94.90	SWANSEY RD
	25.57	N 36°00'16.4" W	
KC40197	50.00 L	21+96.82	SWANSEY RD
	71.83	N 58°38'19.5" E	
KC40196	50.00 L	21+25.00	SWANSEY RD
	41.54	S 89°30'26.0" E	
KC40233	72.00 L	20+90.00	SWANSEY RD
	29.58	S 31°39'40.7" E	
KC40198	101.58 L	20+90.00	SWANSEY RD
REQD R/W =	9005.81 SF		
REQD R/W =	0.207 ACRES		
REMAINDER =	+/- 0.0 ACRES		

TOTAL REQD DRWY EASMT = 0

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS
01/07/08	NO CHANGE	01/29/10	PAR 60 DEM. EASMT ADDED.	02/23/12	PAR 65 R/W,ESMTS REVI.
03/11/08	NO CHANGE	04/21/10	PAR 64,67 R/W REVI. & 67A AD		
03/19/08	PARCEL 65 NAME CHANGE	08/12/10	PAR 51R1, 51R2 ADDED.		
05/14/08	PAR 66 RW&DW EASMT REVISED	09/15/10	PAR 67A DRIVEWAY EASMT ADD.		
08/11/09	PAR 59 D/W ESMT ADDEDD	09/15/10	PAR 65 TEMP. SLOPE ESMT ADD.		
08/11/09	PAR 66 R/W REV.& ESMT ADD.	08/29/11	PAR 66,66A R/W, ESMTS REVI.		

KISINGER CAMPO & ASSOCIATES CORP.
1720 PEACHTREE ST., N.W., SUITE 1048
ATLANTA, GA 30309

GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAN
PROJECT: STP-2984 (1)
COUNTY: HALL
DATE: 04-04-07 SH 32 OF 81

eFiled and eRecorded
DATE: 12/06/2024
TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 200 - 204
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 7495336524
PT61: 069-2024-008370
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000008, 15048 000007,
15048 000204, 15048 000025C

QUITCLAIM DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **SCOTT PUCKETT, INC.**, a Georgia corporation and **S&S HOMES BUILDERS LLC**, a Georgia limited liability company (collectively, the "Grantor"), and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part (the "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee any and all interest in those certain tracts or parcels of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described in **Exhibit "A"** attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

SCOTT PUCKETT, INC.,
a Georgia corporation

By:
Name: Wendell Scott Puckett
Title: President

[CORPORATE SEAL]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

S&S HOMES BUILDERS LLC
a Georgia limited liability company

By:
Name: K. Scott Whitehead
Title: General Manager

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=87122754&key1=9579&key2=191&county=69&countyname=HALL&userid=891638&appid=4 1/1

EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle, said point being the POINT OF BEGINNING.

Thence, South 36 degrees 00 minutes 20 seconds East for a distance of 149.93 feet along said southwesterly right-of-way of Friendship Circle to an iron pin found (1/2" rebar);

Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar);

Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar);

Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar);

Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar at an angle iron found) on said southwesterly right-of-way of Friendship Circle;

Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.72 feet along said right-of-way to an iron pin found (1/2" rebar);

Thence, South 50 degrees 51 minutes 31 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar);

Thence, South 39 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar);

Thence, North 45 degrees 07 minutes 08 seconds East for a distance of 14.34 feet continuing along said right-of-way to a concrete monument found;

Thence, North 58 degrees 30 minutes 53 seconds East for a distance of 79.35 feet continuing along said right-of-way to an iron pin found (1/2" rebar) on the southwesterly right-of-way of Friendship Road, having a variable right-of-way width;

Thence, South 31 degrees 38 minutes 53 seconds East for a distance of 277.01 feet along said right-of-way of Friendship Road to an iron pin found (1/2" rebar);

Thence, South 31 degrees 47 minutes 53 seconds East for a distance of 325.09 feet continuing along said right-of-way to an iron pin set (1/2" rebar);

Thence, South 58 degrees 40 minutes 27 seconds West for a distance of 20.00 feet continuing along said right-of-way to a concrete monument found;

Thence along a curve to the left with an arc length of 279.27 feet, and a radius of 1552.23 feet, having a chord bearing of South 36 degrees 48 minutes 12 seconds East, and a chord length of 278.90 feet continuing along said right-of-way to an iron pin set (1/2" rebar);

Thence, South 38 degrees 59 minutes 55 seconds West for a distance of 1209.98 feet leaving said right-of-way to an iron pin found (1" rod);

Thence, South 59 degrees 53 minutes 05 seconds East for a distance of 696.58 feet to an iron pin found (1" rod);

Thence, South 80 degrees 27 minutes 26 seconds East for a distance of 197.48 feet to an iron pin found (1" rod);

Thence, South 19 degrees 38 minutes 04 seconds East for a distance of 378.40 feet to a point;

Thence, South 68 degrees 57 minutes 21 seconds East for a distance of 10.08 feet to a point in the centerline of a creek;

Thence, South 04 degrees 57 minutes 10 seconds East for a distance of 60.04 feet along said creek to a point;

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Thence, South 12 degrees 09 minutes 59 seconds East for a distance of 29.89 feet continuing along said creek to a point;

Thence, South 26 degrees 37 minutes 10 seconds West for a distance of 69.82 feet continuing along said creek to a point;

Thence, South 07 degrees 55 minutes 02 seconds East for a distance of 49.46 feet continuing along said creek to a point;

Thence, South 61 degrees 20 minutes 01 seconds West for a distance of 16.22 feet continuing along said creek to a point;

Thence, South 44 degrees 51 minutes 46 seconds West for a distance of 14.82 feet continuing along said creek to a point;

Thence, South 25 degrees 56 minutes 09 seconds East for a distance of 127.34 feet continuing along said creek to a point;

Thence, South 12 degrees 50 minutes 08 seconds East for a distance of 33.05 feet continuing along said creek to a point;

Thence, South 50 degrees 21 minutes 08 seconds East for a distance of 68.99 feet continuing along said creek to a point;

Thence, South 01 degrees 53 minutes 27 seconds East for a distance of 15.06 feet continuing along said creek to a point;

Thence, South 39 degrees 18 minutes 17 seconds West for a distance of 51.98 feet continuing along said creek to a point;

Thence, South 00 degrees 11 minutes 41 seconds West for a distance of 26.45 feet continuing along said creek to a point;

Thence, South 13 degrees 53 minutes 43 seconds East for a distance of 30.79 feet continuing along said creek to a point;

Thence, South 25 degrees 38 minutes 21 seconds West for a distance of 21.00 feet continuing along said creek to a point;

Thence, South 46 degrees 51 minutes 22 seconds West for a distance of 22.94 feet continuing along said creek to a point;

Thence, South 08 degrees 15 minutes 01 seconds East for a distance of 13.30 feet continuing along said creek to a point;

Thence, South 69 degrees 17 minutes 10 seconds East for a distance of 17.49 feet continuing along said creek to a point;

Thence, North 73 degrees 46 minutes 16 seconds East for a distance of 16.57 feet continuing along said creek to a point;

Thence, South 37 degrees 13 minutes 03 seconds West for a distance of 35.06 feet continuing along said creek to a point;

Thence, North 64 degrees 57 minutes 16 seconds West for a distance of 2258.78 feet leaving said creek to a point in the centerline of a creek;

Thence, North 52 degrees 29 minutes 57 seconds East for a distance of 10.04 feet along said creek to a point;

Thence, North 21 degrees 55 minutes 46 seconds East for a distance of 17.52 feet continuing along said creek to a point;

Thence, North 83 degrees 57 minutes 06 seconds East for a distance of 11.28 feet continuing along said creek to a point;

Thence, North 20 degrees 23 minutes 27 seconds East for a distance of 33.14 feet continuing along said creek to a point;

Thence, North 19 degrees 19 minutes 30 seconds East for a distance of 25.91 feet continuing along said creek to a point;

Thence, North 06 degrees 01 minutes 09 seconds East for a distance of 27.82 feet continuing along said creek to a point;

Thence, North 23 degrees 02 minutes 42 seconds East for a distance of 24.35 feet continuing along said creek to a point;

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Thence, North 23 degrees 45 minutes 15 seconds West for a distance of 46.39 feet continuing along said creek to a point;

Thence, North 20 degrees 08 minutes 44 seconds East for a distance of 69.27 feet continuing along said creek to a point;

Thence, North 05 degrees 34 minutes 06 seconds East for a distance of 27.99 feet continuing along said creek to a point;

Thence, North 02 degrees 19 minutes 16 seconds West for a distance of 29.68 feet continuing along said creek to a point;

Thence, North 22 degrees 36 minutes 25 seconds East for a distance of 74.06 feet continuing along said creek to a point;

Thence, North 56 degrees 50 minutes 23 seconds East for a distance of 16.55 feet continuing along said creek to a point;

Thence, North 09 degrees 29 minutes 56 seconds East for a distance of 169.14 feet leaving said creek to an iron pin found (1-1/2" rebar at a rock);

Thence, North 46 degrees 54 minutes 41 seconds West for a distance of 785.02 feet to an axel found;

Thence, North 37 degrees 57 minutes 12 seconds West for a distance of 524.89 feet to an iron pin found (3/4" open top at a rock);

Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (2" open top);

Thence, North 43 degrees 23 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (2" open top);

Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top);

Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top);

Thence, South 37 degrees 25 minutes 22 seconds East for a distance of 191.96 feet to an angle iron found;

Thence, North 70 degrees 30 minutes 28 seconds East for a distance of 435.02 feet to an iron pin found (1/2" rebar), said point being the POINT OF BEGINNING.

Said parcel of land containing 116.042 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC and First American Title Insurance Company, prepared by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised on September 17, 2024, and identified as Job No. 13751.

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eFiled and eRecorded
DATE: 12/06/2024
TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 196 - 199
FILING FEES: $25.00
TRANSFER TAX: $5,774.20
PARTICIPANT ID: 7495336524
PT61: 069-2024-008369
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000007, 15048 000204

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **S&S HOMES BUILDERS LLC**, a Georgia limited liability company, as party of the first part, hereinafter referred to as "Grantor," and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to the Permitted Exceptions shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]

LINDA ODONNELL
NOTARY PUBLIC
EXPIRES
GEORGIA
SEPTEMBER 5, 2026
HALL COUNTY

S&S HOMES BUILDERS LLC
a Georgia limited liability company

By:
Name: K. Scott Whitehead
Title: General Manager

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EXHIBIT "A"
Legal Description

Tax Map Parcel # 15048 000007

All that tract or parcel of land lying and being in Hall County, Georgia, Friendship District described as follows:

BEGINNING at a rock corner on Buford and Hoschton Road near Friendship Church. Bounded as follows: On the north by lands of Puckett, Harrison, Elinburg and Harper on west; East by Deaton and Ruby Puckett. Said lot being 42 acres, more or less, and being the same lands deeded by Emmerson C. Holland to H. D. Puckett as recorded in Deed Book 96, pages 163-164 of the Hall County, Georgia, Deed Records.

This being same property as described in a Warranty Deed from H. D. Puckett to H. C. Bell as recorded in Deed Book 223, page 479-480 of the Hall County, Georgia Deed Records.

This also being the same property as described in a Quit Claim Deed dated May 19, 2006 from Howell C. Bell by and through Alice Pruett and Charles Bell, Trustees to Mildred M. Bell as recorded on Deed Book 5692, pages 182-183 of the Hall County, Georgia Deed Records.

LESS AND EXCEPT: A previous conveyance to Friendship Baptist Church by deed dated March 21, 1975 and recorded in Deed Book 569, page 207 of the Hall County, Georgia, Deed Records, and a second conveyance to Friendship Baptist Church by deed by June 9, 1988 and recorded in Deed Book 1227, pages 238-239 of the Hall County, Georgia, Deed Records.

LESS AND EXCEPT: A conveyance made to the Georgia Department of Transportation dated October 6, 2011, and recorded in Deed Book 6901, pages 162-166 of the Hall County, Georgia Deed Records.

TOGETHER WITH

Tax Map Parcel # 15048 000204

All that tract or parcel of land lying and being in G.M.D. Friendship, Hall County, Georgia, Tract 1, 1.500 acres, "Exemption plat for: Brenda Bell Williams", per plat thereof recorded in Plat Book 881, Page 400, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

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EXHIBIT "B"
Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2024 now due or payable.
2. No insurance is afforded as to the exact amount of acreage and/or square footage contained in the Land.
3. Easements for slopes, fills, and drainage along Friendship Circle as described in that Right of Way Deed from Howell C. Bell to Hall County dated May 22, 1997, and recorded at Deed Book 2885, Page 228, Hall County, Georgia records; as Friendship Circle is depicted on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
4. Limitations on access to Friendship Road as described in that Right of Way Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Georgia Department of Transportation dated September 24, 2009, and recorded at Deed Book 6617, Page 406, Hall County, Georgia records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
5. Limitations on access to Friendship Road as described in that Right of Way Deed from James E. McNeal and Freida M. NcNeal to Georgia Department of Transportation dated September 20, 2011, and recorded at Deed Book 6890, Page 365, Hall County, Georgia Records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
6. Access, Construction, and Maintenance Easement from Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy to Hall County, Georgia, dated September 25, 2018, and recorded at Deed Book 8222, Page 231, Hall County, Georgia Records; as affected by that Agreement to Exchange Temporary Construction Easement, by Charles D. Bell, *et al.*, dated September 9, 2023, and recorded at Deed Book 9416, page 709, aforesaid Records as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
7. Access, Construction, and Maintenance Easement from David E. Williams and Joan Williams, Co-Executors of the Estate of Edgar F. Williams, Jr. and the Estate of Helen Deaton Williams, and Williams Family Holdings, LLLP, dated August 28, 2019, and recorded at Deed Book 8324, Page 324, Hall County, Georgia Records, as affected by that Agreement to Exchange Temporary Construction Easement, by Estate of Edgar F. Williams, Jr., dated September 9, 2023, and recorded at Deed Book 9416, page 727, aforesaid Records; as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
8. All matters as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.

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eFiled and eRecorded
DATE: 12/06/2024
TIME: 4:02 PM
DEED BOOK: 9579
PAGE: 191 - 195
FILING FEES: $25.00
TRANSFER TAX: $11,398.40
PARTICIPANT ID: 7495336524
PT61: 069-2024-008368
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: Matt Short, Esq.
Commitment No: 23-101

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street, NE
Suite 2400
Atlanta, Georgia 30309

Tax Parcel #: 15048 000008, 15048 000025C

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 6th day of December, 2024, by and between **SCOTT PUCKETT, INC.**, a Georgia corporation, as party of the first part, hereinafter referred to as "Grantor," and **TAYLOR MORRISON OF GEORGIA, LLC**, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia records, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to the Permitted Exceptions shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:_____

[AFFIX NOTARIAL SEAL]

LISA ODONNELL
NOTARY
EXPIRES
GEORGIA
SEPTEMBER 5, 2026
PUBLIC
HALL COUNTY

SCOTT PUCKETT, INC.,
a Georgia corporation

By:
Name: Wendell Scott Puckett
Title: President

[CORPORATE SEAL]

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EXHIBIT "A"
Legal Description

Tax Map Parcel # 15048 000008

All that tract or parcel of land lying and being in the 1419th G. M. District of Hall County, Georgia and in the 1397th G. M. District of Gwinnett County, Georgia and being shown as a 98.17 acres total tract on a plat of survey for Edgar F. Williams, Jr. and Helen Deaton Williams, made by Owen Patton, Georgia Registered Land Surveyor No.1324, dated December 27, 1991 and recorded in Plat Book 161, Slide 205-A, Clerk's Office, Hall Superior Court and recorded in Plat Book 56, Page 215, Clerk's Office, Gwinnett Superior Court, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property.

LESS AND EXCEPT the real property conveyed in that General Warranty Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Old Friendship Partners, LLC, dated June 20, 2005, and recorded at Deed Book 43213, page 21, Gwinnett County, Georgia Records.

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TOGETHER WITH

Tax Map Parcel # 15048 000025C

All that tract or parcel of land lying and being in GMD 1419, Hall County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the southwest right of way of Friendship Circle (right of way varies) and the southwest right of way of Friendship Road (right of way varies), said point having the Georgia State Plane Coordinates (West Zone) of North 1500704.7867 and East 2370849.8436, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way of Friendship Road South 31 Degrees 39 Minutes 38 Seconds East for a distance of 277.02 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling South 42 Degrees 47 Minutes 42 Seconds West for a distance of 53.25 feet to a point, said point marked by a Square Rod found; THENCE South 39 Degrees 30 Minutes 53 Seconds West for a distance of 748.69 feet to a point, said point marked by a ½ inch Crimp Top Pipe found; THENCE traveling North 54 Degrees 44 Minutes 26 Seconds West for a distance of 140.17 feet to a point, said point marked by a ¾ inch Open Top Pipe found; THENCE North 55 Degrees 09 Minutes 40 Seconds West for a distance of 198.46 feet to a point, said point marked by a 42" Oak Tree; THENCE North 43 Degrees 03 Minutes 01 Seconds East for a distance of 830.11 feet to a point on the southwest right of way of Friendship Circle (right of way varies), said point marked by a ½ inch rebar pin set; THENCE traveling on said right of way North 43 Degrees 03 Minutes 01 Seconds East for a distance of 14.91 feet to a point, said point marked by a Rock found; THENCE continuing on said right of way North 58 Degrees 59 Minutes 18 Seconds East for a distance of 78.93 feet to a point on the southwest right of way of Friendship Road (right of way varies), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.131 Acres.

Said property being known as 3746 Friendship Circle according to the present system of numbering properties in Hall County, Georgia. Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

84340 Description

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=87122754&key1=9579&key2=191&county=69&countyname=HALL&userid=891638&appid=4 1/1

EXHIBIT "B"
Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2024 now due or payable.
2. No insurance is afforded as to the exact amount of acreage and/or square footage contained in the Land.
3. Easements for slopes, fills, and drainage along Friendship Circle as described in that Right of Way Deed from Howell C. Bell to Hall County dated May 22, 1997, and recorded at Deed Book 2885, Page 228, Hall County, Georgia records; as Friendship Circle is depicted on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
4. Limitations on access to Friendship Road as described in that Right of Way Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Georgia Department of Transportation dated September 24, 2009, and recorded at Deed Book 6617, Page 406, Hall County, Georgia records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
5. Limitations on access to Friendship Road as described in that Right of Way Deed from James E. McNeal and Freida M. NcNeal to Georgia Department of Transportation dated September 20, 2011, and recorded at Deed Book 6890, Page 365, Hall County, Georgia Records, as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
6. Access, Construction, and Maintenance Easement from Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy to Hall County, Georgia, dated September 25, 2018, and recorded at Deed Book 8222, Page 231, Hall County, Georgia Records; as affected by that Agreement to Exchange Temporary Construction Easement, by Charles D. Bell, *et al.*, dated September 9, 2023, and recorded at Deed Book 9416, page 709, aforesaid Records as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
7. Access, Construction, and Maintenance Easement from David E. Williams and Joan Williams, Co-Executors of the Estate of Edgar F. Williams, Jr. and the Estate of Helen Deaton Williams, and Williams Family Holdings, LLLP, dated August 28, 2019, and recorded at Deed Book 8324, Page 324, Hall County, Georgia Records, as affected by that Agreement to Exchange Temporary Construction Easement, by Estate of Edgar F. Williams, Jr., dated September 9, 2023, and recorded at Deed Book 9416, page 727, aforesaid Records; as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.
8. All matters as shown on that ALTA/NSPS Land Title Survey for Taylor Morrison of Georgia, LLC, by Atlas Technical Consultants, LLC, dated September 8, 2022, last revised September 17, 2024, and identified as Job No. 21-5000-G101A.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=87122754&key1=9579&key2=191&county=69&countyname=HALL&userid=891638&appid=4 1/1

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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

3702 3703 Friendship Place

* ~~3650 Sagecrest Drive,~~ Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

Thanks,

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

Thank you,

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

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

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.

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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

3702 & 3703 Friendship Place

7. **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) ~~3650 Sagecrest Drive~~ | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

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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: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
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GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES
DIRECTOR
Kristie Turner

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

  3702 3703 Friendship Place

- **(A) ~~3650 Sagecrest Drive~~ | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

  3702 3703 Friendship Place

- **(B) ~~3650 Sagecrest Drive~~ | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

3702 3703 Friendship Place

- **(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

Outlook

Public Notice Signs - 3702 & 3703 Friendship Place

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 7/22/2026 9:40 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

11 attachments (27 MB)

IMG_1160.jpeg; IMG_1159.jpeg; IMG_1158.jpeg; IMG_1157.jpeg; IMG_1156.jpeg; IMG_1155.jpeg; IMG_1154.jpeg; IMG_1153.jpeg; IMG_1152.jpeg; IMG_1151.jpeg; IMG_1150.jpeg;

From: Lamonte Dozier (Marshals) <ldozier@hallcounty.org>
Sent: Tuesday, July 21, 2026 4:56 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: Re: Public Notice Signs - 3702 & 3703 Friendship Place

Total of four signs at the intersection of Friendship Rd and Friendship Pl. Four signs at Friendship Pl and Friendship Circle. One sign is at 3654 Friendship Rd and two signs are off of Friendship Circle at 3746 and 3774.

Thank You,
Officer L. Dozier Badge 907
Marshal's Office
Hall County Community Development and Infrastructure
(770) 531-6762 | www.hallcounty.org

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION — Date: N/A

BOARD OF COMMISSIONERS — Date: AUG. 13 2024

Time: 6:00 PM

3654

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2026
Time: 6:00 P.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE

FOR MORE INFORMATION CALL: (770) 531-[illegible]

3654

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: REZONE FROM AR-1 TO PRD TO INCLUDE ADDITIONAL PARCELS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BRUNS ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

3302

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG. 13, 2024
Time: 6:00 P.M.

HALL COUNTY GOVERNMENTAL CENTER, 2875 BRADEN RIVER, GAINESVILL, GA

FOR MORE INFORMATION CALL: (770) 531-6907



3702

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: REZONE FROM AR-1 TO PRD TO INCLUDE ADDITIONAL PARCELS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: AUG 13 2020

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER 2875 BROWNS BRIDGE RO

FOR MORE INFORMATION CALL

3702


FROM THE HIGH $300'S
taylor morrison
WEATHERFIELD
NEW HOMES
NOW SELLING
770.651.0440
WeatherfieldTM.com
ZONING NOTICE
3703

ZONING NOTICE

ZONING NOTICE

3707


ZONING NOTICE
ZONING NOTICE
STOP
3703

3774

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC

REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION Date: N/A Time: N/A

COUNTY COMMISSION Date: AUG 13 2026 Time: 10:00 AM


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: TAYLOR MORRISON OF GEORGIA, LLC
REQUEST: SPECIAL USE & VARIANCE TO SIGN STANDARDS TO ALLOW 2 ENTRANCE SIGNS
PUBLIC HEARINGS WILL BE HELD ON:
Date: N/A
Time: N/A
Date: AUG. 13 2026
Time: 6:00 p.m.
FOR MORE INFORMATION CALL: (770) 531-6809
3746

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 495/2026

SUBJECT: **5205 Winder Highway | Rezone |** from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 19.71± acre tract located on the northeast side of Winder Highway approximately 0.38 miles southeast of its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C **| Proposed Use: Uses permitted in light industrial (I-1) |** Commission District 1 **| Jack Albert CRE, LLC, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL, with conditions, as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan

1. The property shall be developed in accordance with the site plan dated July 1, 2026, and as described in the project narrative received July 3, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5205 Winder Highway | Rezone | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 19.71± acre tract located on the northeast side of Winder Highway approximately 0.38 miles southeast of its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial (I-1)** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Renderings
Deed
Historic Board of Commissioners Letter
Water Availability
Sewer Availability
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Jack Albert CRE, LLC

Request ..... **Rezone** | from Planned Industrial Development (PID) to Light Industrial (I-1)

Proposed Use ..... Uses permitted in Light Industrial

Size ..... 19.71± acres

Zoning ..... **Current:** Planned Industrial Development (PID)
Proposed: Light Industrial (I-1)

Location ..... **5205 Winder Highway |** Tax Parcel 15028 000014C

Commission District ..... One

Commission Date ..... August 13, 2026

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

Record Number..... HZON26-0020

Staff recommends <u>APPROVAL</u> of the applicant's request with to the following conditions:

1. The property shall be developed in accordance with the site plan dated July 1, 2026, and as described in the project narrative received July 3, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

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

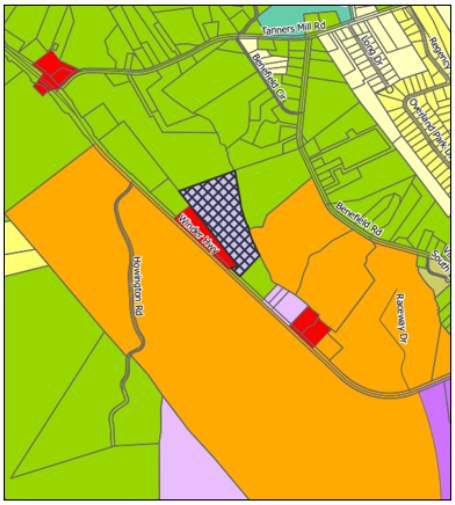
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone a 19.71± acre tract from Planned Industrial Development (PID) to Light Industrial (I-1) for uses permitted in Light Industrial.

Currently the site is undeveloped. The eastern property line is bordered by Cooper Creek, and the site is affected by County Studied and FEMA Flood Zones.

The surrounding properties are zoned and developed as outlined below:



North: Agricultural Residential 1 (AR-1): single family residences

East: Agricultural Residential (AR-1): single family residences; Planned Commercial Development (PCD): chicken houses & single-family residence; approved for a mixed use/car condo development associated with Lanier Raceway (ZON2021-00046)

South: Agricultural Residential 1 (AR-1): undeveloped; Planned Commercial Development: Road Atlanta

West: Highway Business (H-B): undeveloped; Agricultural Residential 1 (AR-1): undeveloped

In 2022, the subject parcel was proposed for rezoning from Agricultural Residential IV (AR-IV) to Light Industrial (I-1). Instead, the request was approved as Planned Industrial Development (PID), though the site was never developed. The approval allowed a 30,000-square-foot building with separate parking areas for automobiles and trucks, subject to the following conditions:

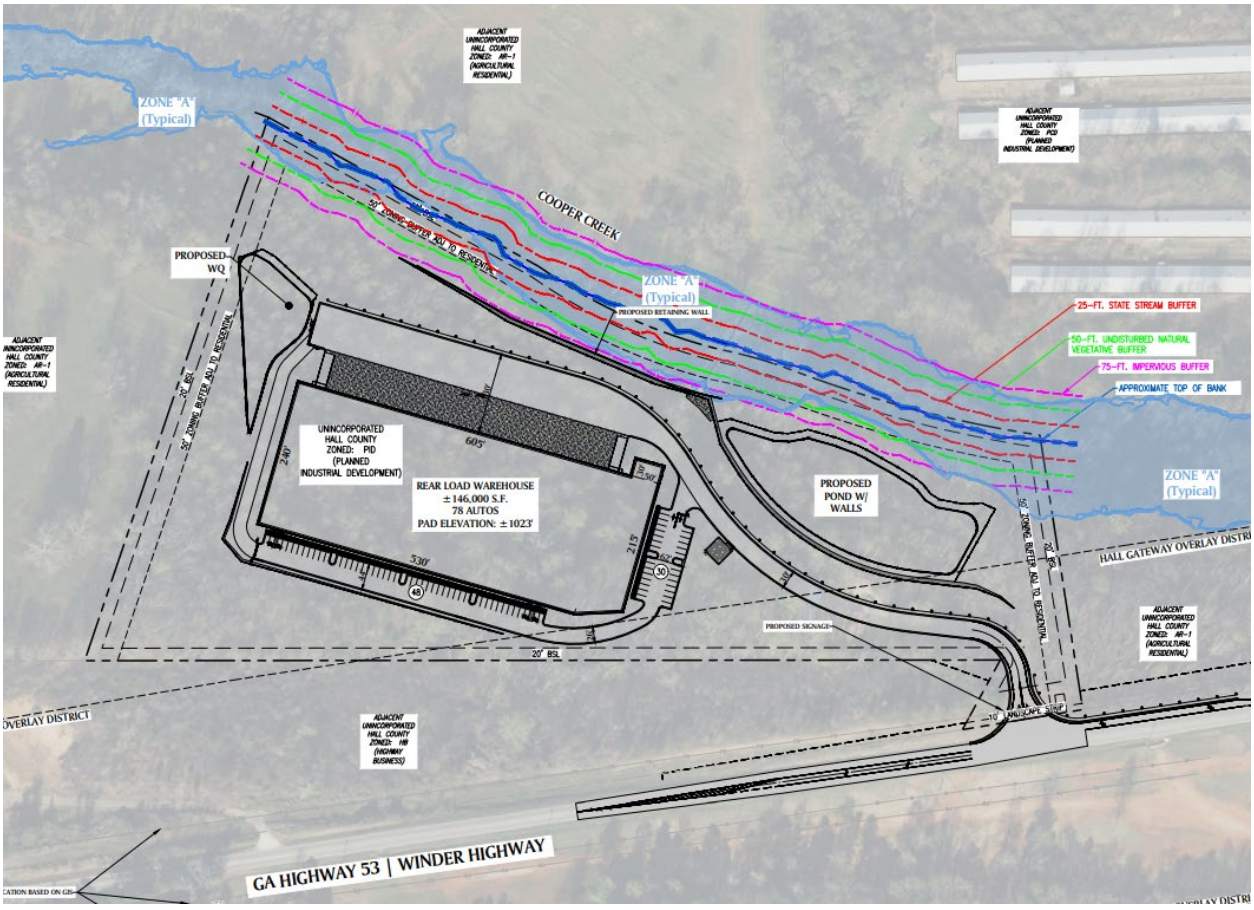
1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines.
2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations
3. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation.
4. A SO-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056.
5. A privacy fence shall be added along the lot line noted by N70°30'00"E 925.00' for a minimum 700ft along the line.
6. The entrance shall be gated with security.
7. Truck maintenance shall only be conducted between 7 am to 7 pm.
8. Only the truck parking shall be gravel.
9. The building shall be up to 30,000 square feet.
10. Metal accents shall be permitted on the building in substantial conformance with submitted renderings.
11. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent

and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

12. All running overnight refrigeration trucks shall adhere to the Hall County Noise Ordinance, subject to review and approval by Planning and Development Director.

Per the submitted site plan, the applicant proposes a 146,000-square-foot industrial warehouse with 78 automobile parking spaces, a single access from Winder Highway, and a stormwater detention basin. Per the submitted narrative, the applicant seeks flexibility to lease the facility to any use permitted in the Light Industrial zoning district. The site plan meets the required 50-foot buffer from adjacent AR-1 zoned properties and the 75-foot impervious stream buffer.

Water service will be provided by the City of Gainesville as confirmed in a water availability letter dated May 22, 2026. Sanitary sewer services will be provided by Hall County as confirmed in a sewer availability letter dated May 15, 2026.



Below are the conceptual elevations provided by the applicant. Per the submitted narrative, the building will comply with GCOD standards at time of permit submittal.



The property is located within the Gateway Corridor Overlay District (GCOD) and complies with relevant standards as identified in the table below.

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	50-foot buffer along the northern, south & east property boundary.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Paved parking and circulation.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies
6.2.5.C.2.e – Parking Lot Design – Off-street parking	As the majority of the property & the developed area does not front Winder Highway, this standard does not apply.	Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street	N/A
6.2.5.C.2 – Parking Lot Design	Not detailed, but the site plan appears to comply.	Various landscaping requirements pertaining to parking areas.	Shall comply.
6.2.6.B – Building Materials	Precast or prestressed concrete	Precast or prestressed concrete may be used for industrial buildings	Complies

6.2.7 – Signs	Not specified.	Signage shall comply with Section 8.6.18 - Signs.	Shall comply

Based on the future land use plan, staff finds the rezoning request is *consistent* with the Comprehensive Plan's future land use classification of Business Nodes & Corridors within the Chestnut Mountain Candler character area. The intent of this future land use designation is for new development along major road corridors and intersections to consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. Site design should use the quality development principals to the fullest extent possible.

Zoning Analysis – Rezone

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

a. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed Light Industrial (I-1) zoning district and proposed use is consistent with the use, development, and zoning of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that light industrial uses would adversely affect adjacent or nearby property. There are two racetracks adjacent to the subject property.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The subject property requires rezoning to the standard Light Industrial (I-1) zoning district as the proposed use does not meet the intent of the current zoning of Planned Industrial District (PID).**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning is not expected to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed zoning is consistent with the Comprehensive Plan and the Business Nodes & Corridors future land use designation.**

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

g. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment**

on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance.

h. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Denying the rezoning would provide no meaningful public benefit, as the previously approved use and proposed light industrial use both fall within the parameters of the Light Industrial (I-1) zoning district.**

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is undeveloped and was rezoned in 2022 to Planned Industrial Development (PID) district.**

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 Light Industrial (I-1) zoning would not create an isolated district, as the property is currently zoned Planned Industrial Development (PID) and commercially zoned properties with racetrack uses border the property.**

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

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support light industrial uses based on the Future Land Use Map; however, as the property is currently zoned Planned Industrial Development (PID) any deviation from the exact approved plan for the PID zoning requires action by the Board of Commissioners.**

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

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

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

11.2.6.E - Submission requirements

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

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

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

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

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

    d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated July 7, 2026, the Hall County Environmental Health Department stated, "No comment. Public Sewer."

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway."

Gainesville-Hall Metropolitan Planning Organization
In a memorandum dated July 6, 2026, Joseph Boyd, Director, provided the following comments:

> This parcel is along State Route 53/Winder Highway, which is scheduled to be widened to four lanes in the MPO's Metropolitan Transportation Plan (GH-040, PI 0013310). Construction is currently not scheduled to begin until 2051, but Preliminary Engineering (PE) work is scheduled to begin in 2030, which may result in the construction timeline being accelerated depending on the findings. Right-of-way impacts will not be known until the PE phase is initiated. For more information, the applicant should reach out to the Georgia Department of Transportation (GDOT) District 1 office in Gainesville.

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

> **Engineering:**
> This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
>
> **Traffic:**
> The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
>
> **Utilities:**
> Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

Hall County Fire Marshal
In a memorandum dated July 10, 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
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Jack Albert CRE, LLC
11175 Cicero Drive, Suite 100
Alpharetta, GA 30022
Phone [redacted]
Email Address jalbert@magnoliacre.com

Property Owner (Name & Mailing Address)

United Logistics, Inc.
5509 Radford Road, Suite E
Flowery Branch, GA 30542
Phone [redacted]
Email Address brett.mixon@unitedlogistics.net

Proposed Use Light Industrial

Contact Person (Name & Mailing Address)

Jack Albert CRE, LLC
11175 Cicero Drive, Suite 100
Alpharetta, GA 30022
Phone [redacted]
Email Address jalbert@magnoliacre.com

Status of Applicant

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

Requested Action

Existing Zoning: PID
Rezone to: I-1
Fee: $ 750
Receipt #:
Check #:

Tax Parcel Number 15028 000014C
Acreage 19.65
Location Address 5205 Winder Highway, Braselton, GA 30517

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

Print: Jack Albert Date: 6/3/26
Sign [signature] Date: 6/3/26

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) United Logistics, Inc.

Address 5509 Radford Road, Suite E

Flowery Branch, GA 30542

Phone Number [redacted]

Name of applicant(s) Jack Albert CRE, LLC

Address 11175 Cicero Drive, Suite 100

Alpharetta, GA 30022

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)

[signature], CO-owner / CFO

Personally appeared before me

Brett Allyn Mixon

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

W. Jay McKendrick
Notary Public

W. JAY MCKENDRICK
My Commission Expires
NOTARY PUBLIC
6-12-2029
MECKLENBURG COUNTY, NC

5/22/26
Date

Operating Agreement

Jack Albert CRE LLC,
a Georgia Limited Liability Company

THIS OPERATING AGREEMENT of Jack Albert CRE LLC (the "Company") is entered into as of the date set forth on the signature page of this Agreement by each of the Members listed on Exhibit A of this Agreement.

A. The Members have formed the Company as a Georgia limited liability company under the Georgia Limited Liability Company Act. The purpose of the Company is to conduct any lawful business for which limited liability companies may be organized under the laws of the state of Georgia. The Members hereby adopt and approve the Articles of Organization of the Company filed with the Georgia Secretary of State.

B. The Members enter into this Agreement to provide for the governance of the Company and the conduct of its business, and to specify their relative rights and obligations.

ARTICLE 1: DEFINITIONS

Capitalized terms used in this Agreement have the meanings specified in this Article 1 or elsewhere in this Agreement and if not so specified, have the meanings set forth in the Georgia Limited Liability Company Act.

"Agreement" means this Operating Agreement of the Company, as may be amended from time to time.

"Capital Account" means, with respect to any Member, an account consisting of such Member's Capital Contribution, (1) increased by such Member's allocated share of income and gain, (2) decreased by such Member's share of losses and deductions,
(3) decreased by any distributions made by the Company to such Member, and
(4) otherwise adjusted as required in accordance with applicable tax laws.

"Capital Contribution" means, with respect to any Member, the total value of (1) cash and the fair market value of property other than cash and (2) services that are contributed and/or agreed to be contributed to the Company by such Member, as listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement.

"Exhibit" means a document attached to this Agreement labeled as "Exhibit A," "Exhibit B," and so forth, as such document may be amended, updated, or replaced from time to time according to the terms of this Agreement.

IN WITNESS WHEREOF, the parties have executed or caused to be executed this Operating Agreement and do each hereby represent and warrant that their respective signatory, whose signature appears below, has been and is, on the date of this Agreement, duly authorized to execute this Agreement.

Dated: 12-7-2023

Jack Albert

Signature of John "Jack" Alexander Albert

GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME (/)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**UNITED LOGISTICS, INC.**	Control Number:	**17133324**
Business Type:	**Domestic Profit Corporation**	Business Status:	**Active/Compliance**
NAICS Code:	**Any legal purpose**	NAICS Sub Code:	
Principal Office Address:	**5509 Radford Rd., Suite E, Flowery Branch, GA, 30542, USA**	Date of Formation / Registration Date:	**12/20/2017**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2028**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Tyler Mixon**

Physical Address: **5509 Radford Rd, Suite E, Flowery Branch, GA, 30507, USA**

County: **Hall**

OFFICER INFORMATION

Name	Title	Business Address
Brett A. Mixon	CFO	5509 Radford Road, Suite E, Flowery Branch, GA, 30542, USA
Cody W. Mixon	Secretary	5509 Radford Road, Suite E, Flowery Branch, GA, 30542, USA
Tyler B. Mixon	CEO	5509 Radford Road, Suite E, Flowery Branch, GA, 30542, USA

Back

Filing History Name History

Return to Business Search

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Report a Problem?

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

HALL COUNTY
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 6/3/26

Applicant's/Owner's Name (Printed): Jack Albert

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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**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: [signature] Date: 5/22/2026

Applicant's/Owner's Name(Printed): Brett Mixon

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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**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: Tyler Mixon **Date:** 6/3/2026

Applicant's/Owner's Name (Printed): Tyler Mixon

Project Narrative

RECEIVED 7/03/2026

Address – 5205 Winder Highway, Braselton, GA

Acreage – 19.65 acres

Applicant – Jack Albert CRE, LLC

Current Zoning – PID (Planned Industrial Development)

Proposed Zoning – I-1 (Light Industrial)

Request and Current Property Classification

Jack Albert CRE, LLC requests the ~19.65 acres at 5205 Winder Highway, Braselton, GA be rezoned from Planned Industrial Development to Light Industrial in order to develop approximately 146,000 SF of industrial warehouse space. The applicant would like to maintain flexibility to lease the facility to any permitted use in the Light Industrial zoning designation. The applicant would also comply with the standards set forth in the Hall County Gateway District as part of the property resides in the overlay.

Utilities

The development will be served by City of Gainesville Water and Hall County sewer. Please see the utility will serve letters referenced in the application submittal.

Access

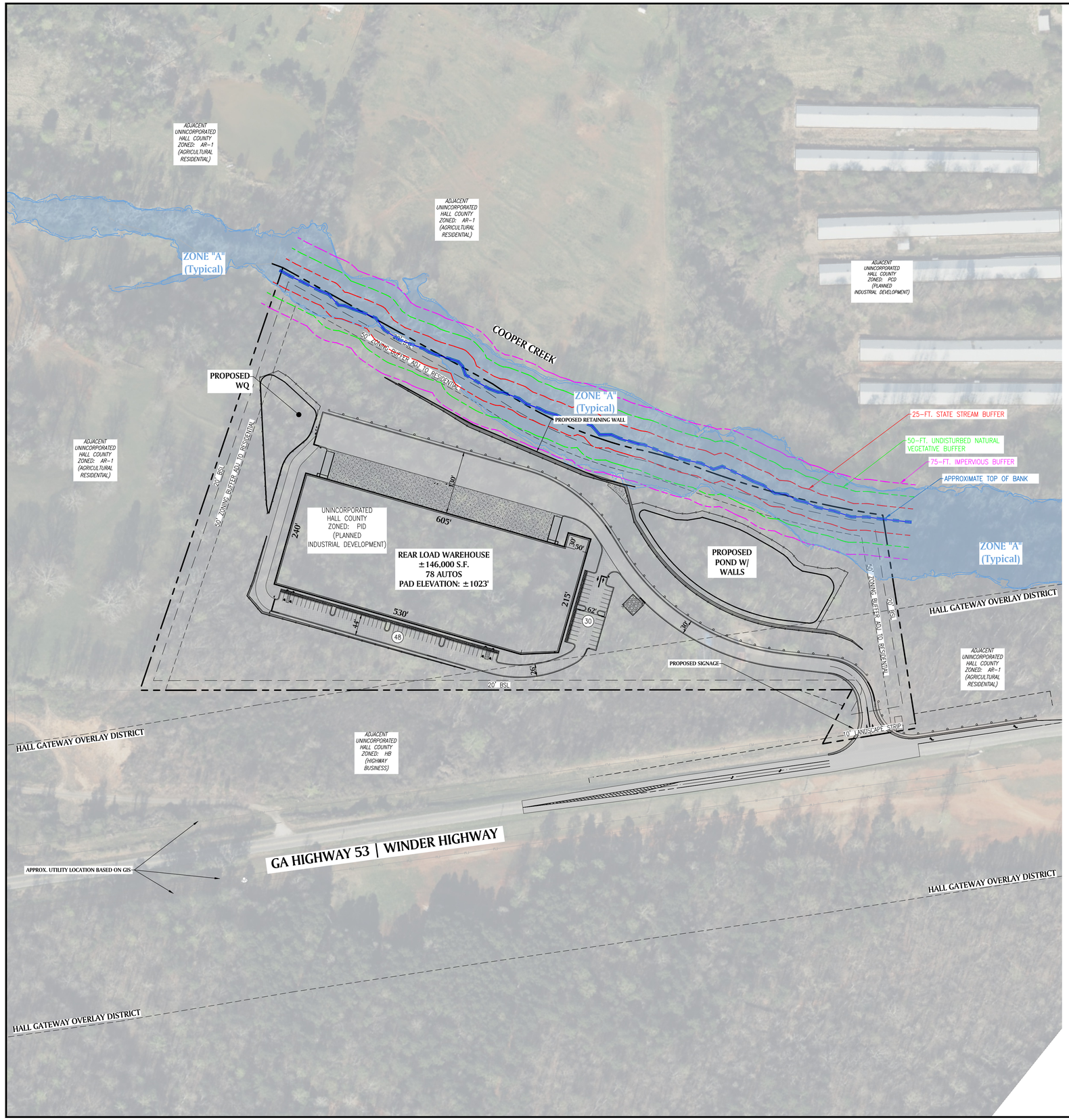
Ingress and egress will come off Winder Highway. The applicant has received conceptual approval and comments from GDOT as provided in the application submittal. These comments have been incorporated into the site plan. The applicant will work with GDOT to obtain the necessary permits for the driveway work.

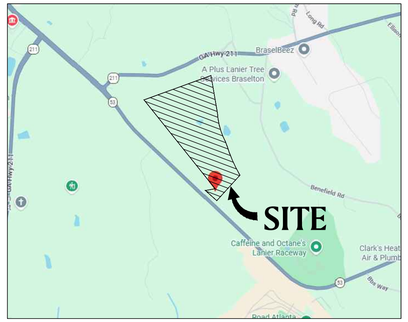
Surrounding Properties

The development also takes into account 50’ zoning buffers required for adjacencies to AR-1 on the north, east, and west property lines as well as the 20’ setback on each property line. Furthermore, due to the topographical challenge of the property, building coverage is only expected to reach ~17%.

Building Specifications

The building materials will comply with UDC architectural standards. Please see the sample storefront rendering and building elevations included in the application submittal. The development plans to incorporate directional signage within the property as well as a monument sign at the entrance off Winder Highway that complies with code. Property lighting will be comprised of wall packs along the building exterior and outdoor pole lighting for parking and the driveway entrance. 78 automobile parking spaces are also planned to comply with the 1 space per 300 SF of office plus 1 space per 5,000 SF of additional indoor area requirement in the Light Industrial zoning designation. Furthermore, the number of parking spaces constructed on impervious surfaces will comply with parking standards.





VICINITY MAP

SCALE: NTS

SITE ANALYSIS

HEAVY DUTY ASPHALT AREA:	±68,940 SF
HEAVY DUTY DOT ASPHALT AREA:	±34,500 SF
HEAVY DUTY CONCRETE AREA:	±28,419 SF
LIGHT DUTY ASPHALT AREA:	±32,769 SF
SIDEWALK AREA:	±3,115 SF
MINIMUM AUTO PARKING REQUIRED:	1 PER 300 SQ. FT. OF OFFICE PLUS 1 PER 5,000 SQ. FT. ADDITIONAL INDOOR AREA
*MAXIMUM AUTO PARKING ALLOWED:	125% OF THE MINIMUM PARKING REQ'D
TOTAL AUTO PARKING PROPOSED:	78 SPACES
TOTAL ADA PARKING REQUIRED:	4 SPACES (PER ACCESSIBILITY CODE) INCLUDING 1 VAN-ACCESSIBLE SPACE
TOTAL ADA PARKING PROPOSED:	4 SPACES
TOTAL SITE AREA:	±19.71 AC
TOTAL BUILDING AREA:	±146,000 SF
TOTAL LOT BUILDING COVERAGE:	17.00%
IMPERVIOUS AREA:	±6.65 AC
% IMPERVIOUS:	33.74%
MAXIMUM BUILDING HEIGHT:	65'

*MAX NUMBER OF PARKING SPACES:
APPROXIMATELY 10,470 SF OFFICE AREA
ADDITIONAL AREA 135,530 SF

10,470 OFFICE AREA * 1 SPACE/300 SF = 34.9 SPACES
135,530 ADDITIONAL AREA * 1 SPACE/5,000 SF = 27.1 SPACES
= 62 * 1.25 = 77.5 ≈ 78 SPACES

ZONING PLAN

0 50 100 200 400

SCALE: 1 = 100

PAULSON·MITCHELL·WISE
CIVIL ENGINEERS & PLANNERS
INFO@CIVILPMW.COM
770.630.7685
CIVILPMW.COM
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075

PROJECT:

WINDER HIGHWAY INDUSTRIAL

5205 WINDER HIGHWAY
BRASELTON,
UNINCORPORATED HALL COUNTY,
GEORGIA

FOR:

JACK ALBERT

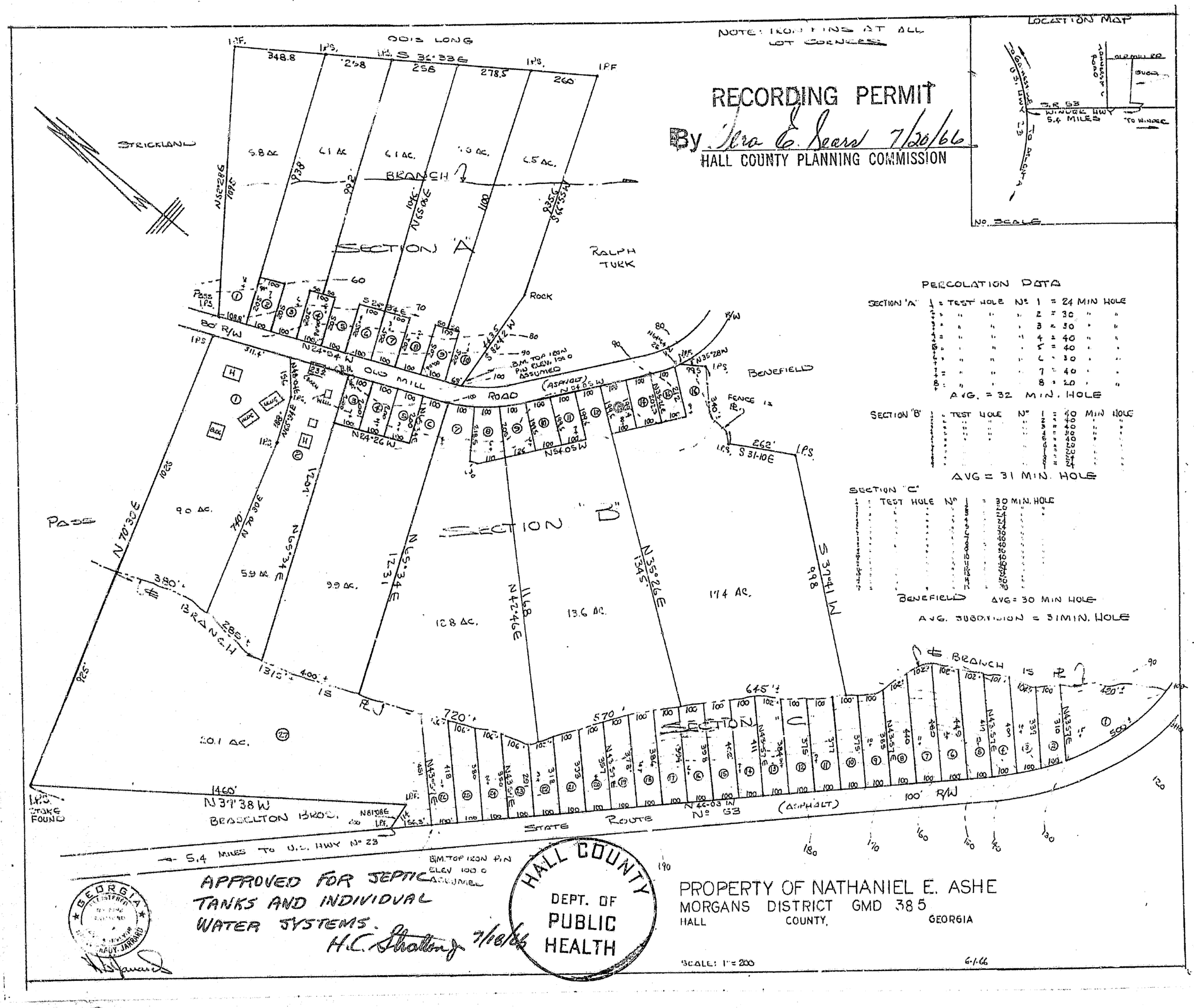
JURISDICTION:	UNINCORPORATED HALL COUNTY
EX. ZONING:	PID (PLANNED INDUSTRIAL DEVELOPMENT)
OVERLAY DISTRICT:	HALL GATEWAY DISTRICT
FRONT:	50'
MAJOR SIDE:	20'
MINOR SIDE:	20'
REAR:	20'
LANDSCAPE STRIP:	10'
ZONING BUFFER:	50' ADJ TO RESIDENTIAL
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50' (UNDISTURBED)
CITY STREAM BUFFER:	75'
PARKING REQ.:	1 PER 300 SF OF OFFICE + 1 PER 5,000 SF ADD INDOOR AREA
STALL:	9' x 18'
LANDSCAPE ISLAND SPACING:	1 PER 10 SPACES
MAXIMUM IMPERVIOUS ALLOWED:	__%
MAXIMUM BUILDING COVERAGE:	__%
FLOOD PLAIN PRESENT (YES):	FEMS/HALL GIS
STREAMS PRESENT (YES):	NWI/HALL GIS
WETLANDS PRESENT (YES):	NWI/HALL GIS
TOPOGRAPHY DATA:	NOAA

2026179 Z-1.dwg 07.01.26

ZONING PLAN

SHEET Z-1

I:\2026\2026179\D Preliminary\D Zoning Plans\2026179 Z-1.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), SCHEME PALETTE, DWG TO PDF.PC3, MADISON STOCKBRIDGE, July 1, 2026, 10:21:03 AM

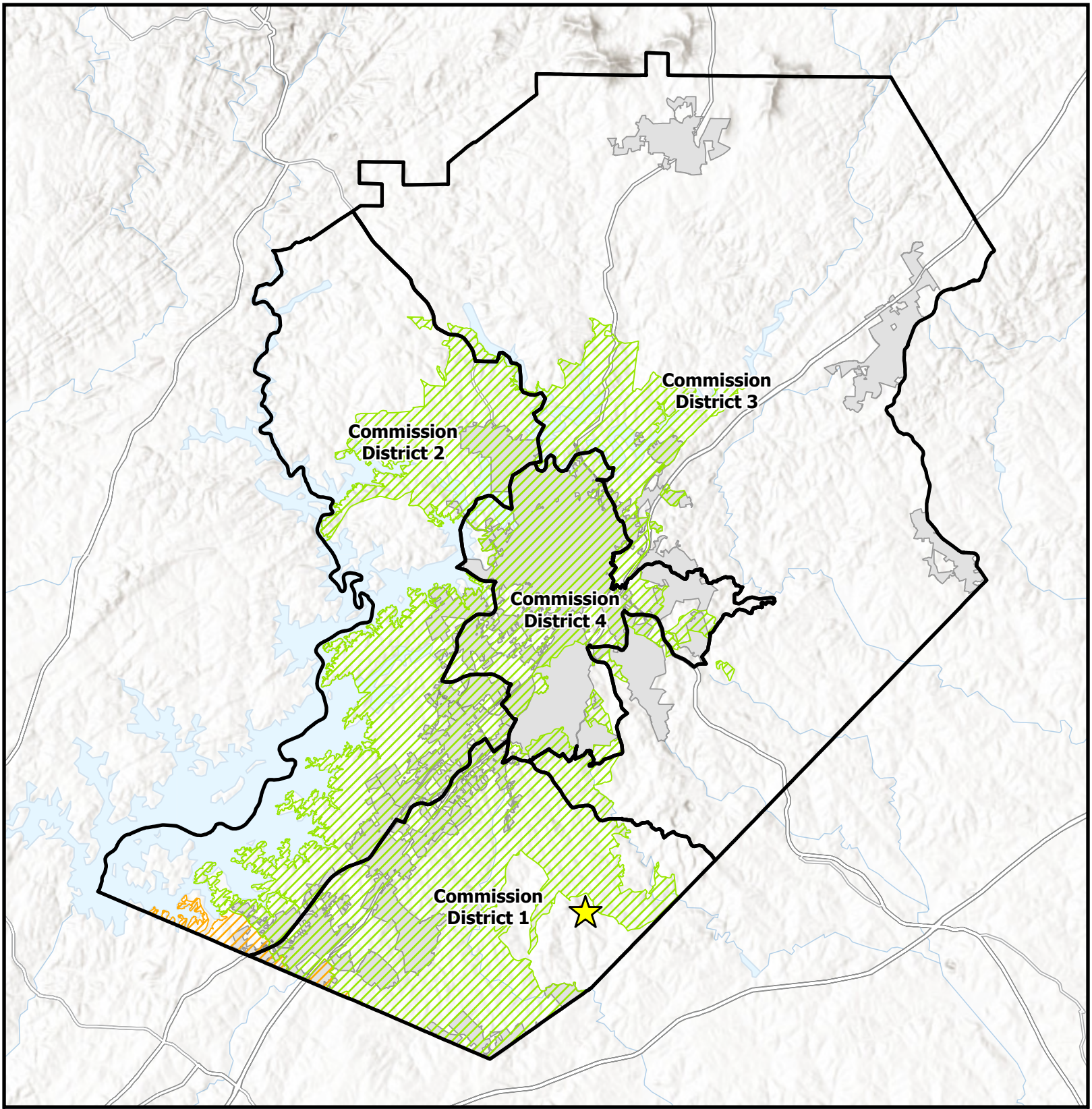


Recorded: July 21, 1966 — W. Israel Watson, Clerk

Legal Description

All that tract or parcel of land in Morgans District of Hall County, Georgia, and being Lot twenty Seven (27) of Section C of Property of Nathaniel E. Asha as shown by plat thereof recorded in Plat Book 36, at Page 134 in the office of Clerk of Superior Court of Hall County, Georgia, reference to said plat and the record thereof is hereby made for a full description of said property which contains 20.1 acres more or less.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any. the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Jack Albert CRE, LLC
Tax Parcel #: 15028 000014C
Location: 5205 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
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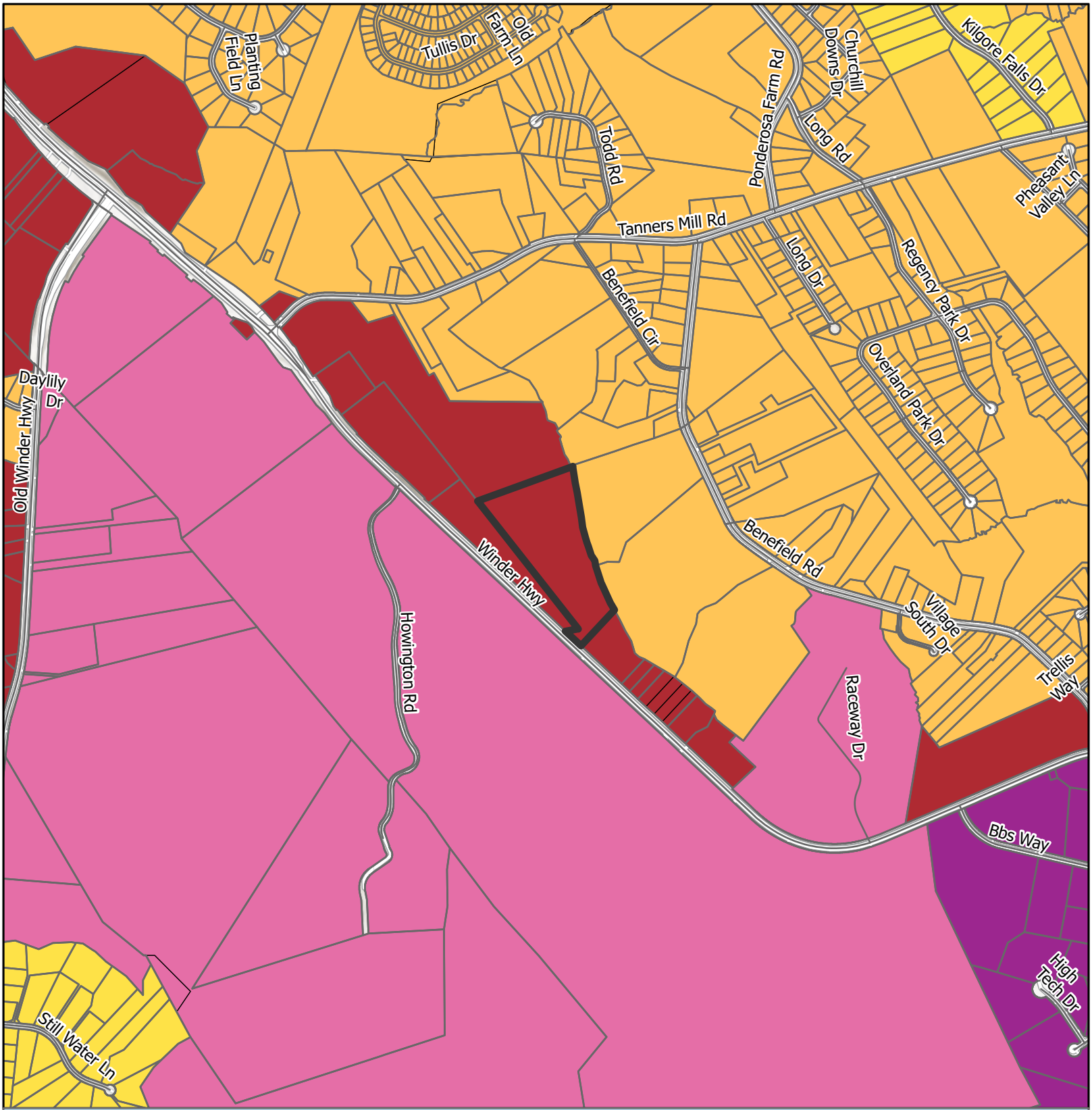
Date Prepared: 7/13/2026



Future Land Use Map

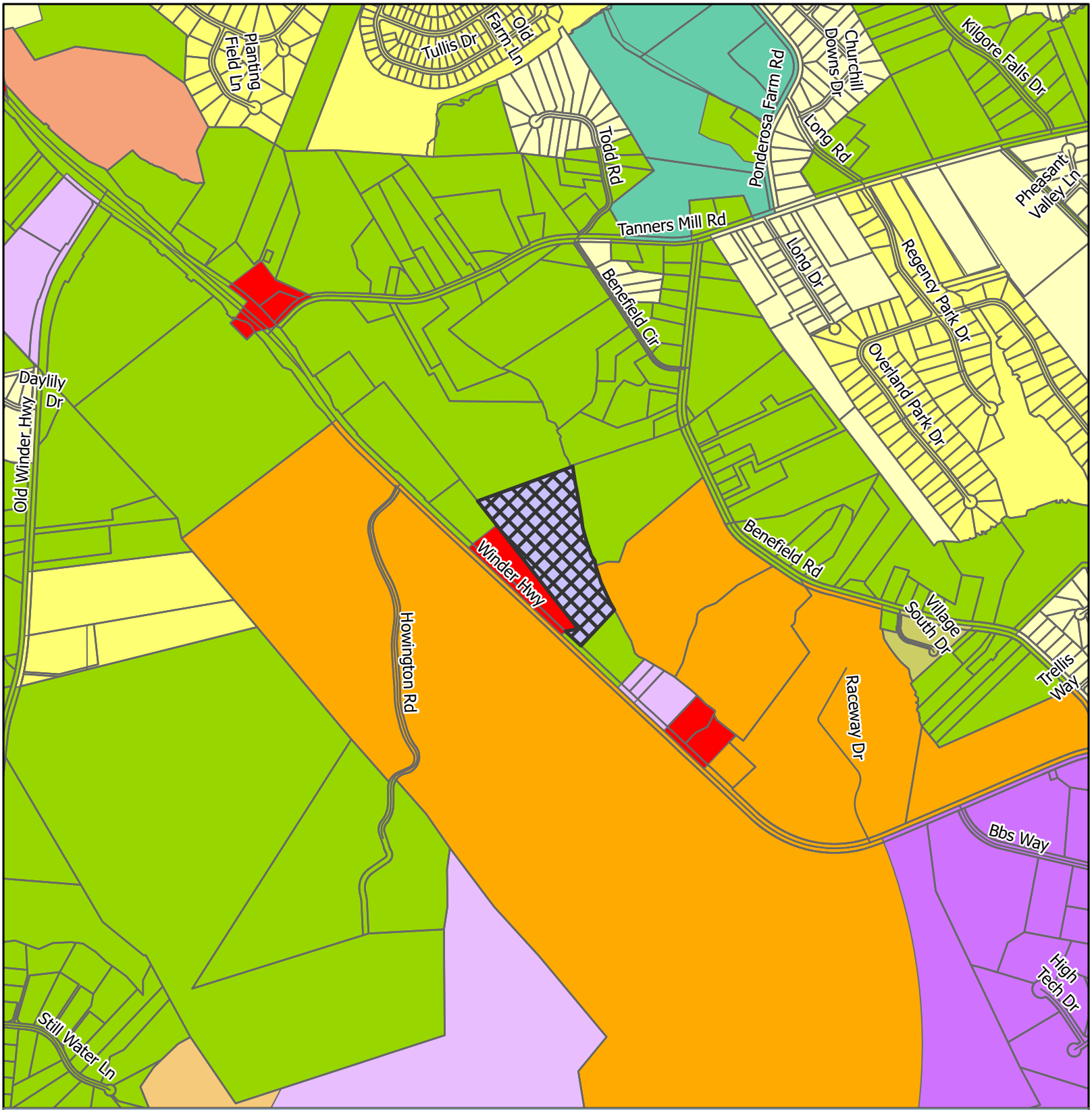
Subject Area
City Limits

FLU
- Business Corridors
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Jack Albert CRE, LLC
Tax Parcel #: 15028 000014C
Location: 5205 Winder Highway
Commission District: 1

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

Date Prepared: 7/13/2026



Zoning Map

Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- I-2
- MHP
- PCD
- PCFD
- PID
- POD
- PRD
- R-1
- R-MF

Applicant: Jack Albert CRE, LLC
Tax Parcel #: 15028 000014C
Location: 5205 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
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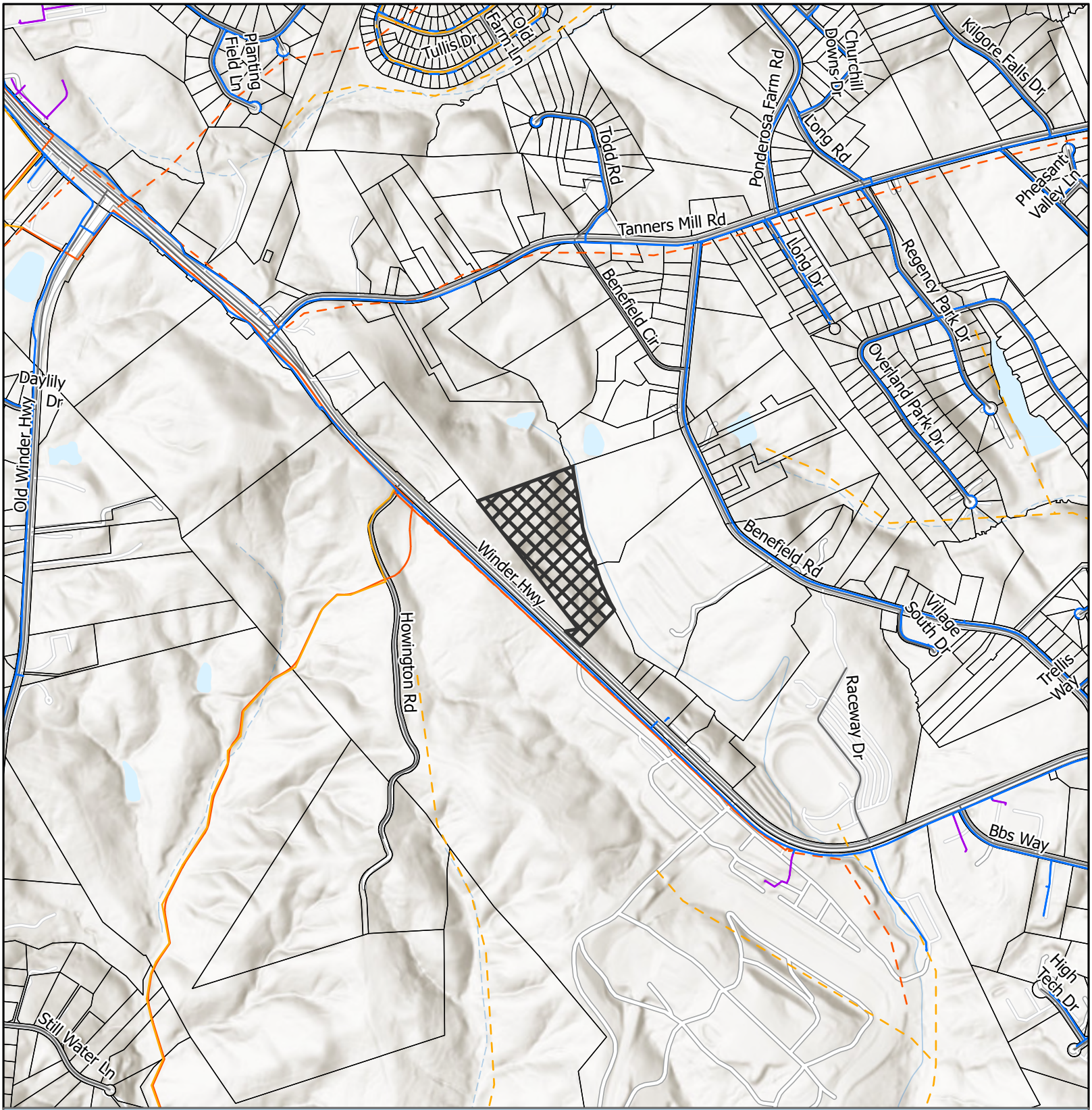
Date Prepared: 7/13/2026



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: Jack Albert CRE, LLC
Tax Parcel #: 15028 000014C
Location: 5205 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/13/2026



Subject Area

Applicant: Jack Albert CRE, LLC
Tax Parcel #: 15028 000014C
Location: 5205 Winder Highway
Commission District 1

Aerial Map

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

Date Prepared:
7/13/2026

GLASS SCHEDULE

A	B	C
1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE HEAT STRENGTHENED OUTER PANE HEAT STRENGTHENED FABRICATOR: GUARDIAN GLASS STYLE: SUNGUARD SN 68 COLOR: GRAY-CLEAR COATINGS: Low-E ON #2 SURFACE U-VALUE: .29 SHGC: .25	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: GUARDIAN GLASS STYLE: SUNGUARD SN 68 COLOR: GRAY-CLEAR COATINGS: Low-E ON #2 SURFACE U-VALUE: .29 SHGC: .25	1" INSULATED INNER PANE 1/4" OUTER PANE 1/4" INNER PANE TEMPERED OUTER PANE TEMPERED FABRICATOR: GUARDIAN GLASS STYLE: SUNGUARD SN 68 WITH DECO HT COLOR: GRAY-CLEAR COATINGS: Low-E ON #2 SURFACE WITH #4 SURFACE BLACK SPANDREL U-VALUE: - SHGC: -

NOTE: PROJECTS LOCATED WITHIN A MILE OF THE COASTAL MEAN HIGH WATER LINE AND HAVE DESIGN WIND SPEEDS OVER 130 MPH ARE TO BE CONSIDERED WIND-BORNE DEBRIS REGIONS. PROVIDE IMPACT RATED GLASS IN WIND-BORNE DEBRIS REGIONS. G.C. TO CONFIRM.

EXTERIOR FINISH SCHEDULE

101	EXTERIOR TEXTURE COATING: PAINTED CONCRETE PITTSBURGH PAINTS PERMA-CRETE ACRYLIC MEDIUM TEXTURE. COLOR: TBD	COLOR LEGEND SEE ELEVATION
102	EXTERIOR TEXTURE COATING: PAINTED CONCRETE PITTSBURGH PAINTS PERMA-CRETE ACRYLIC MEDIUM TEXTURE. COLOR: TBD	COLOR LEGEND SEE ELEVATION
103	EXTERIOR TEXTURE COATING: PAINTED CONCRETE PITTSBURGH PAINTS PERMA-CRETE ACRYLIC MEDIUM TEXTURE. COLOR: TBD	COLOR LEGEND SEE ELEVATION
104	FORMLINER SET IN CONCRETE PANEL WITH PITTSBURGH PAINTS PERMA-CRETE ACRYLIC MEDIUM TEXTURE. COLOR: TBD	COLOR LEGEND SEE ELEVATION
105	PRE-FINISHED METAL GRAVEL STOP, GUTTER, COPING, AND DOWNSPOUTS COLOR: PAC-CLAD - TBD	
106	ALUMINUM STOREFRONT/CURTAIN WALL AS MANUFACTURED BY KAWNEER COLOR: ANODIZED BLACK	

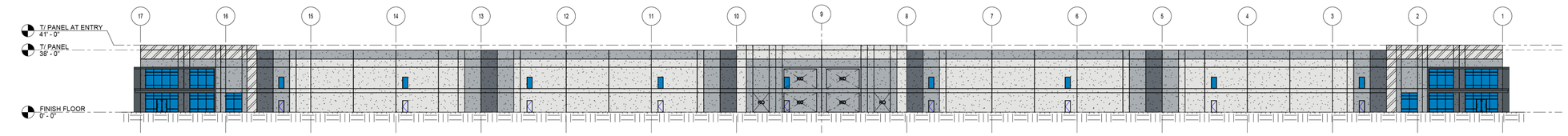
107	JOINT SEALER: ALUM. STOREFRONT TREMCO DYMERIC 240FC OR EQUAL COLOR: BLACK
108	JOINT SEALER: S.C.C.P. JOINTS MASTERSEAL NP-2 POLYURETHANE OR EQUAL COLOR: TBD
109	EXPOSED METAL DOORS & FRAMES COLOR: PAINTED TO MATCH ADJACENT
110	PRE-ENGINEERED BULLNOSE CANOPY COLOR: PAC-CLAD - TBD
111	PRE-ENGINEERED METAL ENTRY CANOPY WITH 4mm ACM FASCIA AND 0.05" FASCIA GUTTER COLOR: PAC-CLAD - TBD
112	PRE-ENGINEERED METAL ENTRY PROJECTION WITH 4mm ACM FASCIA AND 0.05" FASCIA GUTTER COLOR: PAC-CLAD - TBD

GENERAL NOTES

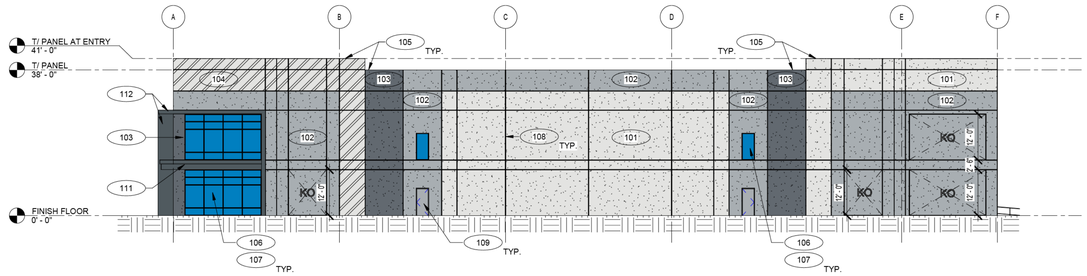
1. ALL GLASS TO BE TYPE "A" U.N.O. ALL GLASS IN DOORS TO BE TEMPERED.
2. ALL GLASS WITHIN 2' OF DOOR SWING TO BE TEMPERED.
3. KAWNEER TR -FAB 451 BASIS OF DESIGN FOR STOREFRONT.
4. STOREFRONT SYSTEMS TO BE DESIGNED TO MEET ALL LOCAL AND DESIGN LOADS. SEE STRUCTURAL DRAWINGS FOR DESIGN LOAD REQUIREMENTS.
5. EXTERIOR WALL PACKS ARE INCLUDED - SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
6. REVEALS SHALL WRAP EXPOSED PANEL EDGES AND EXPOSED BACK SIDES U.N.O.

KEYNOTES

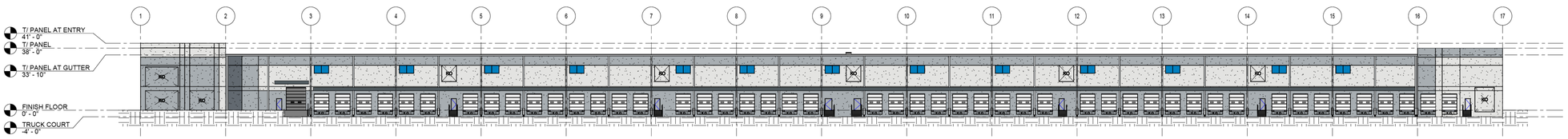
E1	CONCRETE SERVICE RAMP, SEE 12/A-401
E2	STAIR AND GUARDRAIL, TYP. SEE 6/A-401, 8/A-401, 10/A-401
E3	DOCK BUMPER - SEE WALL SECTIONS
E4	PIPE DOWNSPOUTS THRU RAMP TO TRUCK COURT. PROVIDE BIRD SCREEN AT RAMP WALL
E5	LOUVER - SEE MECHANICAL DRAWINGS
E6	LED WALL PACK - SEE ELECTRICAL DRAWINGS



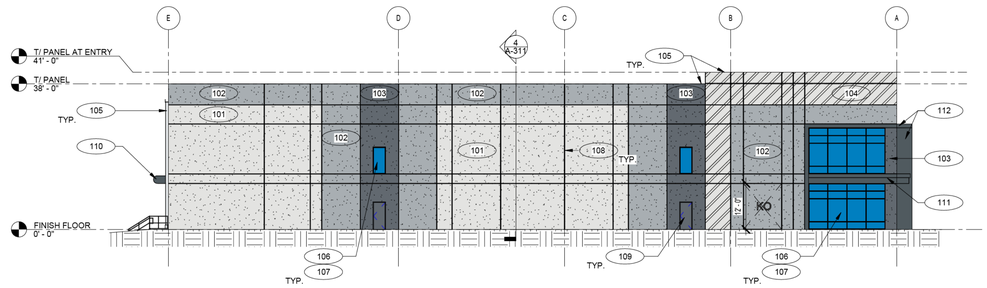
1 OVERALL SOUTH ELEVATION
SCALE: 1" = 30'-0"



2 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 OVERALL NORTH ELEVATION
SCALE: 1" = 30'-0"



4 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS

Sheet No.
A-201

NOT ISSUED FOR CONSTRUCTION

SHEET NAME: EXTERIOR ELEVATIONS SHEET NUMBER:A-201 PROJECT NAME:ALCOVY ROAD

FILE PATH: Autodesk Docs://2501043 - Alcovy Road - Crow/2501043_Alcovy Road.rvt



Please return to:
O'Kelley & Sorohan, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File 08-192762-REG

eFiled and eRecorded
DATE: 07/15/2022
TIME: 3:44 PM
DEED BOOK: 9163
PAGE: 374 - 375
FILING FEES: $25.00
TRANSFER TAX: $545.00
PARTICIPANT ID: 8274269752
PT61: 069-2022-006383
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF Georgia
COUNTY OF Hall

ADMINISTRATOR'S DEED

THIS INDENTURE made this 15 day of July, in the year **2022** between

Brenda M. Fowler, as Administrator of the Estate of Jerry Lamar Fowler aka Jerry L. Fowler, Deceased

as party or parties of the first part, hereinafter called Grantor, and

United Logistics, Inc.

as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: the said Grantor (acting under and by virtue of the Letters of Administration, dated the 5th of May, 2014, duly issued by the Probate Court of Hall County, Georgia) for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

See Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Brenda M Fowler
Brenda M. Fowler, as Administrator of the Estate of Jerry Lamar Fowler aka Jerry L. Fowler, Deceased

This 15 day of July, **2022**.
Signed, sealed and delivered in the presence of

Witness

Notary Public
My Commission Expires:
(Notary seal)

MITCHELL C AMATO NOTARY PUBLIC JACKSON COUNTY EXPIRES GEORGIA December 16, 2024

Exhibit "A"

All that tract or parcel of land in Morgans District of Hall County, Georgia, and being Lot twenty Seven (27) of Section C of Property of Nathaniel E. Asha as shown by plat thereof recorded in Plat Book 36, at Page 134 in the office of Clerk of Superior Court of Hall County, Georgia, reference to said plat and the record thereof is hereby made for a full description of said property which contains 20.1 acres more or less.

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COUNTY CLERK
Jennifer Rivera

Hall County Government
BOARD OF COMMISSIONERS

July 19, 2022

United Logistics
Attn: Tyler Mixon
5509 Radford Road, Unit E
Flowery Branch, GA 30542

RE: **Application to Rezone**

Dear Tyler Mixon:

Please be advised that in its Voting Meeting on July 14, 2022, the Hall County Board of Commissioners voted unanimously to approve with conditions the following application.

Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

Conditions:

1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines.
2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations.
3. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation.
4. A 50-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056.
5. A privacy fence shall be added along the lot line noted by N70°30'00"E 925.00' for a minimum 700ft along the line.
6. The entrance shall be gated with security
7. Truck maintenance shall only be conducted between 7 am to 7 pm.
8. Only the truck parking shall be gravel.
9. The building shall be up to 30,000 square feet.
10. Metal accents shall be permitted on the building in substantial conformance with submitted renderings.
11. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property

including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

12. All running overnight refrigeration trucks shall adhere to the Hall County Noise Ordinance, subject to review and approval by Planning and Development Director.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

Estate of Jerry L. Fowler
5205 Winder Highway
Braselton, GA 30517

Project Narrative for Winder Highway Tract

LOCATION – 5205 Winder Hwy., Braselton, GA 30517
ACREAGE – 20.1 acres +/-
APPLICANT – United Logistics

Summary

The accompanying application seeks zoning district change from AR-IV to I-I for 20.1 acres of undeveloped property located at 5205 Winder Highway (SR 53), near Michelin Raceway Road Atlanta. The intent is to develop multiple uses as allowed in the Light Industrial district, including office and a truck terminal. This narrative will propose a unified set of standards for project. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as a "Mixed Use Corridor" and appropriate for Hall County's Light Industrial (I-I) District. Completion of development is anticipated by 2023.

Site Description

The site has approximately 190 LF of frontage along Winder Highway (SR 53) and is rectangular in shape. The Cooper Creek tributary of the Mulberry River forms the rear boundary of the site. The site is mostly wooded with a mix of pine and hardwood trees with rolling topography. A 12" domestic water main, provided by the City of Gainesville, is located in the Winder Highway right-of-way. Due to the small amount of projected flows, an on-site sewage management system is planned to serve the site and all other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.

Adjacencies

The property is surrounded by residential zonings (AR – IV) and commercial zonings (H-B, PCD). Several Light Industrial properties are located 500' east.

Access

Access to the property is planned from Winder Highway (SR 53), subject to GDOT approval.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel 15038 000048 zoned H-B, immediately west of the site.
- Nearest distance to developed commercial property – parcel 15028B 000006A zoned H-B approximately 1100 LF south.
- Nearest distance to a single family home – a single family home at 4336 Benefield Road is located 800' east of the property.
- Nearest distance to a subdivision – The Regency Park S/D is located approximately 2800 LF of the property.

Comprehensive Plan Consistency

The project is consistent with the "Mixed Use Corridor" of the Future Land Use Map and the primary future land uses notes as:

- Low-impact industrial or higher density residential only where the same is found on adjacent properties

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

Hall County Gateway Corridor Overlay District

A small portion of the site falls within the corridor but no improvements, other than entrance driveway, landscaping and identification signage are planned within its limits.

Aerial View



Traffic Impact Study

A GDOT ICE Analysis will be completed as part of the Land Disturbance Permit process.

Proposed Uses

The project may contain a variety of uses consistent with those allowed in the Light Industrial (I-I) district and the Project Dimensional Standards outline below.

Uses that will be specifically excluded include:

- Adult Establishments
- Junk Yards
- Asphalt emulsion (water based) plants
- Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations

Hours of Operation

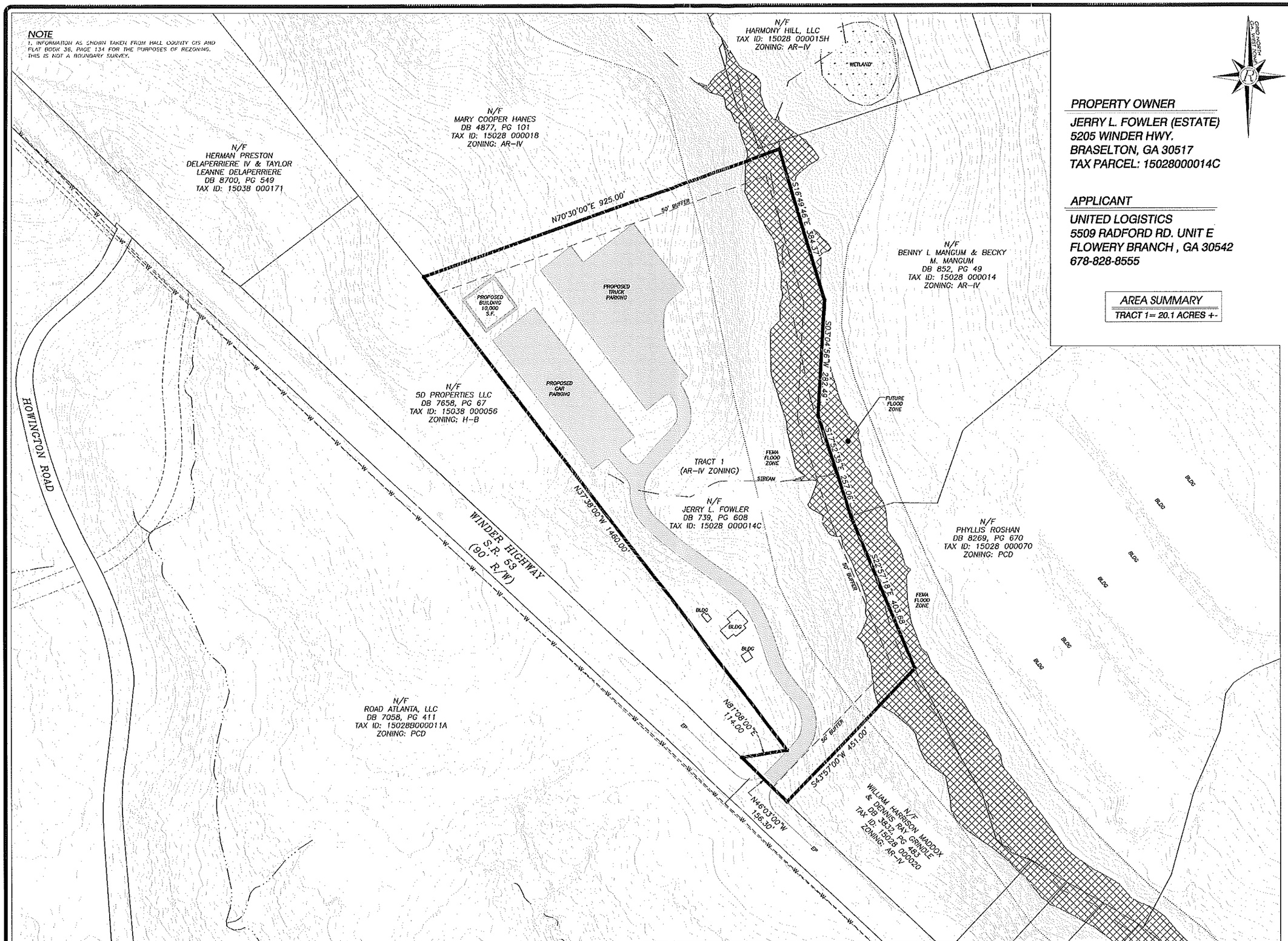
Operations may occur on a 24/7 basis.

Project Dimensional Standards

Winder Highway Tract Development Standards	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100'
Front Setback from Winder Highway	50'
Side Setback	20'
Rear Setback	20'
Exterior Buffer Residential Zoned Property	50'
Maximum Height	75'
Total Acreage	20.1 +/-
Minimum Open Space	20%
Maximum Floor Area Ratio	65%
Parking Ratio	Per Hall County Guidelines

Conceptual Master Plan

The development of the Winder Highway Tract shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such may require modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer or End User, 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.



GRID NORTH
GA. WEST ZONE

PROPERTY OWNER

JERRY L. FOWLER (ESTATE)
5205 WINDER HWY.
BRASELTON, GA 30517
TAX PARCEL: 15028000014C

APPLICANT

UNITED LOGISTICS
5509 RADFORD RD. UNIT E
FLOWERY BRANCH , GA 30542
678-828-8555

AREA SUMMARY

TRACT 1= 20.1 ACRES +-

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)716.8123 (770)716.8124 Fax • www.rochester-assoc.com

EXHIBIT
UNITED LOGISTICS
ZONING EXHIBIT
G.M.D. 385
HALL COUNTY, GA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE
0' 50' 100' 200' 300'

SHEET 1 OF 1

DATE: 1/31/2022
SCALE: 1" = 100'
JOB NO.: 022-188.PRP
DRAWN BY: AJA
DWG NO.: ZONE

CITY OF
GAINESVILLE

WATER RESOURCES

May 22, 2026

Paulson | Mitchell | Wise
Michael Letson, PE
mletson@civilPMW.com

Re: Water Availability
Proposed Industrial Development
5205 Winder Highway
PIN: 15028 000014C

Dear Michael,

The purpose of this letter is to confirm the availability of water service to the above-referenced property.

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Winder Highway along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed industrial development.

Confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

Jorge Gomez, P.E.
Director

Jason E. Skarda, PLS
Assistant Director

May 15, 2026

Jack Albert
11175 Cicero Drive, Suite 100
Alpharetta, Ga 30022

Subject: Sanitary Sewer Letter of Availability
5205 Winder Hwy
Parcel Id No.: 15028 00000 14C
Braselton, Georgia 30517

Dear Jack Albert,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5205 Winder HWY Braselton, Ga 30517 for a proposed single 146,000 S.F. Building (estimated average daily flow of 2,250 GPO) at this time. The nearest sanitary sewer main to this address is located on Howington Road.

Sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800.

Sincerely,

Jason E. Skarda, PLS

Application for Sewer Availability Letter

Date: 05/11/2026

Name of Applicant: Jack Albert Contact Number [redacted]

Address of Applicant: 11175 Cicero Drive Suite 100

City: Alpharetta State: GA Zip: 30022 E-mail: jackalbertcre@gmail.com

Name of Agent: _____ Contact Number: _____

Address of Agent: _____

City: _____ State: _____ Zip: _____ E-mail: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (Please check the purpose of letter request and fill in all applicable information legibly and completely.)

AVAILABILITY: ☒ General Availability ☐ Rezoning ☐ Conditional Use Permit

Availability letters will require a minimum of one week from the date of application submittal.

Request from Planned Industrial Development (PID) (Present Zoning) to _____ (Requested Zoning)

For the Purpose of Industrial Site (Type of Development)

Address of Property: 5205 Winder Hwy, Braselton, GA 30517

Nearest Intersection to Property: Howington Road & Winder Hwy

Size of Tract: 19.71 acre(s), Lane Lot Number(s): _____, District(s): _____

Development Estimate Average Daily Sewer Flow (GPD): 2,520.0

Property Tax Parcel Number: 15028 000014C Proposed number of Lots: 1

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Notary

Signature of Owner(s)/Agent(s)

Jack Albert
Printed Name of Owner(s)/Agent(s)

Title of Agent

WILL BELLANDE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 07-24-2028

PAULSON · MITCHELL · WISE

— CIVIL ENGINEERS & PLANNERS —

May 15, 2026

Hall County Public Works and Utilities
2875 Browns Bridge Road
Gainesville, GA 30504-5635

Re: Winder Highway Industrial
Letter of Intent
Parcel No: 15028 000014C
PMI Project No. 2026179

To Whom It May Concern:

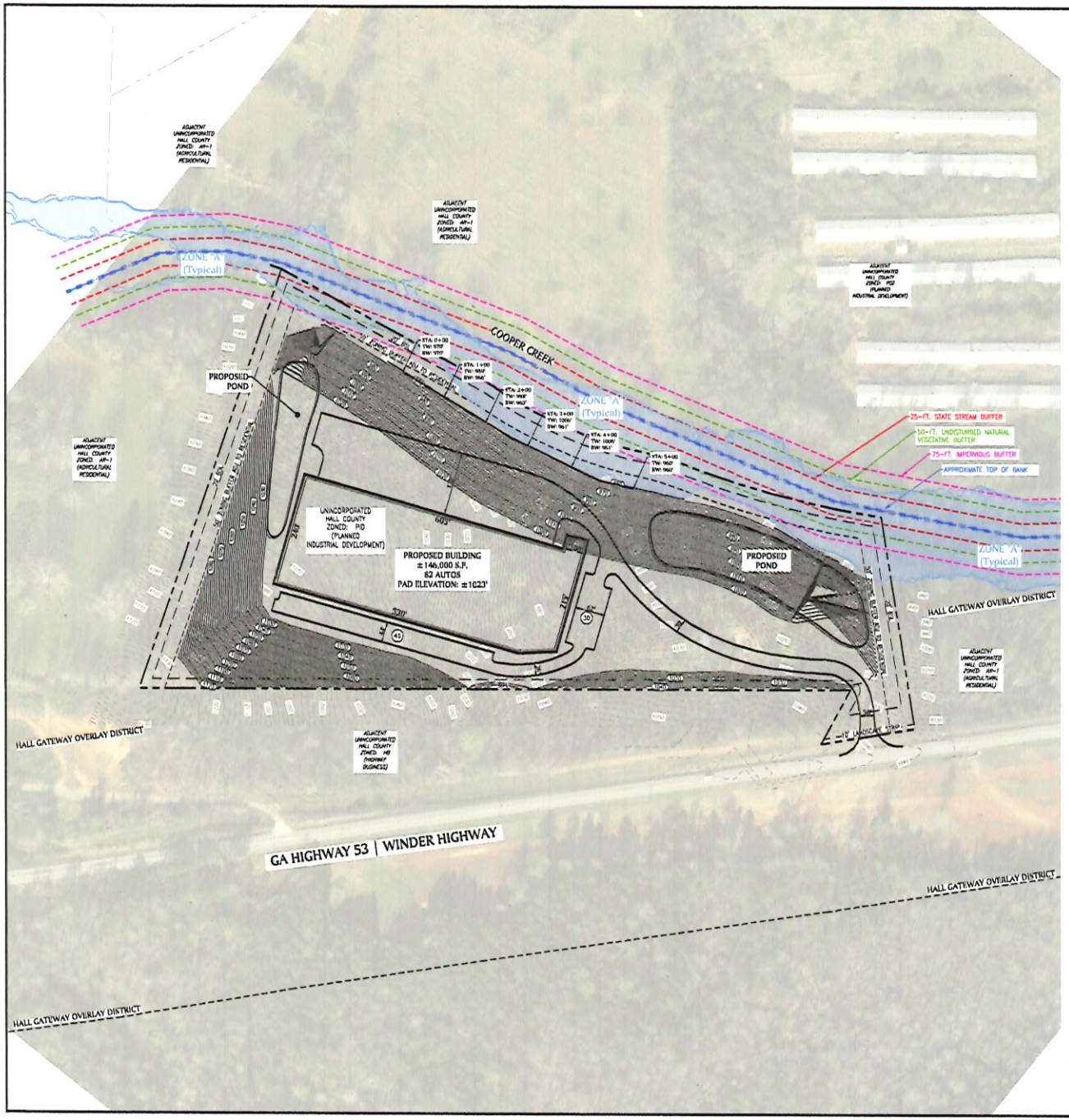
This letter outlines the Owner's intentions for submitting Hall County Public Works and Utilities for the project Winder Highway Industrial located south of GA Hwy 211 and along the east side of GA Hwy 53/Winder Hwy, Braselton, Georgia. The existing property is vacant. We are proposing a single driveway on GA Hwy 53/Winder Hwy. The proposed site will consist of a single 146,000 S.F. building, two designated areas for auto parking, and a truck court with no trailer parking. Developments will include the construction of the necessary driveways, and parking facilities as well as necessary water, sewer, and stormwater infrastructure.

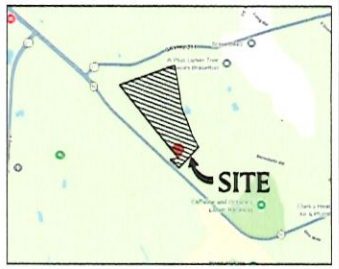
Should you have any questions please do not hesitate to contact us.

Sincerely,
PAULSON MITCHELL WISE, INC.

Michael E. Letson, Jr., P.E.
Project Manager

85-A Mill Street Suite 200 Roswell, GA 30075 770.650.7685





VICINITY MAP
SCALE: NTS

*IMPORTANT INFORMATION:
THIS SITE IS NOT WITH A PROTECTED WATERSHED DISTRICT

EARTHWORK CALCULATIONS

Cut volume (adjusted)	248587.56 Cu. Yd.
Fill volume (adjusted)	252385.22 Cu. Yd.
Net volume (adjusted)	3,797.66 Cu. Yd.<Fill>

CONCEPTUAL SITE PLAN

0 50 100 200 400
SCALE: 1 = 100

PAULSON-MITCHELL-WISE
CIVIL ENGINEERS & PLANNERS
INFO@CIVILPMW.COM
770.650.7685
CIVILPMW.COM
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075

PROJECT:
WINDER HIGHWAY INDUSTRIAL
5205 WINDER HIGHWAY
BRASELTON,
UNINCORPORATED HALL COUNTY,
GEORGIA

FOR:
JACK ALBERT

JURISDICTION:	UNINCORPORATED HALL COUNTY
EX. ZONING:	PID (PLANNED INDUSTRIAL DEVELOPMENT)
OVERLAY DISTRICT:	HALL GATEWAY DISTRICT

FRONT:	50'
MAJOR SIDE:	20'
MINOR SIDE:	20'
REAR:	20'

LANDSCAPE STRIP:	10'
ZONING BUFFER:	50' ADJ TO RESIDENTIAL
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50' (UNDISTURBED)
CITY STREAM BUFFER:	75'

PARKING REQ.:	1 PER 300 SF OF OFFICE + 1 PER 5,000 SF ADD INDOOR AREA
STALL:	9' x 18'
LANDSCAPE ISLAND SPACING:	1 PER 10 SPACES

MAXIMUM IMPERVIOUS ALLOWED:	___%
MAXIMUM BUILDING COVERAGE:	___%

FLOOD PLAIN PRESENT (YES):	FEMA/HALL GIS
STREAMS PRESENT (YES):	NHD/HALL GIS
WETLANDS PRESENT (YES):	NWI/HALL GIS
TOPOGRAPHY DATA:	NOAA

5205 WINDER HWY CP3.dwg 05.12.26

CONCEPTUAL SITE PLAN

SHEET **CP-3**

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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

* 3650 Sagecrest Drive, Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

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: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

Thank you,

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

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

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.

GAINESVILLE-HALL
Metropolitan Planning Organization

MEMORANDUM

To: Kaitlyn Elliott, Planning Commission Clerk, Hall County

From: Joseph Boyd, Director, Gainesville-Hall MPO

Date: July 6, 2026

Re: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

---

This memo serves to provide Hall County Government with the following comment from the Gainesville-Hall Metropolitan Planning Organization (GHMPO) regarding the tentative planning items for the **August 13, 2026** Hall County Board of Commissioners Voting Meeting:

- **5205 Winder Highway, Jack Albert CRE, LLC** – This parcel is along State Route 53/Winder Highway, which is scheduled to be widened to four lanes in the MPO's Metropolitan Transportation Plan (GH-040, PI 0013310). Construction is currently not scheduled to begin until 2051, but Preliminary Engineering (PE) work is scheduled to begin in 2030, which may result in the construction timeline being accelerated depending on the findings. Right-of-way impacts will not be known until the PE phase is initiated. For more information, the applicant should reach out to the Georgia Department of Transportation (GDOT) District 1 office in Gainesville.

Please let me know if you have any questions or require any additional information.

Attachment(s): Project Sheet for GH-040 / PI 0013310

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

Project Name Widening of State Route 53/Winder Highway from State Route 211 in Hall to New Cut Road in Jackson	**GHMPO No.** GH-040	**GDOT No.** 0013310
	County Hall/Jackson	**City** Braselton
Local Rd. Name Winder Highway	**GDOT District** 1	**RC** GMRC/NEGRC
US/State Rd. Name State Route 53	**Funding Source** GDOT	

Project Description

Widening of State Route 53/Winder Highway from New Cut Road/Jackson County to State Route 211/Tanners Mill Road/Hall County

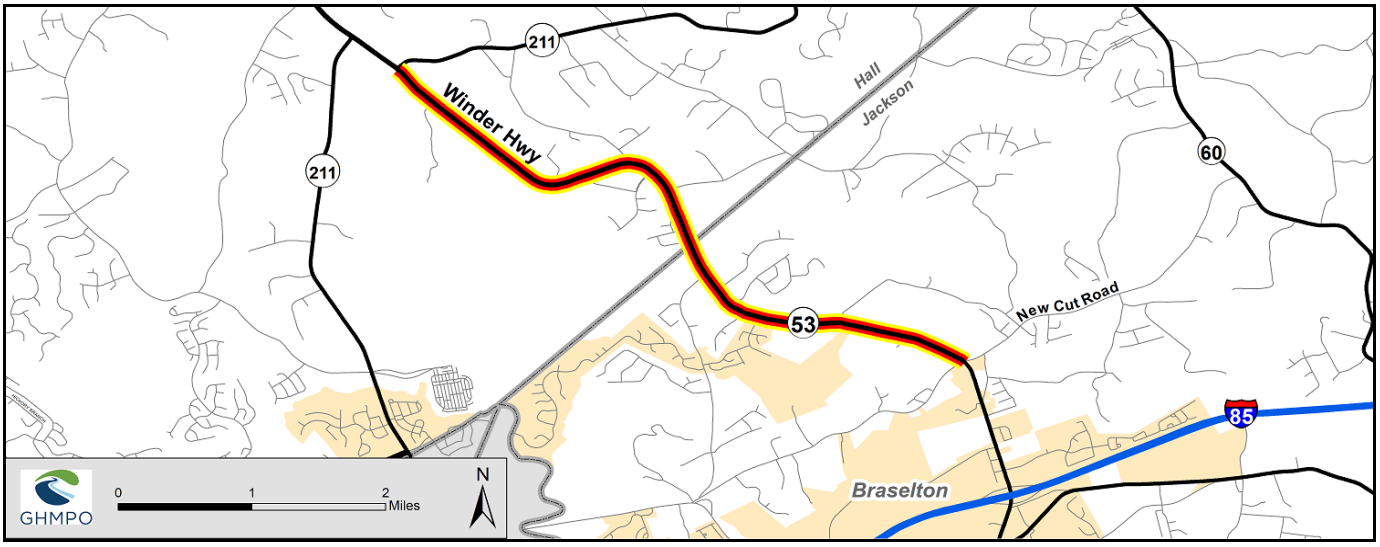
Improvement Type Widening **Capacity Adding** Yes

Project Intent

This project will increase safety, decrease congestion, and improve mobility along Winder Highway and improve access between Hall and Jackson counties.

Project Termini **From** New Cut Road **To** SR 211/Tanners Mill Rd	**Length (miles)** 4.5	
	Exist. Lanes 2	**Future Lanes** 4
Bike / Ped Infrastructure Sidewalks/Multiuse Path		
Network Year 2060	**MTP Project Band:** Bands 2-3 (2028-2055)	**Open to Traffic Date** 2053

STATUS	PHASE	SOURCE	LOCAL	STATE	FEDERAL	OTHER	TOTAL
2030	Pre-Engineering	Federal/State	$0	$478,037	$1,912,148	$0	$2,390,185
2051	Right-of-Way	Federal/State	$0	$10,738,684	$42,954,737	$0	$53,693,421
2051	Construction	Federal/State	$0	$8,648,346	$34,593,386	$0	$43,241,732
		TOTAL	$0	$19,865,067	$79,460,270	$0	$99,325,337



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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

7. **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) 3650 Sagecrest Drive | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) 3650 Sagecrest Drive | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

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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: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

- **(A) 3650 Sagecrest Drive** | **Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(B) 3650 Sagecrest Drive** | **Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(C) 3650 Sagecrest Drive** | **Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

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

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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JULY 17, 2026 AND NO LATER THAN JULY 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 22, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Jack Albert (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** July 21, 2026 (Date) **for** Jack Albert CRE, LLC (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: JACK ALBERT CRE, LLC
REQUEST: REZONE FROM PID TO I-1 FOR USES PERMITTED IN LIGHT INDUSTRIAL
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 491/2026

SUBJECT: **3542 & 3538 Point View Circle | Special Use |** for a minor subdivision | on a combined 16.02± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 & 10087 000087 **| Proposed use: 5-lot Subdivision |** Commission District 2 **| Jessie Bruce, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL, with conditions, as the proposed use meets all minimum standards of the Vacation Cottage (V-C) zoning district.

1. The property shall be developed in accordance with the site plan dated June 9, 2026, and narrative dated May 26, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The two existing driveways on the sites shall be consolidate into one.
3. A common use driveway, in addition to the one consolidated driveway, is required to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3542 & 3538 Point View Circle | Special Use | for a minor subdivision | on a combined 16.02± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 & 10087 000087 | **Proposed use: 5-lot Subdivision |** Commission District 2 | **Jessie Bruce, applicant**

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Jessie Bruce

Request ..... **Special Use** |for a minor subdivision

Proposed Use ..... 5-lot subdivision

Size ..... 16.02± acres

Zoning ..... Vacation Cottage (V-C)

Location ..... **3542 & 3538 Point View Circle |** Tax Parcels 10087 000029 & 10087 000087

Commission District ..... Two

Commission Date ..... August 13, 2026

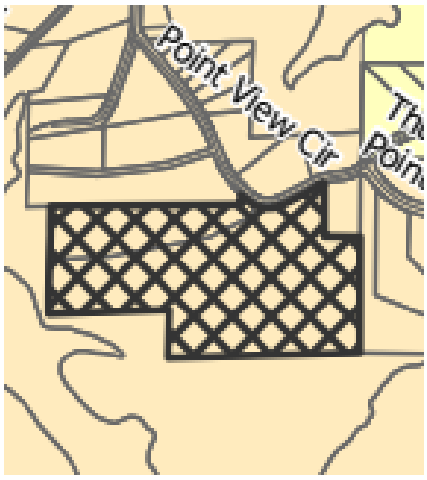
Staff Recommendation ..... **Approval, with conditions,** as the proposed use meets all minimum standards of the Vacation Cottage (V-C) zoning district.

Record Number HZCU26-0022

Staff recommends APPROVAL of the applicant's requests with the following condition:

1. The property shall be developed in accordance with the site plan dated June 9, 2026, and narrative dated May 26, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The two existing driveways on the sites shall be consolidate into one.
3. A common use driveway, in addition to the one consolidated driveway, is required to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

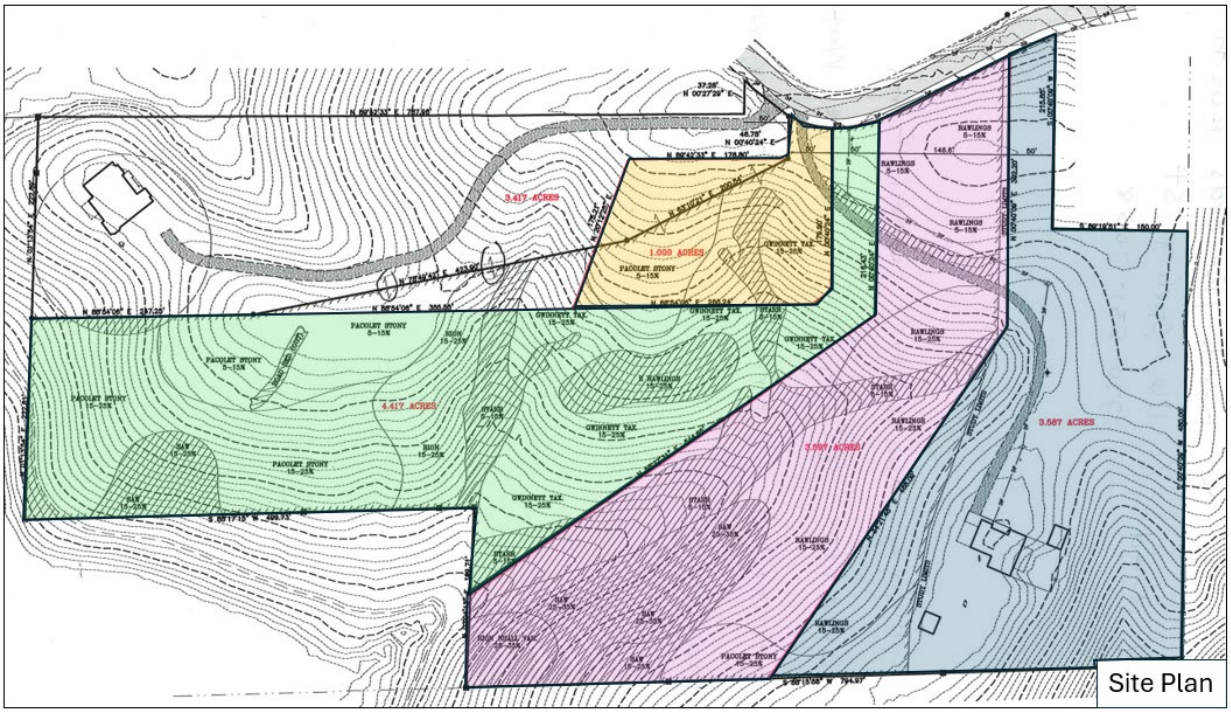


The applicant is requesting a Special Use for a minor subdivision on a combined 16.02± acre tract, zoned Vacation Cottage (V-C). The subject properties are currently developed with a single-family residence on each parcel.

The surrounding properties are zoned Vacation Cottage (V-C) and developed with single family residences. Lake Lanier lies to the west and south.

Per the submitted narrative, the applicant is proposing a 5-lot subdivision, reconfiguring the parcel boundary of 3538 Point View Circle, to create 5 lots out of 2. Per the submitted site plan, each tract meets the minimum lot size of 35,000 square feet for parcels served by septic, as well as minimum road frontage of 50 feet for properties fronting a local road.

Water service is provided by the City of Gainesville Department of Water Resources as confirmed in an email dated February 4, 2026. Sanitary sewer services will be provided by an on-site septic system.



Zoning Analysis

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed use is suitable in view of the use and development of adjacent and nearby properties along Point View Circle as there are lots of similar size for single family residential uses in the surrounding area.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use does not appear to adversely affect the existing use or usability of adjacent properties.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the zoning, lot size, and residential nature of the surrounding properties.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property at 3542 Point View Circle is developed with a 1,966 square foot single-family residence constructed in 1979 and a 360 square foot carport constructed in 2000. The property at 3538 Point View Circle is developed with a 3,399 square foot single-family residence constructed in 2015.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This special use would not create an isolated district unrelated to the surrounding zoning districts.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the proposed 5-lot subdivision requires approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **A minor subdivision in Vacation Cottage (V-C) zoning requires approval by the Board of Commissioners.**

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

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

11.2.6.E - Submission requirements

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

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

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

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

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

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated July 7, 2026, the Hall County Environmental Health Department stated, "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation."

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off-System. No impacts expected, no coordination with Georgia DOT required."

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
Show FEMA and Hall County studied Flood plains that are present on site.

Traffic:
A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two exiting driveways into one.

Utilities

No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

Hall County Fire Marshal

In a memorandum dated July 10, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Jessie Bruce
3542 Point View Cir
Gainesville Ga 30506

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)

Jessie Bruce
3542 Point View Cir
Gainesville, Ga 30506

Phone

Email Address

Proposed Use divide inherited property among my children

Contact Person (Name & Mailing Address)

Deborah Stewart (daughter)
3338 Point View Cir
Gainesville, Ga 30506

Phone [redacted]

Email Address [redacted]

Status of Applicant

-] (Owner)
-] Option to Purchase
-] Area Resident
-] Other

Requested Action

Type of Request: ☐ SU ☐ CUP

Fee:$

Receipt #:

Check #:

Zoning:

Acreage 12.66

Tax Parcel Number 10087 000029

Location Address 3542 Point View circle

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

Print Jessie Bruce Date: 5-26-26

Sign Jessie Bruce Date: 5-26-26

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

HALL COUNTY
GEORGIA
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HALL COUNTY PLANNING AND ZONING
AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Deborah Stewart

Address 3538 Point View Circle
Gainesville, Ga 30506

Phone Number [redacted]

Name of applicant(s) Jessie Bruce

Address 3542 Point View Circle
Gainesville, Ga 30506

Phone Number [redacted]

Purpose of Permit combine a portion of 3542 Point View to 3538 Point View

Site Address 3538 & 3542 Point View Circle

I swear that I am the owner of the property, which is the subject matter of the attached applications as shown in the records of Hall County, Georgia. I authorize the person named above to act as applicant in the pursuit of a permit as described above for the subject property.

Signature of Owner(s) Deborah Stewart

Print Name of Owner(s) Deborah Stewart

Personally appeared before me
Wanda Sutton
Notary Public (Print Name)

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

WANDA SUTTON NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 01, 2030

Wanda Sutton
Notary Public Signature

July 6, 2026
Date

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

HALL COUNTY
GEORGIA
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: Jessie Bruce **Date:** April 26, 2026

Applicant's/Owner's Name (Printed): Jessie Bruce

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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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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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: Deborah Stewart **Date:** July 6, 2026

Applicant's/Owner's Name (Printed): Deborah Stewart

To Hall Co. Commissioners, May 26, 2026

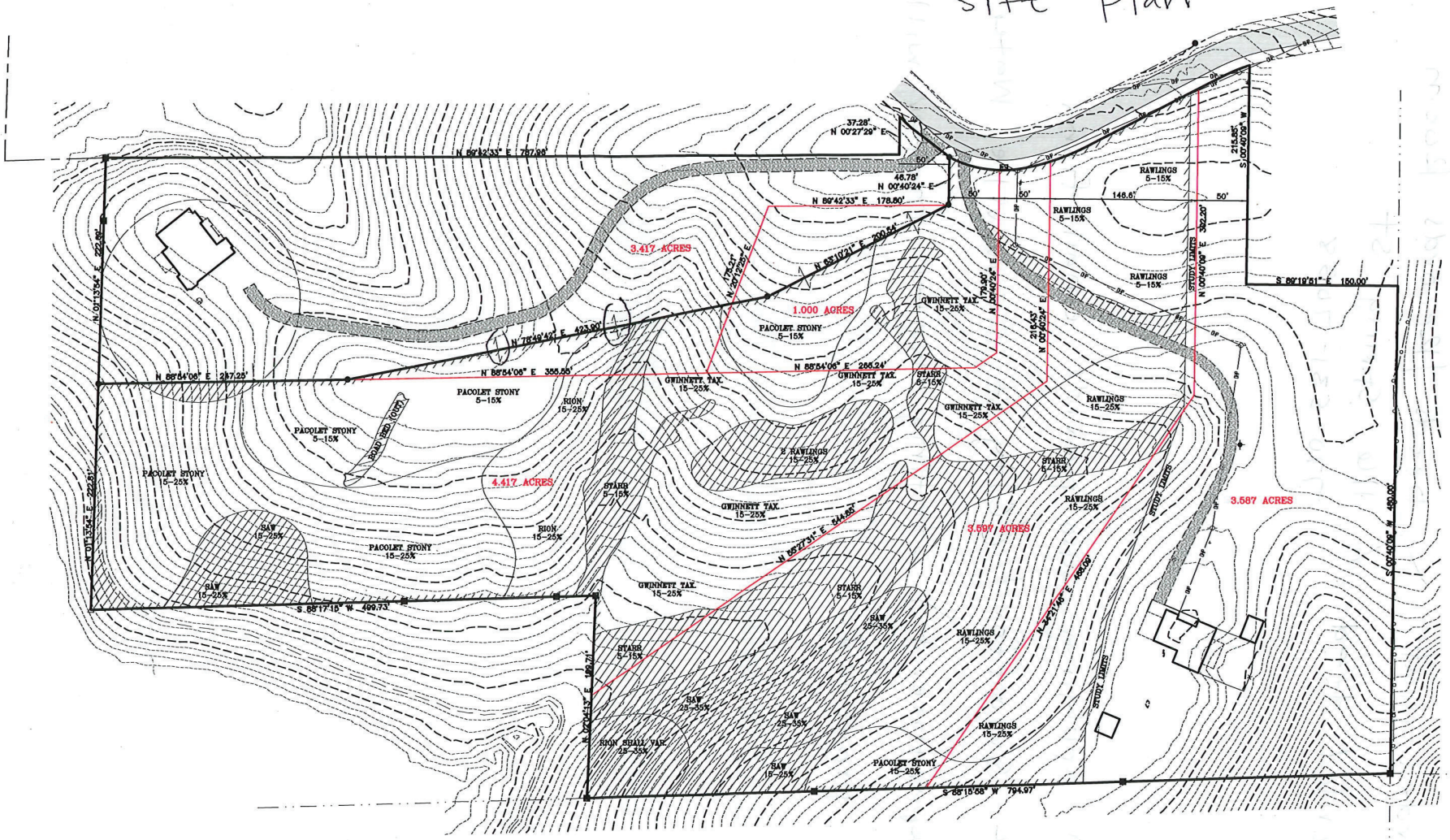
Jessie Bruce owns 12.66 acors at 3542 Point View Cir. in Gainesville, Ga. She is 95 years old and wishes To Divide The property up among her 4 children. The property will be used for homes in the future for the new owners.

Deborah Stewart - daughter
Deborah Stewart
3538 Point View Cir.
Gainesville, Ga 30506

Jessie Bruce - owner
Jessie Bruce
3542 Point View Cir
Gainesville, Ga 30506

3542 Point view cir 6/9/26

Site Plan



SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983\2007 ADJUSTMENT. THE COMBINED SCALE FACTOR FOR THIS SITE IS: 0.999907887. (GRID DISTANCE\SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.

2. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.

3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,320 FEET AND AN ANGULAR CLOSURE OF 00°00'02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.G. & G.A.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 552,040 FEET.

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

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

7. THE FIELD SURVEY WAS CONDUCTED ON FEBRUARY 3RD AND 4TH, 2015.

REFERENCES:

1. DEED BOOK 3589 PAGES 332 & 333
2. DEED BOOK 6914 PAGES 174 & 175
3. DEED BOOK 3575, PAGES 351 – 353
4. SURVEY PREPARED FOR LEE BRUCE BY DAVID BEALLE SURVEYORS, LTD, JOB #98582, DATED NOVEMBER 12TH, 1998.
5. SURVEY PREPARED FOR THE PROPERTY OF LEE N. BRUCE, BY DAVID F. SYLVESTER, DATED JULY 1960.
6. SURVEY FOR BANTES B. HODGES, BY DAVID BEALLE SURVEYORS, LTD, JOB #98582, LAST REVISED NOVEMBER 11TH, 1998.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

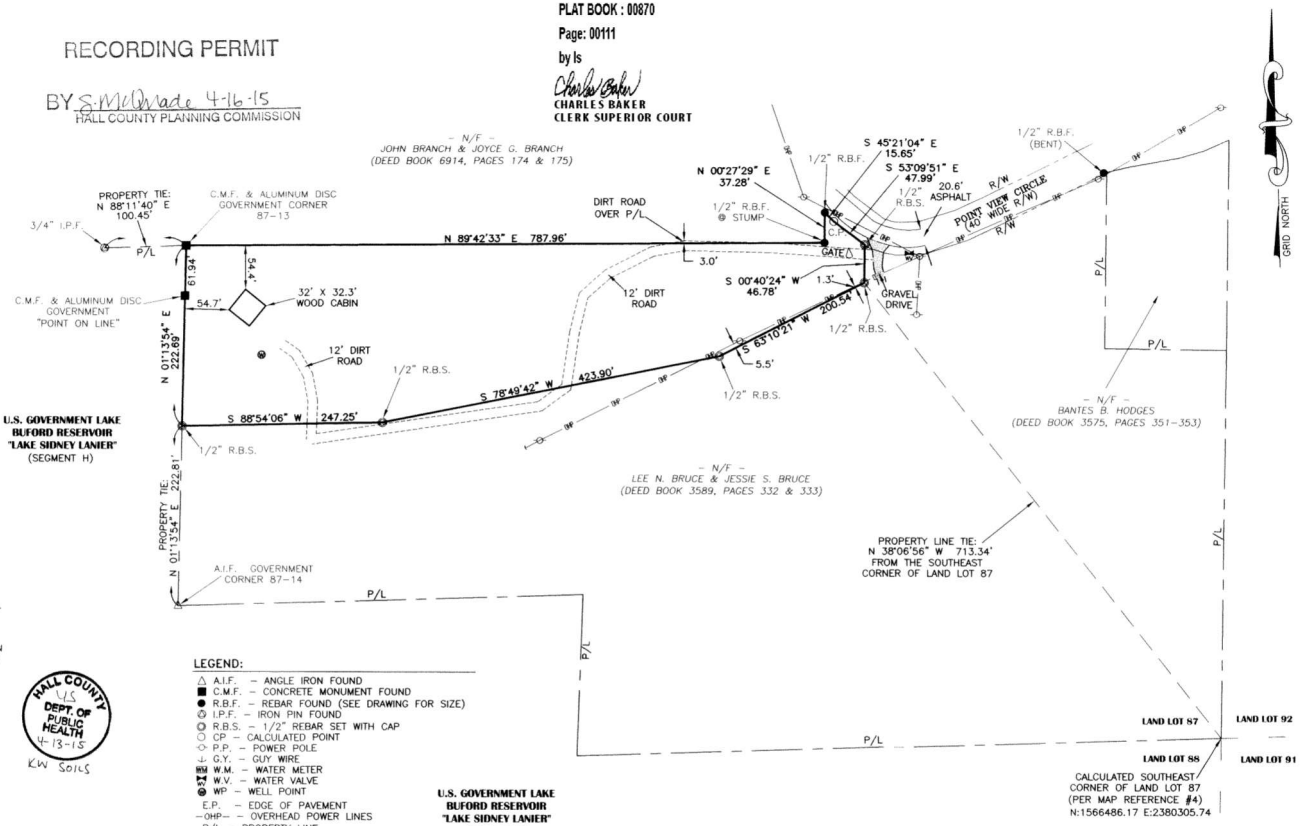
AREA: 3.36 ACRES

RECORDING PERMIT

BY S. McWade 4-16-15
HALL COUNTY PLANNING COMMISSION

HALL COUNTY, GEORGIA
Filed for Record on 20 Apr 2015 at 03:29PM
PLAT BOOK : 00870
Page: 00111
by ls
CHARLES BAKER
CLERK SUPERIOR COURT

HALL COUNTY LS DEPT. OF PUBLIC HEALTH 4-13-15 KW SOILS



LEGEND:

- △ A.I.F. – ANGLE IRON FOUND
- ■ C.M.F. – CONCRETE MONUMENT FOUND
- ● R.B.F. – REBAR FOUND (SEE DRAWING FOR SIZE)
- ⊙ I.P.F. – IRON PIN FOUND
- ⊙ R.B.S. – 1/2" REBAR SET WITH CAP
- ○ CP – CALCULATED POINT
- ⊹ P.P. – POWER POLE
- ⊥ G.Y. – GUY WIRE
- WM W.M. – WATER METER
- WV W.V. – WATER VALVE
- WP WP – WELL POINT
- E.P. – EDGE OF PAVEMENT
- –OHP– – OVERHEAD POWER LINES
- P/L – PROPERTY LINE
- R/W – RIGHT-OF-WAY
- N/F – NOW OR FORMERLY
- INTX – INTERSECTION
- N – NORTHING COORDINATE
- E – EASTING COORDINATE
- ⌐¬ – CONTINUOUS OWNERSHIP

100' 0' 100' 200' 300'
GRAPHIC SCALE – FEET – 1" = 100'

U.S. GOVERNMENT LAKE BUFORD RESERVOIR "LAKE SIDNEY LANIER" (SEGMENT H)

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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PATTON LAND SURVEYING, LLC
REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

SURVEYED BY: J.J. | COMPUTATIONS BY: C.M.P. | DRAFTED BY: C.H.K. | CHECKED BY: C.M.P.

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

RETRACEMENT/SUBDIVIDE FROM A PARENT TRACT SURVEY FOR:

DEBORAH BRUCE STEWART

– LOCATED IN –

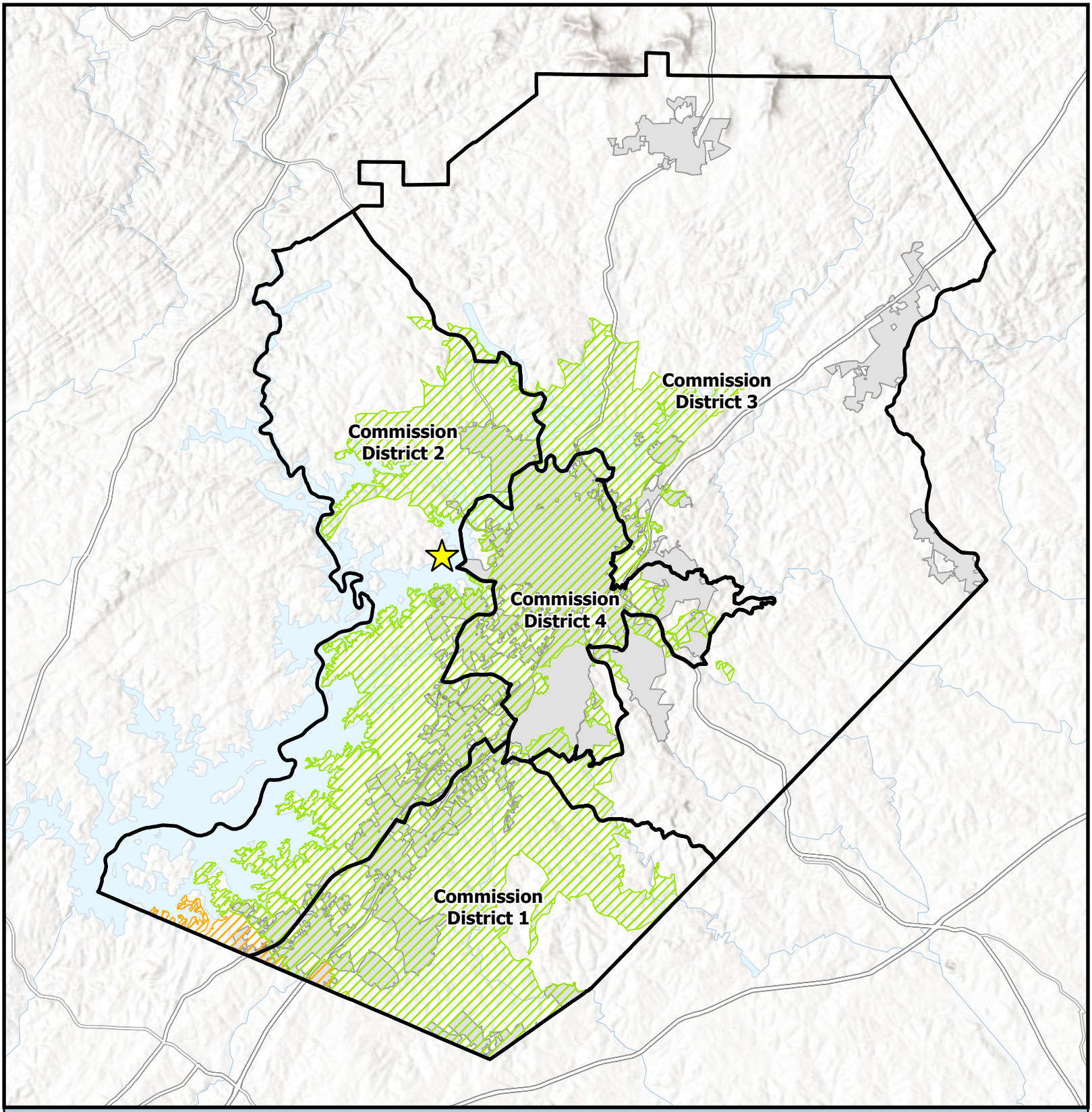
LAND LOT 87
10TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS	No.	DATE	DESCRIPTION

SCALE: 1" = 100'
SURVEY DATE: 02/04/2015
PLAT DATE: 02/10/2015

SHEET NUMBER: 1 of 1
15-014.dwg
JN. 15-014

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2362646&key1=870&key2=111&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: Jessie Bruce, IV
Tax Parcel #: 10087 000029 & 10087 000087
Location: 3538 & 3542 Point View Circle
Commission District: 2

HALL COUNTY
GEORGIA
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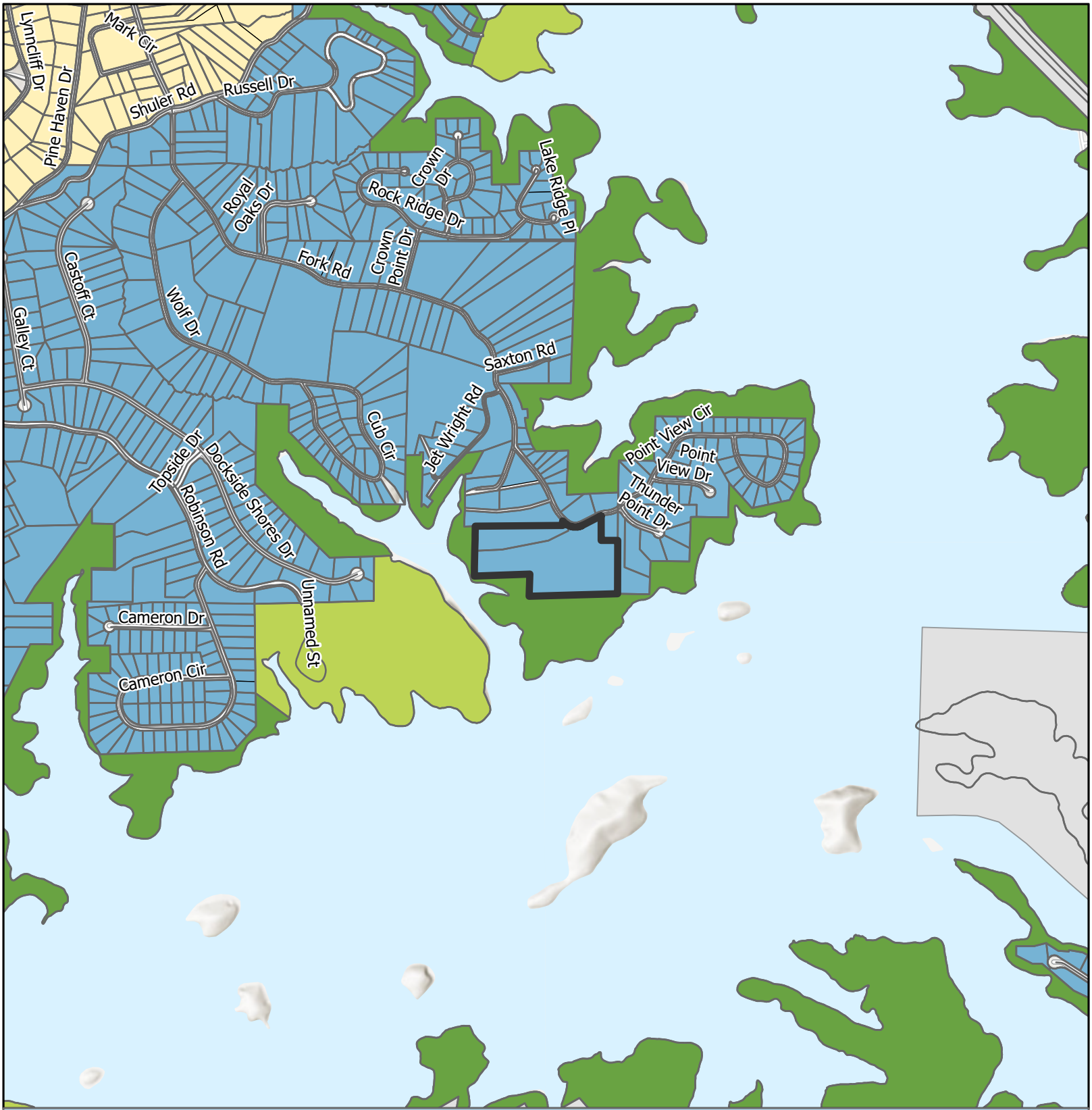
Date Prepared: 7/20/2026



Future Land Use Map

Subject Area
City Limits

FLU

- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Rural Neighborhood

Applicant: Jessie Bruce, IV
Tax Parcel #: 10087 000029 & 10087 000087
Location: 3538 & 3542 Point View Circle
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HALL COUNTY
GEORGIA
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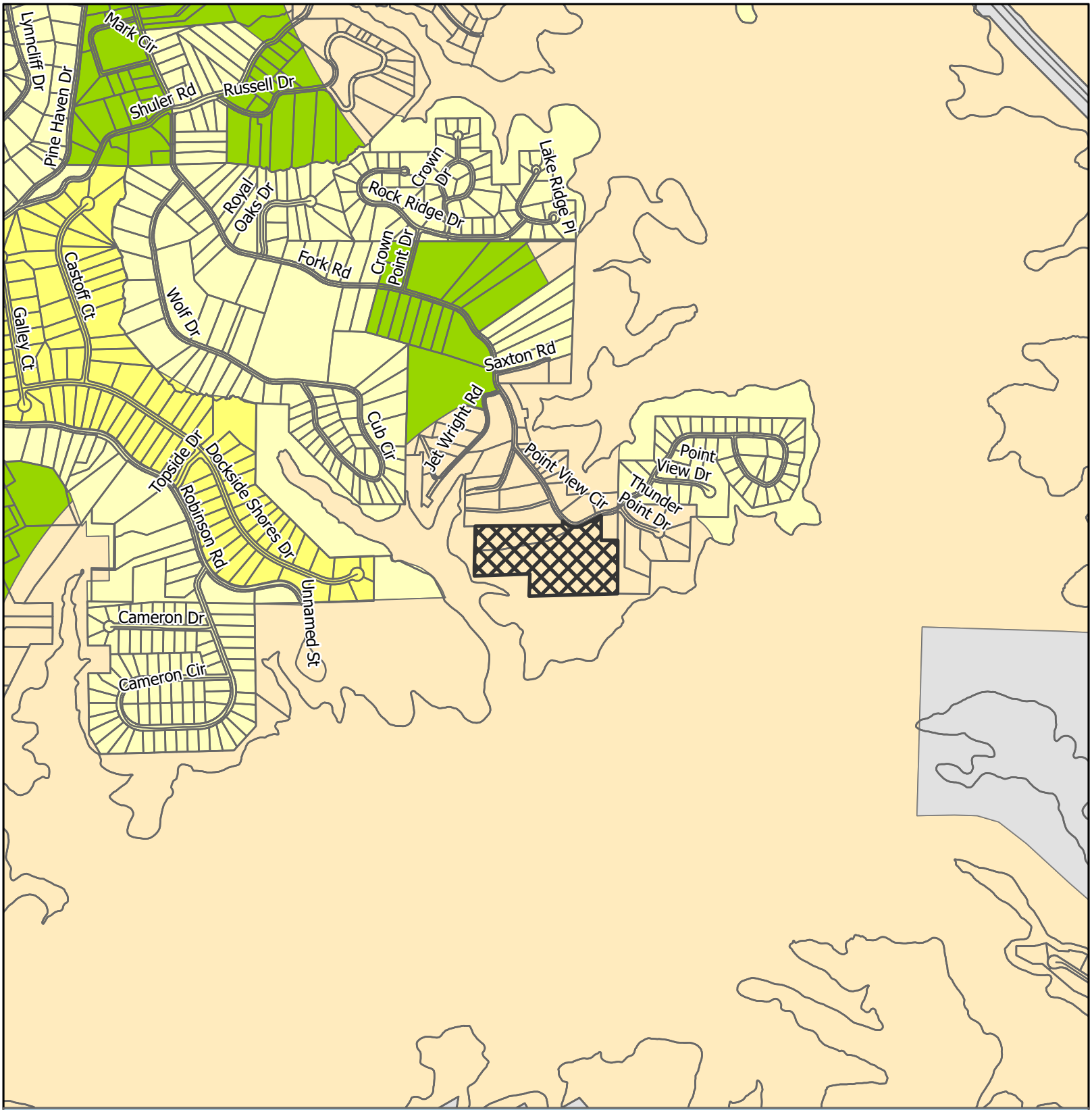
Date Prepared: 7/20/2026



Zoning Map

Subject Area
City Limits

Zoning
AR-1
PRD
R-1
V-C

Applicant: Jessie Bruce, IV
Tax Parcel #: 10087 000029 & 10087 000087
Location: 3538 & 3542 Point View Circle
Commission District 2

HALL COUNTY
GEORGIA
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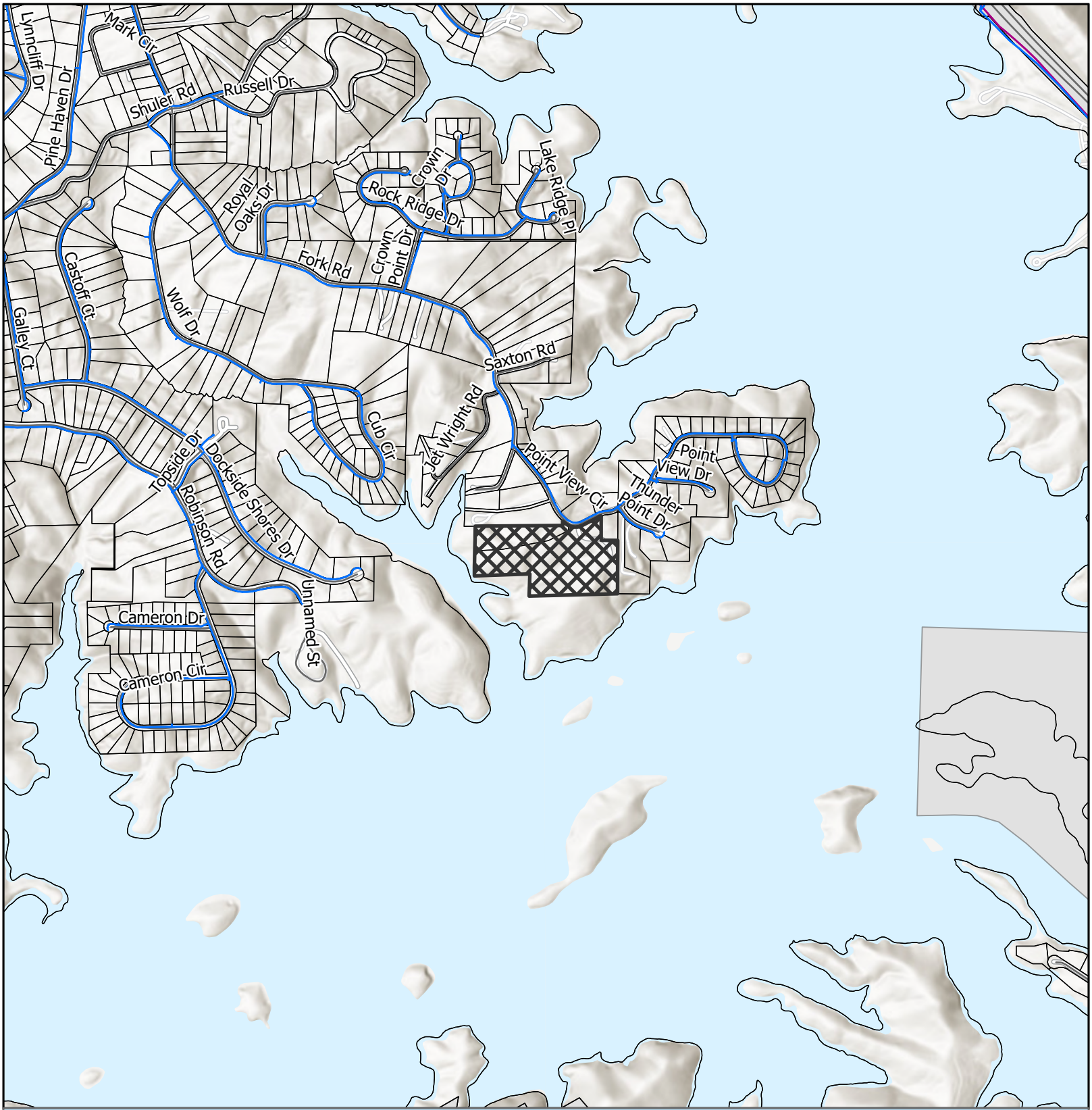
Date Prepared: 7/20/2026



Utilities Map

- Waterline
- Gainesville Forcemain
- Subject Area
- City Limits

Applicant: Jessie Bruce, IV
Tax Parcel #: 10087 000029 & 10087 000087
Location: 3538 & 3542 Point View Circle
Commission District 2

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

Date Prepared: 7/20/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Jessie Bruce, IV
Tax Parcel #: 10087 000029 & 10087 000087
Location: 3538 & 3542 Point View Circle
Commission District 2

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

Date Prepared: 7/20/2026

03589
0332

HALL COUNTY, Georgia
Real Estate Transfer Tax

000332

Paid $ 0
Date 11-18-99
DWIGHT S. WOOD
Clerk Superior Court
By DH

036713

Georgia, Hall County, Clerk Superior Court
Filed in office, this 18 day of Nov
19 99 at 4:05 P m. Recorded in
Book 3589 Page(s) 332-333
this 19 day of Nov, 19 99
DWIGHT S. WOOD, CLERK, by: DH
1645

Return to: Robert B. Thompson, 210 Washington St., Suite 106, Gainesville, GA 30501

STATE OF GEORGIA)
)
COUNTY OF HALL)

SURVIVORSHIP DEED

THIS INDENTURE, Made this 22nd day of October in the Year of Our Lord One Thousand Nine Hundred and Ninety-nine between **LEE BRUCE, a/k/a LEE N. BRUCE**, of the State of Georgia and County of Hall, of the First Part, and **LEE N. BRUCE and JESSIE S. BRUCE** of the State of Georgia and County of Hall, of the Second Part,

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of LOVE AND AFFECTION, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Parties of the Second Part, as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 87 of the 10th Land District of Hall County, Georgia, containing 16.02 acres, shown on a plat prepared for Lee Bruce by David W. Bealle, Georgia Registered Surveyor, dated November 2, 1998, a copy of which is recorded on Plat Slide _____, page _____, Hall County Deed Records, to which plat this reference is made for a more particular description and described according to the same as follows:

BEGINNING at a USCOE monument located at the southeast original line of Land Lot 87; thence along the south original line of said Land Lot S 87-50-47 W 795.07 feet to a USCOE monument on said original line; thence leaving the original line N 01-35-49 E 199.73 feet to a USCOE monument; thence S 87-52-21 W 499.72 feet to a USCOE angle iron; thence N 00-47-29 E 445.42 feet to a USCOE monument; thence N 89-15-24 E 787.70 feet to a stump; thence N 00-42-58 E 36.85 feet to the southwest boundary of the right-of-way of Point View Drive; thence along said boundary, following the curvature thereof, the following courses and distances:

S 45-32-49 E 15.85 feet;	S 33-42-05 E 54.98 feet;
S 72-38-33 E 18.75 feet;	S 81-46-18 E 15.94 feet;
N 86-08-23 E 35.47 feet;	N 72-01-24 E 53.81 feet;
N 64-21-52 E 41.61 feet; &	N 62-57-54 E 150.46 feet

to an iron pin; thence leaving the right-of-way S 00-14-58 W 216.88 feet to an iron pin; thence S 89-45-02 E 150 feet to an iron pin on the east original line of Land Lot 87; thence along said original line S 00-14-58 W 480 feet to the point of beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Parties of the Second Part, as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion,

and to the heirs and assigns of said survivor.

AND THE SAID Party of the First Part, for himself, their 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, as hereinbefore provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal, the day and year above written.

Lee Bruce (SEAL)
LEE BRUCE, a/k/a LEE N. BRUCE

_____(SEAL)

Signed, sealed and delivered in the presence of:

Robert B. Thompson
Unofficial Witness

Nancy L. Merck
Notary Public

Commission expires: 1-8-2000

Date notarized: 10-22-99

NANCY L MERCK NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMM. EXPIRES JANUARY 8, 2000

BK7564PG054

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 0
Date 8/4/15
Charles Baker
Superior Court Clerk
By ER
PT61 069-2015-005152

FILED
HALL CO., GA.
15 AUG -4 PM 4:03
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY ER

file

After recording, return to:
SMITH, GILLIAM, WILLIAMS & MILES
P. O BOX 1098
GAINESVILLE, GA 30503

016041

WARRANTY DEED

THIS INDENTURE is made this 4th day of ~~July~~ Aug, 2015, between

JESSIE S. BRUCE of the County of Hall, State of Georgia (hereinafter referred to as "Grantor") and **DEBORAH BRUCE STEWART of the County of Hall, State of Georgia** (hereinafter referred to as "Grantee")

(Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.)

WITNESSETH

GRANTOR, in consideration of the sum of –LOVE AND AFFECTION- and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 87 of the 10th Land District, Hall County, Georgia, containing 3.36 acres, more or less, on Point View Circle, and being more particularly described and delineated according to a plat and survey prepared by Chris M. Patton, Georgia Registered Land Surveyor No. 2647, dated February 10, 2015, entitled survey for Deborah Bruce Stewart, which is recorded in Plat Book 870, page 111, Hall County, Georgia, and which recorded plat is hereby incorporated herein by reference and made a part of this description.

This being a portion of the property described in the Survivorship Deed between Lee Bruce a/k/a Lee N. Bruce to Lee N. Bruce and Jessie S. Bruce, dated October 22, 1999, and recorded in Deed Book 3589, pages 332-333, Hall County, Georgia. Lee N. Bruce died January 6, 2012, and full title to the property passed to Jessie S. Bruce by right of survivorship.

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

BK7564PG055

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Jessie S. Bruce (SEAL)
JESSIE S. BRUCE

Notary Public

NOTARY SEAL



Outlook

Re: 3542 Point View Cir

From Brittany Passmore (Planning) <bawalker@hallcounty.org>
Date Fri 5/22/2026 3:56 PM
To Nick Swafford <NSwafford@gainesvillega.gov>
Cc [redacted]

Good afternoon, Nick,

Thank you for sending this over.

Please note that Hall County has not yet received a proposed subdivision plat for this address.

Regards,

Brittany Passmore
Planner
Hall County Government
O: 770-297-5543
bpassmore@hallcounty.org
Please note, as of January 20, Community Development and Infrastructure departments, including Planning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

HALL COUNTY
GEORGIA
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All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Nick Swafford <NSwafford@gainesvillega.gov>
Sent: Friday, May 22, 2026 2:09 PM
To: Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc: [redacted]
Subject: 3542 Point View Cir

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 Brittany,

Please allow this email to serve as confirmation that 3 additional meters can be installed at this property for the proposed subdivision. Please let me know if you need anything further.

Thanks and Happy Memorial Day weekend!

Nick Swafford
Permitting Services and GIS Manager
Gainesville Water Resources

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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

* 3650 Sagecrest Drive, Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

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: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

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.

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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

7. **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) 3650 Sagecrest Drive | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) 3650 Sagecrest Drive | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

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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: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

- **(A) 3650 Sagecrest Drive** | **Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(B) 3650 Sagecrest Drive** | **Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(C) 3650 Sagecrest Drive** | **Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

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

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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JULY 17, 2026 AND NO LATER THAN JULY 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 22, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Deborah Stewart (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** July 18, 2026 (Date) **for** Jessie Bruce (Name application filed as).

Signature Deborah Stewart

(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: JESSIE BRUCE, IV
REQUEST: SPECIAL USE FOR A MINOR
SUBDIVISION; 5-LOTS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 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: JESSIE BRUCE, IV
REQUEST: SPECIAL USE FOR A MINOR SUBDIVISION; 5 LOTS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 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: JESSIE BRUCE, IV
REQUEST: SPECIAL USE FOR A MINOR SUBDIVISION; 5-LOTS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 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: JESSIE BRUCE, IV
REQUEST: SPECIAL USE FOR A MINOR SUBDIVISION; 5-LOTS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 493/2026

SUBJECT: **4595 Winder Highway | Variance to Section 8.6 |** sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 **| Proposed Use: Monument sign |** Commission District 1 **| Randy Matheny, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends APPROVAL, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11.

1. Signage shall be permitted in accordance with the submitted site plan dated May 15, 2026 and sign renderings received July 3, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All existing freestanding signs shall be removed prior to the issuance of a building permit for the proposed monument sign.

Purpose of Request:

4595 Winder Highway | Variance to Section 8.6 | sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign |** Commission District 1 | **Randy Matheny, 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
Narrative
Site Plan
Plat
Maps
Elevation
Site Photos
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Randy Matheny

Request ..... **Variance to Section 8.6** | to sign standards

Proposed Use ..... Monument sign

Size ..... 2.97± acres

Zoning ..... Light Industrial (I-1)

Location ..... **4595 Winder Highway |** Tax Parcel 15037A000031

Commission District ..... One

Commission Date ..... August 13, 2026

Staff Recommendation ..... **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0026

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. Signage shall be permitted in accordance with the submitted site plan dated May 15, 2026 and sign renderings received July 3, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. All existing freestanding signs shall be removed prior to the issuance of a building permit for the proposed monument sign.

<u>Summary Analysis</u>

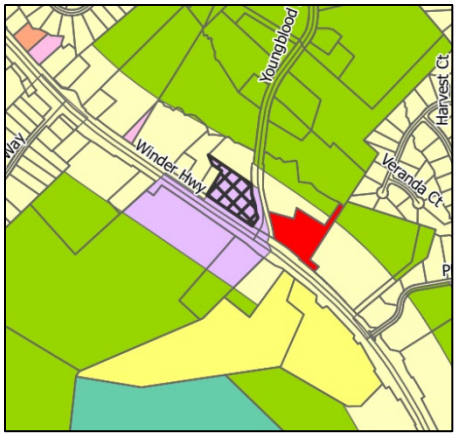
The applicant is requesting a variance from Section 8.6 to allow for one monument sign to be setback 1 foot from the front property line along Winder Highway where 15 feet is required. The subject property is approximately 2.97± acres in size and zoned Light Industrial (I-1).

The property is currently developed with two one-story brick buildings, one measuring 5,072 square feet and the other 5,078 square feet, with a total of 62 parking spaces provided on site.

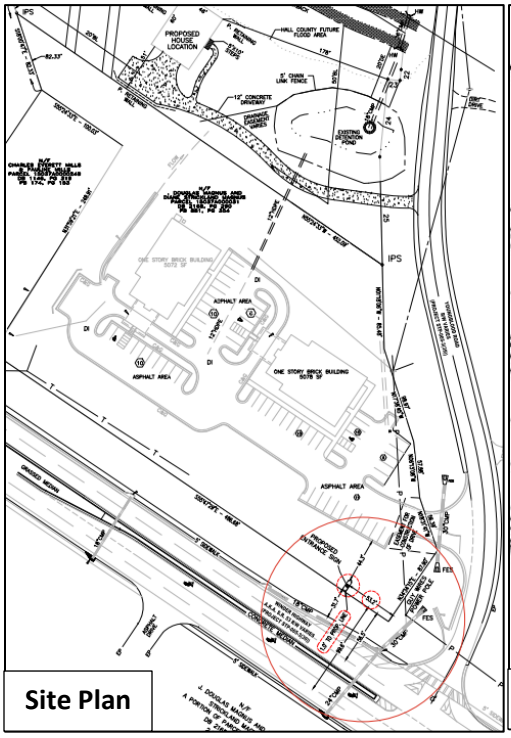
The surrounding properties are zoned and developed as outlined below:

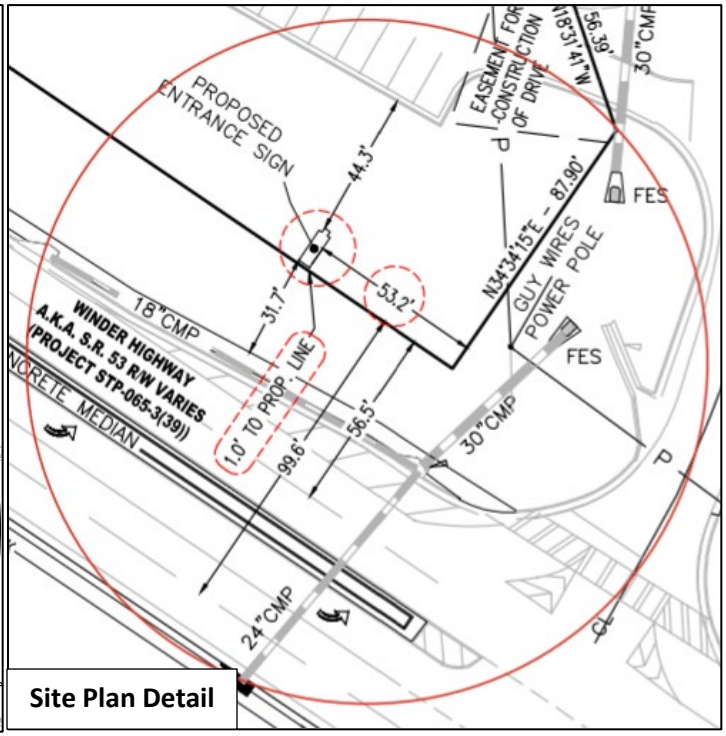
North: Residential 1 (R-1): single-family residence

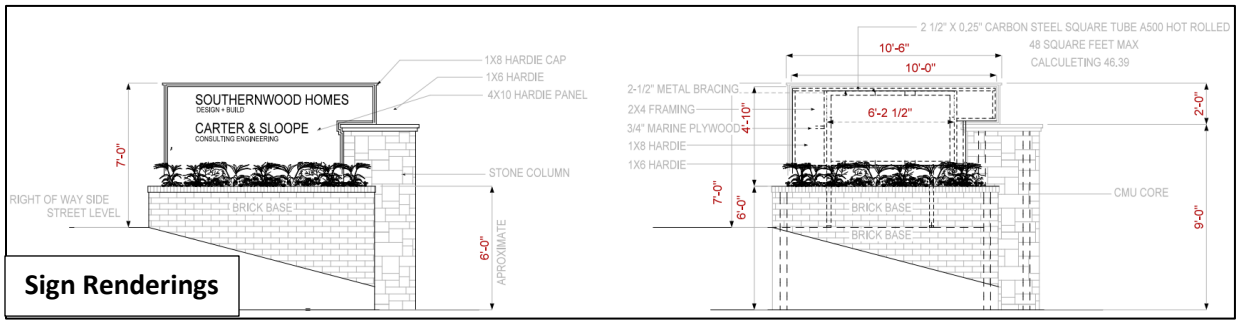
East: Residential 1 (R-1) & Highway Business (H-B): single-family residences
South: Light Industrial (I-1): single-family residences
West: Residential 1 (R-1) & Light Industrial (I-1): single-family residences



Per the Statement of Hardship, the applicant is requesting a reduced front setback of 1-foot, where 15 feet is required, to install a primary monument sign for the existing commercial center. Due to the site's topography, the proposed sign location is positioned on a downward slope from Winder Highway, which would significantly limit visibility if the sign were placed at the full setback. Allowing a 1-foot setback is necessary to provide adequate visibility for motorists and clear identification of the center.







The submitted elevations reflect the site's physical layout. One unpermitted sign is located within the Winder Highway right-of-way which must be removed. The proposed monument sign location meets vision setback requirements, and the proposed sign elevation meets sign area and height standards.



Looking toward parking lot from Winder Hwy



Winder Hwy frontage



Looking toward Winder Hwy from parking lot



Corner of Winder Hwy & Youngblood Rd

One (1) **variance** related to freestanding sign standards will be required if the site plan as presented is approved.

- **Section 8.6.12.B.4 - Monument Signs –** Signs must be at least 15 feet from all property lines.
    - The applicant proposes a monument sign 1 foot from the property line along Winder Highway.

<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 has extraordinary conditions related to its topography. As noted in the Statement of Hardship, the elevation and slope of the lot in relation to Winder Highway create visibility challenges for a freestanding sign. This hardship stems from the physical characteristics of the property, not from any personal or economic circumstance.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The application of the requirements of the UDC would limit the visibility of the signage due to the topography and the site's physical layout.**

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. The subject property has a distinct physical condition, specifically, its downward slope from the frontage, that limits the feasible placement and visibility of the freestanding sign when applying the standard setback.**

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 and limit the visibility of a freestanding sign if required setbacks are applied.**

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, will not impair the purposes and intent of the Unified Development Code of Hall County.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated July 7, 2026, the Hall County Environmental Health Department stated, "No comment."

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "On system. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way."

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
There are no concerns with traffic for this sign variance.

Utilities:
No comment. Property is connected to Hall County sewer.

Hall County Fire Marshal
In a memorandum dated July 10, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Building Inspections
In a memorandum dated July 15, 2026, Kristie Turner, Director of Development Services, stated: "A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase."

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

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Randy Matheny
5115 Harris Rd
Lula Ga 30554

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

4595 Winder Hwy LLC
4595 Winder Hwy
Flowery branch Ga 30542

Phone [redacted]

Email Address

Location of Property 4595 Winder Hwy Flowery Branch Ga 30542

Present Zoning I-1 Existing Structures Two commercial buildings

---

Type of Appeal:

- ✓ Setback Variance
- ___ Road Frontage Variance
- ___ Sign Variance
- ___ Hardship Mobile Home
- ___ GCOD Variance
- ___ Other: ___

✓ Front Yard	From 15 ft. to 1 ft.
___ Right Side Yard	From ___ ft. to ___ ft.
___ Left Side Yard	From ___ ft. to ___ ft.
___ Rear Yard	From ___ ft. to ___ ft.
✓ ~~Road Frontage~~	From ___ ft.
___ Sign Area	From ___ ft. to ___ ft.
___ Sign Height	From ___ ft. to ___ ft.
___ Doctor's Letter	___ Terms Agreement

Supporting Documents:
- ✓ Plat of Property
- ✓ Deed of Property
- ✓ Hardship Statement
- ✓ Site Plan
- ___ Floor Plans
- ___ Other

Fee (Must be paid for application to be complete): $ ___

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

___
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Randy matheny Date 6-3-24

Sign Randy matheny Date 6-3-24

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) 4595 Winder Hwy, LLC

Address 4595 Winder Hwy
Flowery Branch GA 30542

Phone Number [redacted]

Name of applicant(s) Randy Mahaffey

Address 5115 Davis Road
Lula GA 30554

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

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

DESIREE LAYFIELD NOTARY PUBLIC BANKS COUNTY GEORGIA EXPIRES March 13th, 2023

Notary Public

6/8/20
Date

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/13/2024 9:25:36 AM

BUSINESS INFORMATION	
CONTROL NUMBER	23145695
BUSINESS NAME	4595 Winder Highway LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/13/2024
ANNUAL REGISTRATION PERIOD	2024, 2025, 2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	4595 Winder Hwy, Flowery Branch, GA, 30542, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
United States Corporation Agents, Inc.	11175 Cicero Drive Suite 100, Alpharetta, GA, 30022, USA	Fulton

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Nathan Whitmire
AUTHORIZER TITLE	Organizer

RESOLUTION OF THE MEMBERS/MANAGER

4595 WINDER HWY LLC
a limited liability company organized under the laws of the State of Georgia

AUTHORIZATION TO OBTAIN SIGN PERMIT

The undersigned, being the sole member of 4595 Winder Hwy LLC (the "Company"), a limited liability company organized under the laws of the State of Georgia, does hereby adopt the following resolution by written consent as of Thursday, July 9, 2026:

WHEREAS, the Company owns the real property located at 4595 Winder Hwy, Flowery Branch, Georgia 30542 (the "Property"); and

WHEREAS the Company desires to install signage on the Property and, in connection therewith, must apply for and obtain a sign permit from the applicable local governing authority; and

WHEREAS the Company desires to authorize Randy Matheny to act on its behalf for the limited purpose of applying for, obtaining, and executing any documents necessary to secure such sign permit;

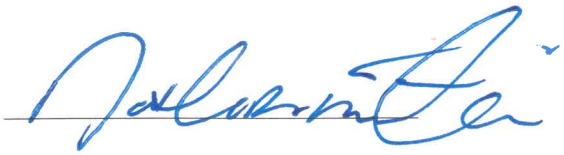
NOW, THEREFORE, BE IT RESOLVED, that Randy Matheny is hereby authorized, empowered, and directed, on behalf of the Company, to prepare, sign, submit, and file any and all applications, forms, and documents necessary to obtain a sign permit for the Property from Hall County Government or any other governing authority with jurisdiction over the Property; and

FURTHER RESOLVED, that this authorization is limited solely to the act of obtaining the referenced sign permit and does not confer any additional authority to act on behalf of the Company for any other purpose; and

FURTHER RESOLVED, that any officer, member, or manager of the Company is authorized to take such further actions and execute such further documents as may be necessary or appropriate to carry out the intent of the foregoing resolutions.

IN WITNESS WHEREOF, the undersigned has executed this resolution as of the date first written above.

4595 WINDER HWY LLC

By: 

Name: Nathan Whitmire
Title: Sole Member
Date: Thursday, July 9, 2026

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 4/1/2026

Applicant's/Owner's Name (Printed): Nathan Whitmire

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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:** 6-8-24

Applicant's/Owner's Name (Printed): Randy Mathews

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).
The topography makes it Difficult for Sign that meets Hall Co

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.
The topography of land restricts for Sign to be seen from RS,

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.
The other properties have more stable level land

4. Such conditions are not the result of any actions of the property owner.
No.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.
This request has hardship situations not comparable to other properties

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

Applicant Randy Mosley **Date** 4-3-24

NARRATIVE

4595 Winder Hwy, Flowery Branch, GA

SIGN VARIANCE

June 8, 2026

We are requesting a 1-foot front setback variance, where a 15-ft setback is required, to allow placement of the primary monument sign for this commercial center. Due to the site's topography, the proposed sign location sits on a downward slope from the street, which significantly reduces visibility if the sign were placed at the full required setback. Position the sign 1-foot the Winder Highway property line is necessary to ensure adequate visibility for motorists traveling along Winder Highway and to provide safe and effective identification of the center.

This encroachment places the sign outside of the vision clearance requirements of UDC Section 8.2.4.F and does not create any adverse impacts on adjacent properties or the public.

LOT #	SITE ADDRESS	PARCEL ID.	MFFE
ENTRANCE SIGN	4595 WINDER HIGHWAY	TBD	NONE

PURPOSE OF EXHIBIT

THIS PLAN WAS PREPARED SOLELY FOR THE PURPOSE OF DEPICTING THE APPROXIMATE LOCATION OF THE PROPOSED BUSINESS ENTRANCE SIGN. NO BOUNDARY WAS PERFORMED BY KEYSTONE LAND SURVEYING IN CONJUNCTION WITH THE PREPARATION OF THIS EXHIBIT. KEYSTONE LAND SURVEYING DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BOUNDARY INFORMATION DEPICTED ON THIS PLAN.

SETBACKS

FRONT: 20 FEET
SIDE: 7.5 FEET
REAR: 10 FEET

REFERENCES

1. REFERENCE IS HEREBY MADE TO RETRACEMENT SURVEY OF TRACT 1 FOR J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS IN PLAT BOOK 882, PAGE 396 DATED 10/14/2022.

FEMA FLOOD HAZARD NOTE

NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA AND IS DESIGNATED AS ZONE 'X' UNSHADED PER COMMUNITY PANEL NUMBER 130316 & MAP NUMBER 13121C0454F PER FIRM MAP OF FULTON COUNTY & INCORPORATED AREAS, GEORGIA 13121C0454F, DATE 09/18/2013.

STATE WATERS NOTE

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.

GENERAL NOTES

1. BUILDER TO HAVE BOX CHECKED PRIOR TO INSTALLING PLUMBING.
2. THIS DRAWING DOES NOT CONSTITUTE A SURVEY.
3. BUILDER IS RESPONSIBLE FOR ANY ENCROACHMENTS INVOLVING FEATURES NOT CLEARLY AND ACCURATELY SPECIFIED ON PROVIDED ARCHITECTURAL PLANS. HOUSE DIMENSIONS ARE FROM OUTSIDE EDGE OF FRAMING TO OUTSIDE EDGE OF FRAMING AND DOES NOT INCLUDE EAVES/OVERHANGS, FOOTING/FOUNDATION AND FACADE MATERIALS, WHICH MAY CAUSE ENCROACHMENTS ON BUILDING SETBACK LINES AND/OR EASEMENTS. BUILDER WILL NEED TO APPLY FOR A VARIANCE WHERE ENCROACHMENT OCCURS.
4. THE ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCROACH ON AN EASEMENT, OR BUFFER. THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF EASEMENTS AND BUFFERS.
5. THE BUFFER(S) AND EASEMENT(S) SHOWN HEREON ARE A GRAPHICAL REPRESENTATION OF THE BUFFER(S) AND EASEMENT(S) AS SHOWN ON THE REFERENCE PLAT AND/OR APPROVED CONSTRUCTION PLANS.
6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. BUILDER SHALL USE ARCHITECTURAL PLANS FOR HOUSE CONSTRUCTION. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING.

BUILDER

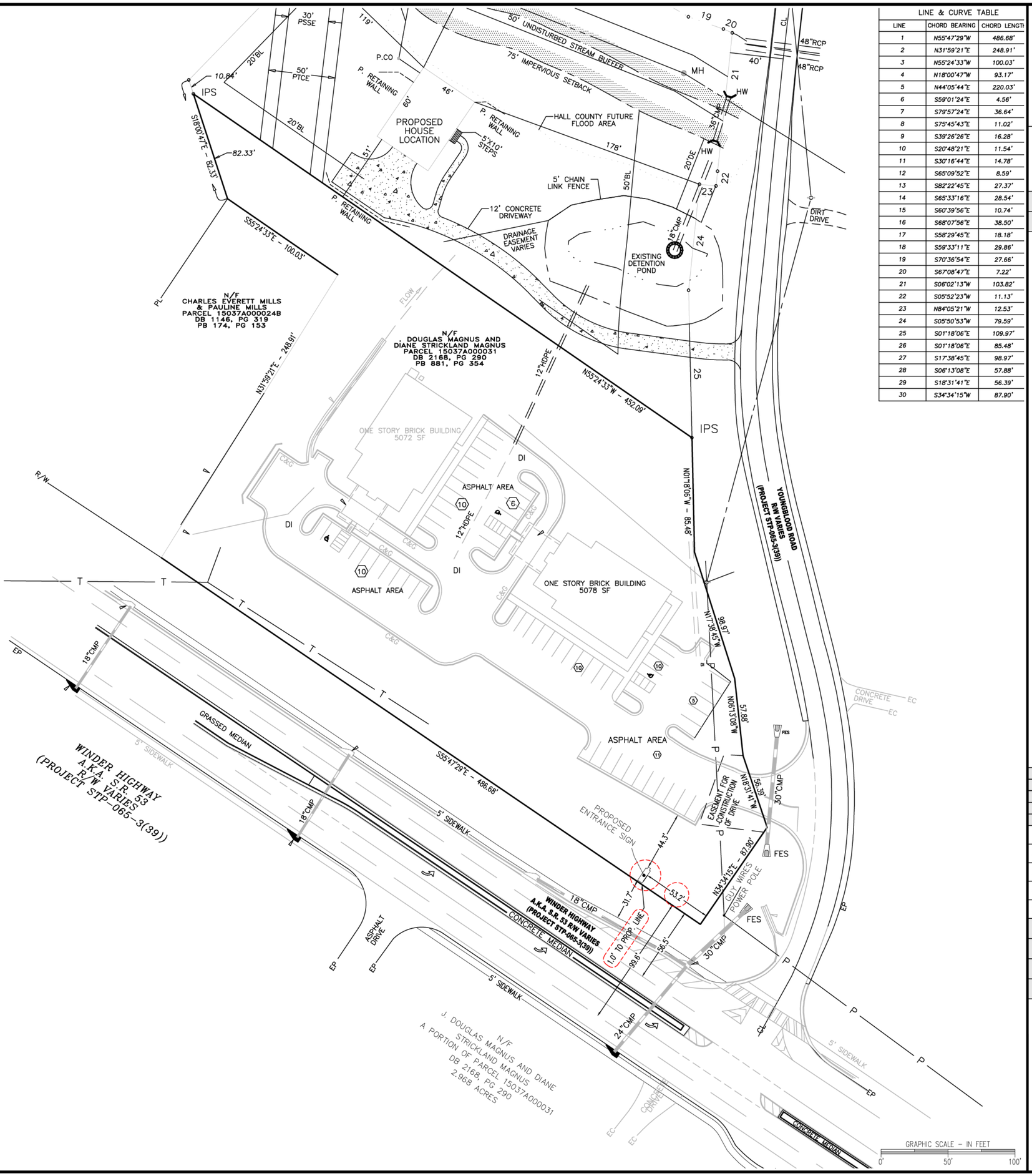
SOUTHERNWOOD HOMES
4595 WINDER HIGHWAY
FLOWERY BRANCH, GEORGIA 30542
PHONE: 470-290-8661

SURVEYOR

KEYSTONE LAND SURVEYING, INC.
262 W. CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
PHONE: 770-545-8700

LEGEND

BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
SG	SUBGRADE
GFE	GARAGE FLOOR ELEVATION
GWL	GARAGE WEATHER LIIP ELEVATION
MFFE	MIN. FINISHED FLOOR ELEVATION
	PROPOSED FLOW ARROW / SWALE
	PROPOSED SILT FENCE
	FIRE HYDRANT
W	WATER METER
	WATER VALVE
A	AIR CONDITIONER UNIT
	CLEAN OUT
	SANITARY SEWER MANHOLE
	LEFT WING CATCH BASIN
	RIGHT WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	DROP INLET



LINE & CURVE TABLE		
LINE	CHORD BEARING	CHORD LENGTH
1	N55°47'29"W	486.68'
2	N31°59'21"E	248.91'
3	N55°24'33"W	100.03'
4	N18°00'47"W	93.17'
5	N44°05'44"E	220.03'
6	S59°01'24"E	4.56'
7	S79°57'24"E	36.64'
8	S75°45'43"E	11.02'
9	S39°26'26"E	16.28'
10	S20°48'21"E	11.54'
11	S30°16'44"E	14.78'
12	S65°09'52"E	8.59'
13	S82°22'45"E	27.37'
14	S65°33'16"E	28.54'
15	S60°39'56"E	10.74'
16	S68°07'56"E	38.50'
17	S58°29'45"E	18.18'
18	S59°33'11"E	29.86'
19	S70°36'54"E	27.66'
20	S67°08'47"E	7.22'
21	S06°02'13"W	103.82'
22	S05°52'23"W	11.13'
23	N84°05'21"W	12.53'
24	S05°50'53"W	79.59'
25	S01°18'06"E	109.97'
26	S01°18'06"E	85.48'
27	S17°38'45"E	98.97'
28	S06°13'08"E	57.88'
29	S18°31'41"E	56.39'
30	S34°34'15"W	87.90'

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

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ENTRANCE LOCATION PLAN

(PLAN)

SOUTHERNWOOD HOMES
4595 WINDER HIGHWAY
ENTRANCE SIGN LOCATION

LAND LOT	XXX
CLINCHEM DISTRICT	
CITY OF FLOWERY BRANCH	
HALL COUNTY, GEORGIA	

REVISIONS

1	6/9/26	DIMENSIONS	BM
2	6/15/26	DIMENSIONS	BM
3			
4			
5			

FILE NAME	KLS-WINDER HIGHWAY 4595 ENTRANCE SIGN R3
SCALE	1"=20'
JOB NUMBER	SDB-4486
DATE	05/15/2026
CLIENT	SOUTHERNWOOD
SHEET NO	1 OF 1
DESIGN BY	SN

N (PLAT)

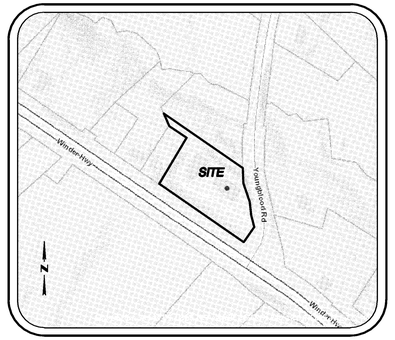
eFiled and eRecorded
DATE: 10/14/2022
TIME: 11:16 AM
PLAT BOOK: 882
PAGE: 396 - 396
FILING FEES: $10.00
PART ID: 0654778229
RECORDED BY: EAR
Charles Baker, C.S.C
Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH GA WEST ZONE

REFERENCES

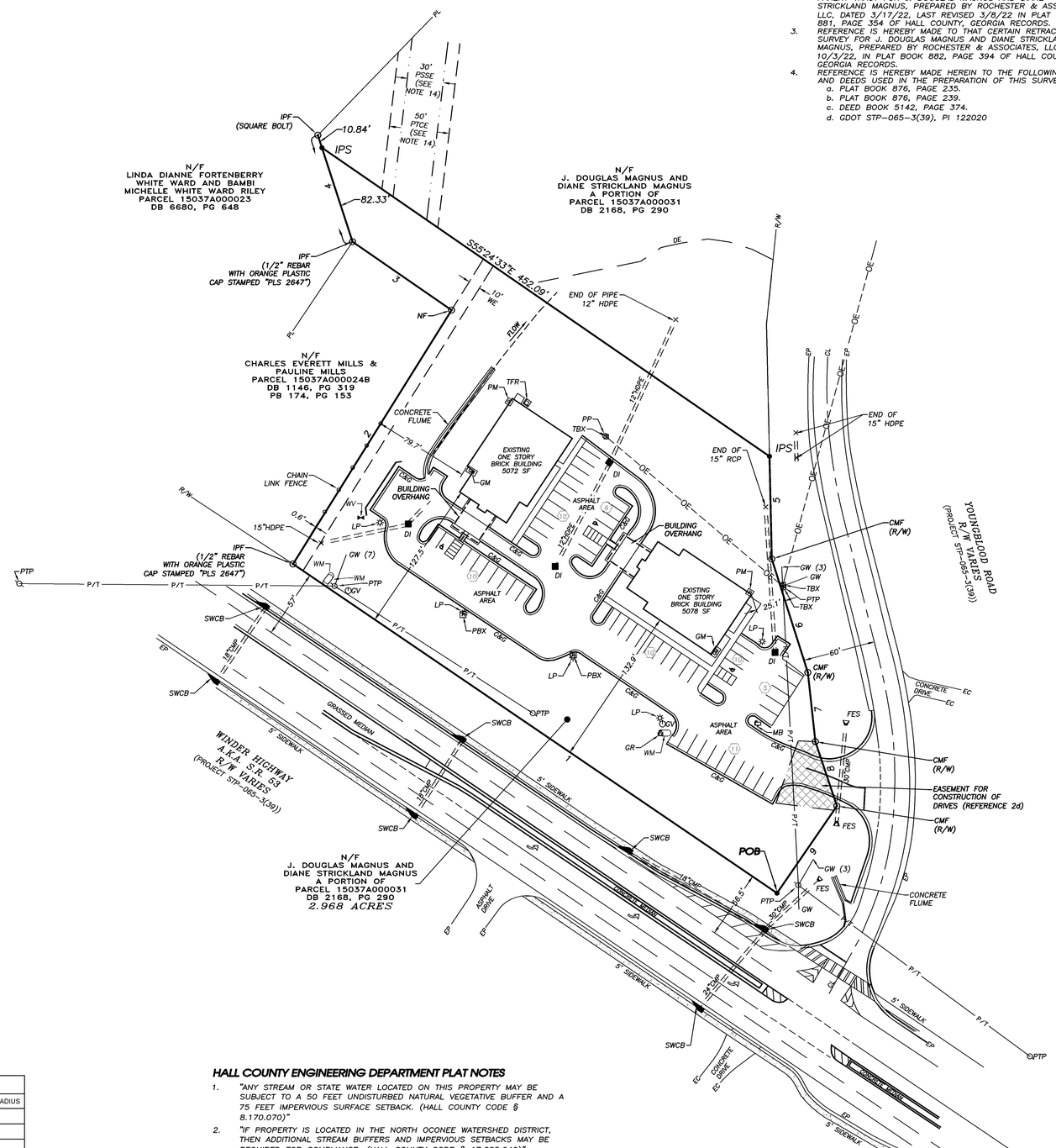
1. *REFERENCE IS HEREBY MADE TO THAT CERTAIN PLAT FOR DOUGLAS MAGNUS, PREPARED BY ROCHESTER & ASSOCIATES, INC, DATED 4/1/94, ON PLAT SLIDE 333, PAGE 172A OF HALL COUNTY, GEORGIA RECORDS.*
2. *REFERENCE IS HEREBY MADE TO THAT CERTAIN DIVISION OF A PARENT TRACT FOR J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS, PREPARED BY ROCHESTER & ASSOCIATES, LLC, DATED 3/17/22, LAST REVISED 3/8/22 IN PLAT BOOK 881, PAGE 354 OF HALL COUNTY, GEORGIA RECORDS.*
3. *REFERENCE IS HEREBY MADE TO THAT CERTAIN RETRACEMENT SURVEY FOR J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS, PREPARED BY ROCHESTER & ASSOCIATES, LLC, DATED 10/3/22, IN PLAT BOOK 882, PAGE 394 OF HALL COUNTY, GEORGIA RECORDS.*
4. *REFERENCE IS HEREBY MADE HEREIN TO THE FOLLOWING PLATS AND DEEDS USED IN THE PREPARATION OF THIS SURVEY:*
   a. *PLAT BOOK 876, PAGE 235.*
   b. *PLAT BOOK 876, PAGE 239.*
   c. *DEED BOOK 5142, PAGE 374.*
   d. *GDOT STP-065-3(39), PI 122020*



VICINITY MAP
SCALE: NTS

LEGEND

AIF	–	ANGLE IRON FOUND
A.K.A.	–	ALSO KNOWN AS
C&G	–	CURB & GUTTER
CBX	–	CABLE BOX
CCN	–	CONCRETE NAIL
CTP	–	CRIMP TOP PIPE
CI	–	CURB INLET
CL	–	CENTERLINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CTF	–	CRIMP TOP PIPE FOUND
DB, PG	–	DEED BOOK, PAGE
DE	–	DRAINAGE EASEMENT
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DWCB	–	DOUBLE-WING CATCH BASIN
EC	–	EDGE OF CONCRETE
EP	–	EDGE OF PAVEMENT
FES	–	FLARED END SECTION
FFE	–	FINISHED FLOOR ELEVATION
FH	–	FIRE HYDRANT
-G-	–	GAS LINE
GM	–	GAS METER
GP	–	GUY POLE
GR	–	GAS REGULATOR
GV	–	GAS VALVE
GW	–	GUY WIRE
HDPE	–	HIGH DENSITY POLYETHYLENE PIPE
HW	–	HEADWALL
INV	–	INVERT ELEVATION
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
JB	–	JUNCTION BOX
LL	–	LAND LOT
LLL	–	LAND LOT LINE
LP	–	LIGHT POLE
MB	–	MAIL BOX
MH	–	MANHOLE
MON	–	MONUMENT
N/F	–	NOW OR FORMERLY
NF	–	NAIL FOUND
OCS	–	OUTLET CONTROL STRUCTURE
-OE-	–	OVERHEAD ELECTRICAL LINE
-P-	–	POWER LINE
-P/T-	–	POWER & TELEPHONE LINE
PB, PG	–	PLAT BOOK, PAGE
PBX	–	POWER BOX
PL	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PLP	–	POWER & LIGHT POLE
PSSE	–	PROPOSED SANITARY SEWER EASEMENT
PTCE	–	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
PTLP	–	POWER, TELEPHONE & LIGHT POLE
PTP	–	POWER & TELEPHONE POLE
PVC	–	POLYVINYLCHLORIDE PIPE
RCP	–	REINFORCED CONCRETE PIPE
R/W	–	RIGHT OF WAY
-SS-	–	SANITARY SEWER LINE
SF	–	SQUARE FEET
S/W	–	SIDEWALK
SWCB	–	SINGLE-WING CATCH BASIN
TBM	–	TEMPORARY BENCHMARK
TBX	–	TELEPHONE BOX
TFR	–	TRANSFORMER
TMH	–	TELEPHONE MANHOLE
TP	–	TELEPHONE POLE
TPOB	–	TRUE POINT OF BEGINNING
TSP	–	TRAFFIC SIGNAL POLE
-T-	–	TELEPHONE LINE
-UC-	–	UNDERGROUND COMMUNICATION
-UE-	–	UNDERGROUND ELECTRIC
-UP-	–	UNDERGROUND POWER
-UT-	–	UNDERGROUND TELEPHONE
WE	–	WATER EASEMENT
WI	–	WEIR INLET
-W-	–	WATER LINE
WM	–	WATER METER
WMH	–	WATER MANHOLE
WV	–	WATER VALVE
(#)	–	PARKING SPACE NUMBER



HALL COUNTY ENGINEERING DEPARTMENT PLAT NOTES

1. *"ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)"*
2. *"IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)"*
3. *"NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0311F, REVISED DATE SEPTEMBER 29, 2006."*
4. *"PORTIONS OF THIS PROPERTY ARE LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS."*
5. *"IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.120 AND § 8.180.130)"*

LINE & CURVE TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
1	N55°47'29"W	486.68'		
2	N31°59'21"E	248.91'		
3	N55°24'33"W	100.03'		
4	N18°00'47"W	93.17'		
5	S01°18'06"E	85.48'		
6	S17°38'45"E	98.97'		
7	S06°13'08"E	57.88'		
8	S18°31'41"E	56.39'		
9	S34°34'15"W	87.90'		

SURVEY NOTES

1. *THE FIELD DATA COLLECTED ON 10/26/21 & 11/2/21 ON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,762 FEET AND AN ANGULAR ERROR OF LESS THAN ONE SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.*
2. *THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 158,054 FEET.*
3. *THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10 GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.*
4. *THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; 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 THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.*
5. *ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE SURVEYOR HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. THE SURVEYOR IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.*
6. *NO IDENTIFIED AND DELINEATED WETLANDS WERE OBSERVED DURING THE COURSE OF THE FIELD SURVEY. HOWEVER THIS SURVEYOR DID NOT DO A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY WETLANDS THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.*
7. *NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0311F REVISED DATE SEPTEMBER 29, 2006.*
8. *DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.*
9. *ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.*
10. *THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.*
11. *ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).*
12. *PROPERTY ADDRESS IS 4595 WINDER HIGHWAY, FLOWERY BRANCH, GEORGIA 30542 PER PROPERTY APPRAISER WEBSITE.*
13. *ALL GATEWAY CORRIDOR STANDARDS SHALL APPLY TO ALL FUTURE DEVELOPMENT.*
14. *THESE ARE PROPOSED EASEMENTS AND ARE INTENDED TO BE CREATED AND USED IN THE EVENT OF A SEPTIC SYSTEM FAILURE.*

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

10/14/22
DATE

RICHARD E. MILLARD, GA RLS #3044
remillard@rochester-assoc.com
ROCHESTER & ASSOCIATES, LLC.
LSF-000484 EXPIRATION 6/30/24
www.rochester-assoc.com

Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

RETRACEMENT SURVEY OF TRACT 1 FOR

J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS

LOCATED IN G.M.D. 295
CLINCHEM DISTRICT, GEORGIA
HALL COUNTY, GEORGIA

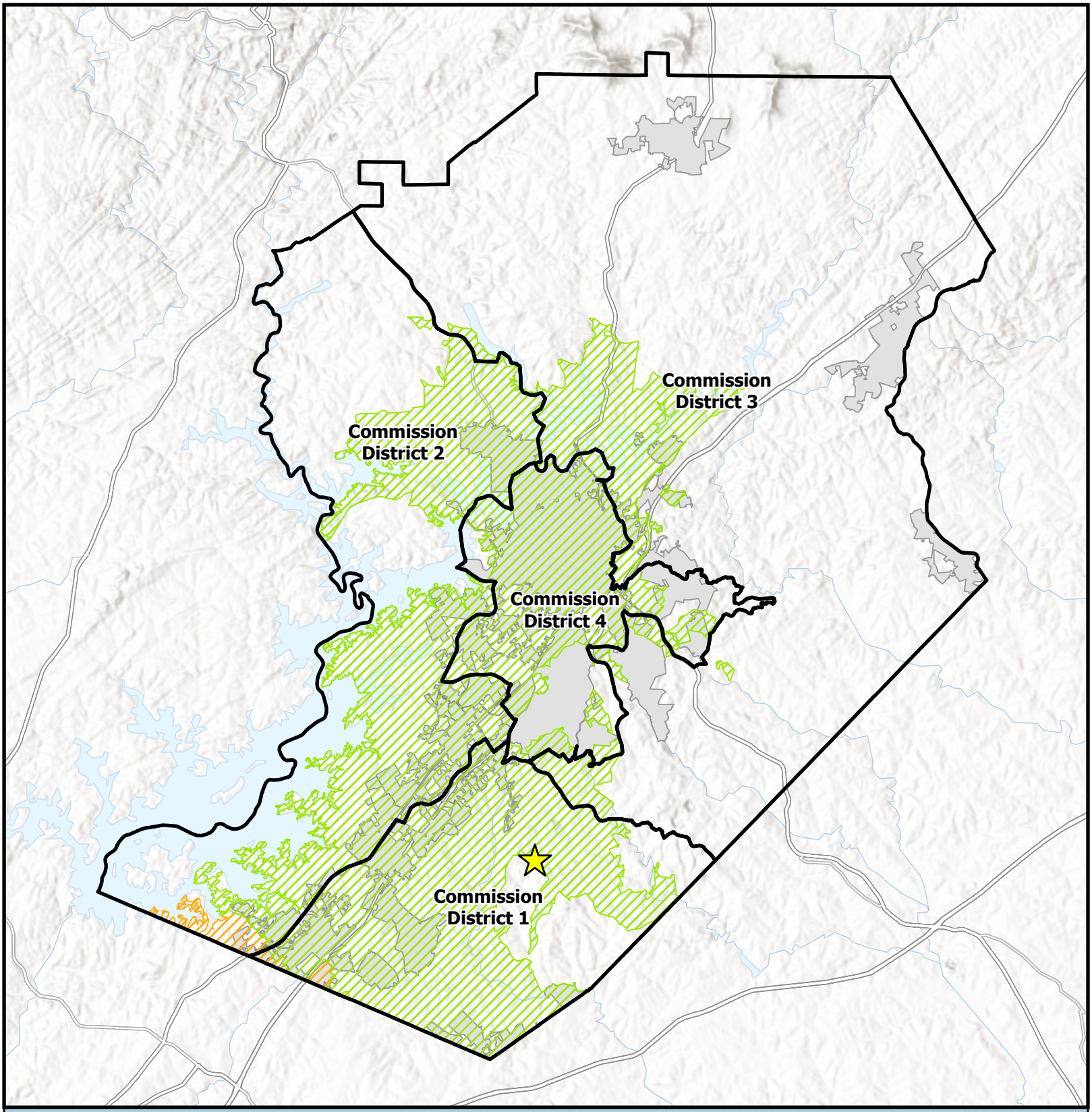
NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE
0' 25' 50' 100' 150'

GEORGIA REGISTERED No. 3044 LAND SURVEYOR RICHARD E. MILLARD

SHEET 1 OF 1

DATE: 10/13/22
SCALE: 1"=100'
JOB NO.:G193199
DRAWN BY: LJG
DWG NO.: YRT.TRACT1



Overview Map

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

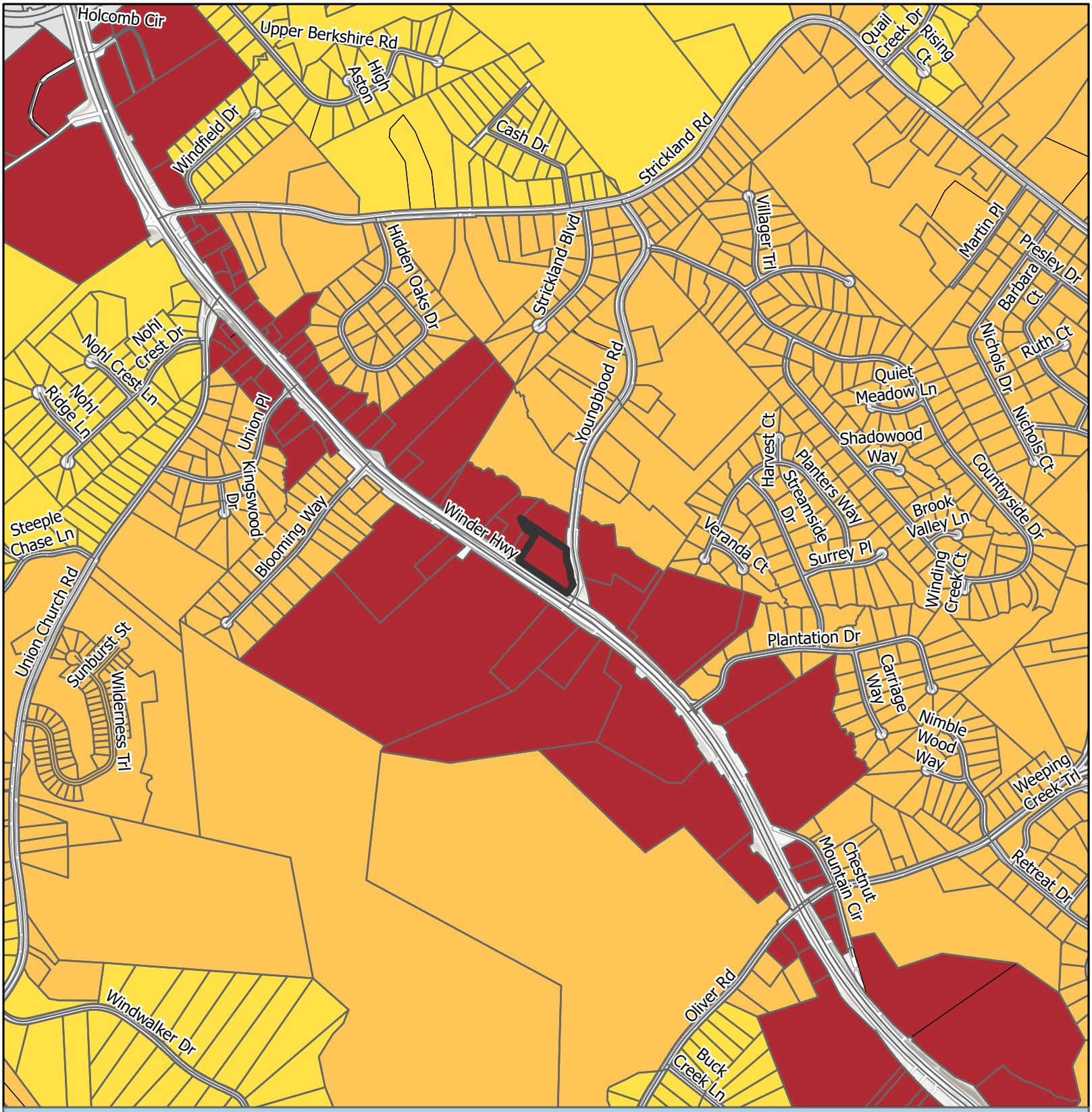
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Randy Matheny
Tax Parcel #: 15037A000031
Location: 4595 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/13/2026



Future Land Use Map

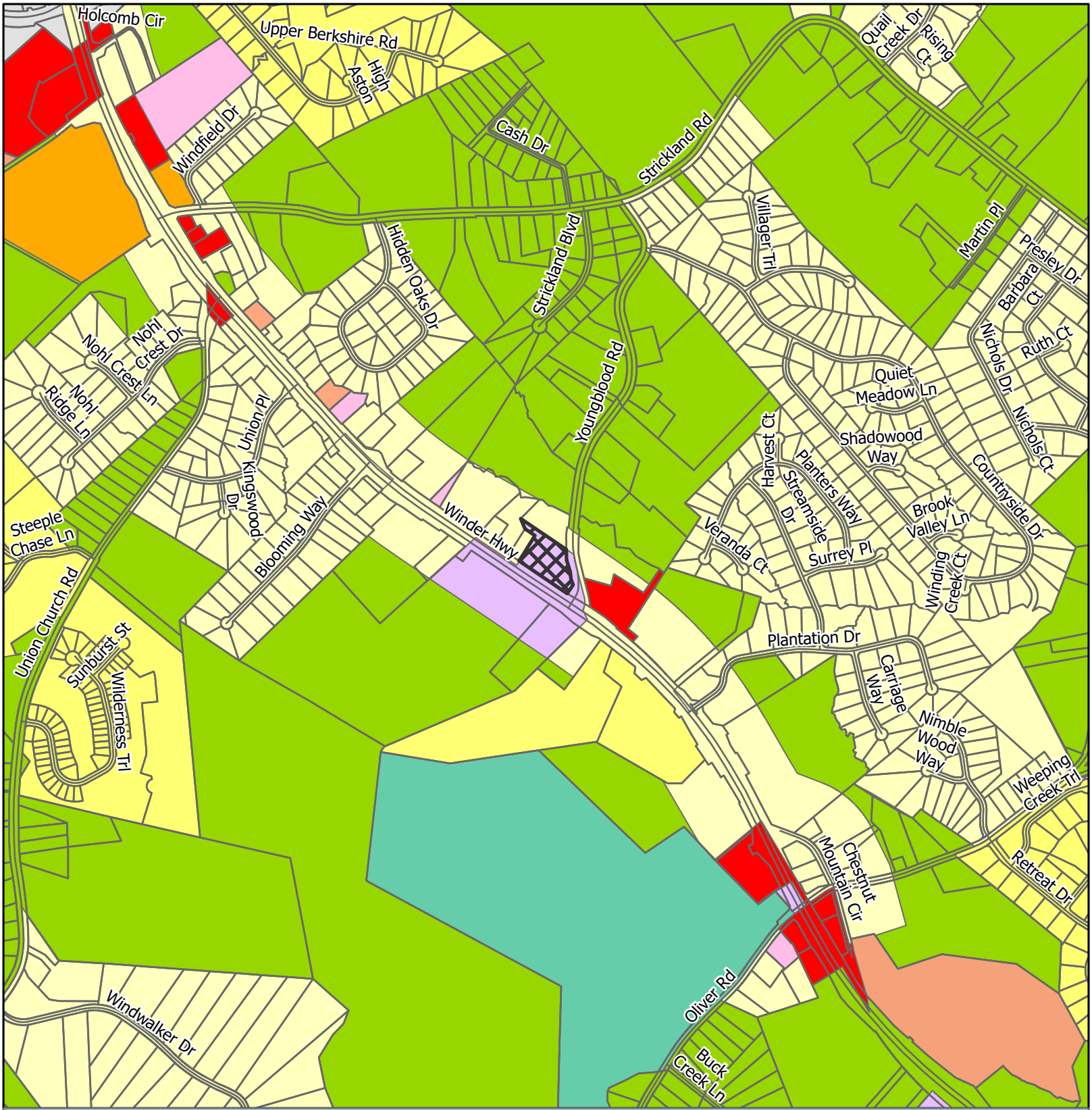
Subject Area
City Limits

FLU
- Business Corridors
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Randy Matheny
Tax Parcel #: 15037A000031
Location: 4595 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/13/2026



Zoning Map

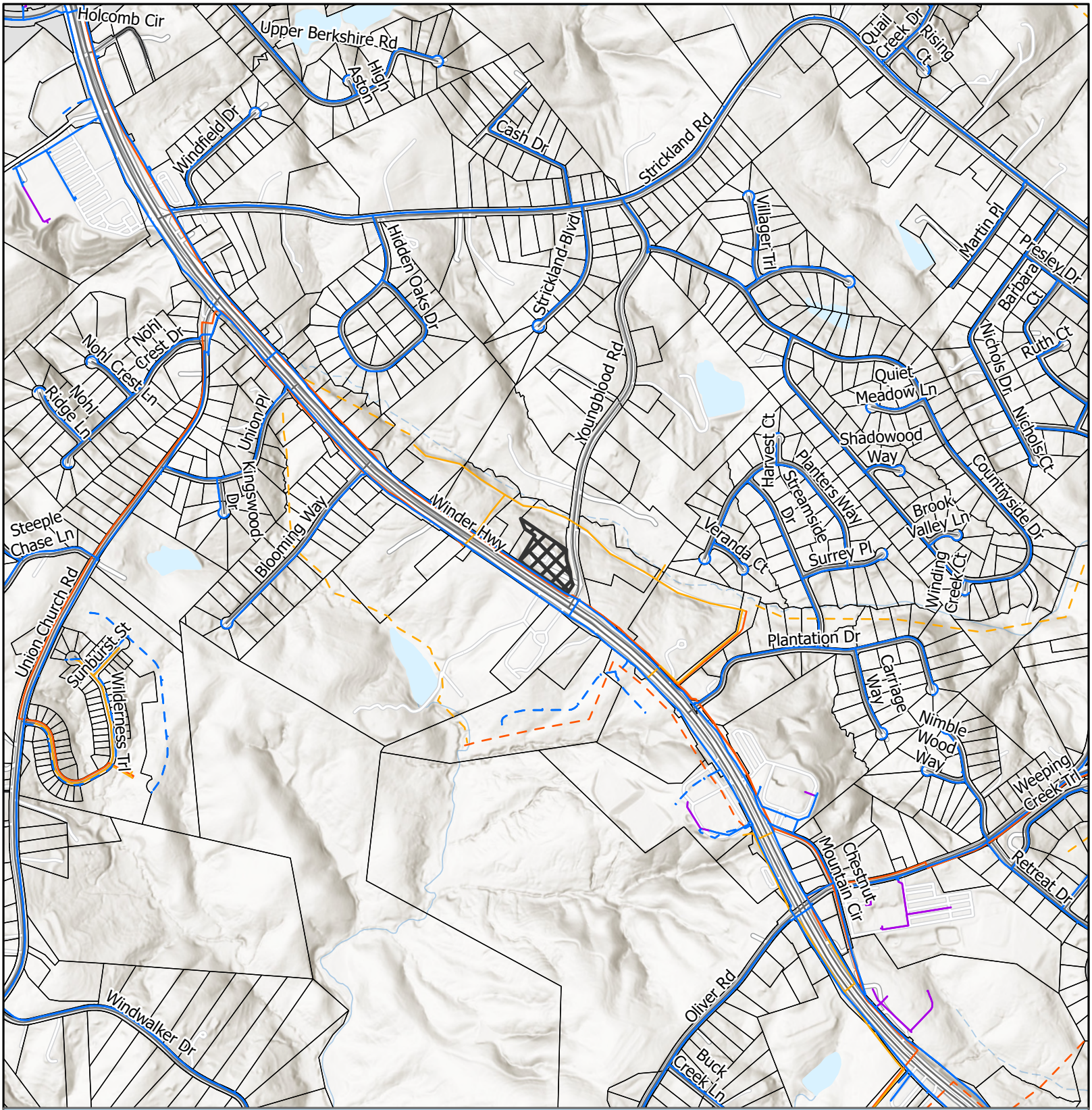
Subject Area
City Limits

Zoning
AR-1
H-B
I-1
O-I
PCD
PCFD
POD
PRD
R-1
S-S

Applicant: Randy Matheny
Tax Parcel #: 15037A000031
Location: 4595 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/13/2026



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: Randy Matheny
Tax Parcel #: 15037A000031
Location: 4595 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/13/2026



Site Plan & Aerial Map

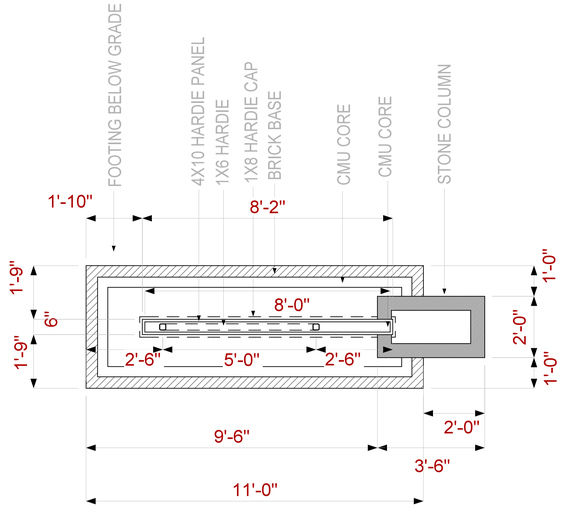
Subject Area

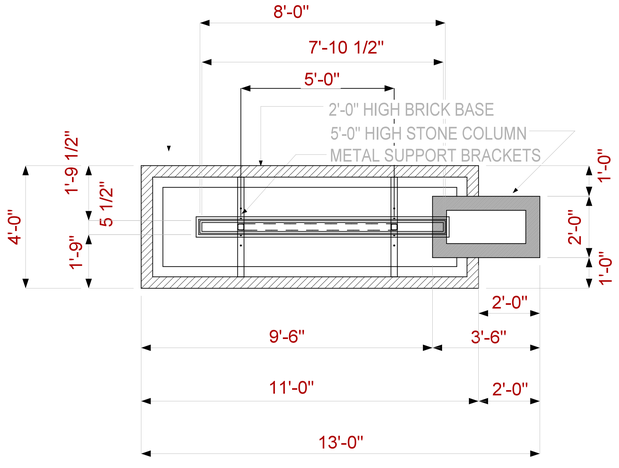
Applicant: Randy Matheny
Tax Parcel #: 15037A000031
Location: 4595 Winder Highway
Commission District 1

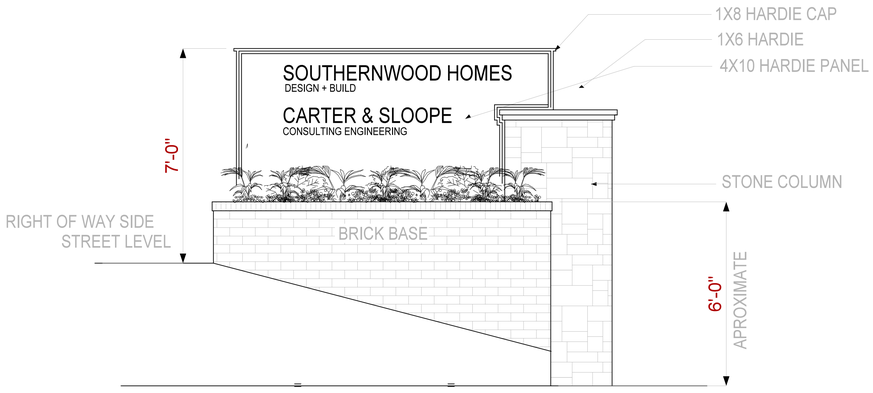
HALL COUNTY GEORGIA
We have it all in Hall

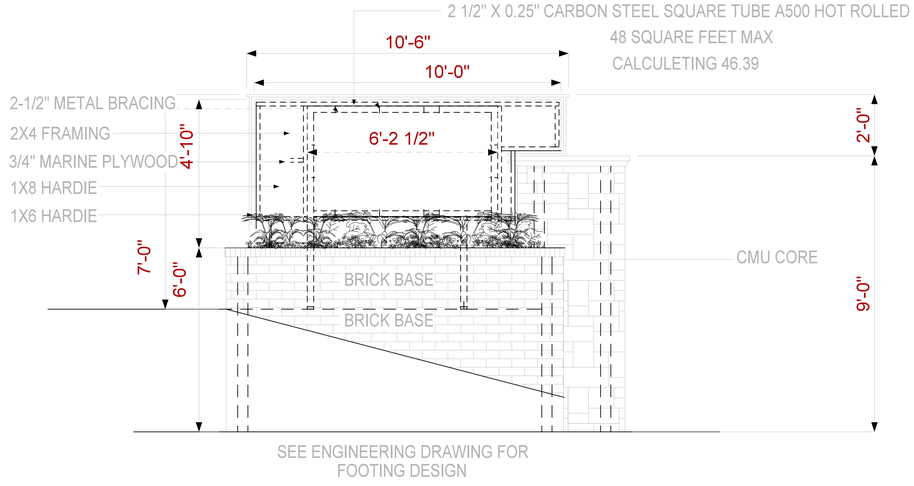
Date Prepared: 7/13/2026

RECEIVED
7-3-2026









SWH SINAGE/MONUMENT

SCALE 1/2" = 1'-0"











eFiled and eRecorded
DATE: 11/01/2023
TIME: 11:17 AM
DEED BOOK: 9390
PAGE: 559 - 561
FILING FEES: $25.00
TRANSFER TAX: $1,340.00
PARTICIPANT ID: 0968712169
PT61: 069-2023-007576
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

Parcel ID No. 15037A000031

STATE OF GEORGIA
COUNTY OF HALL

After Recording, Please Return to:
Albert Caproni III, Esq.
Cohen & Caproni, LLC
750 Hammond Drive
Building 7, Suite 200
Atlanta, Georgia 30328

LIMITED WARRANTY DEED

THIS INDENTURE is made effective this 1st day of November, 2023, between **J. Douglas Magnus** and **Diane Strickland Magnus** (hereinafter referred to as "Grantors"), and **4595 Winder Highway, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") ("Grantors" and "Grantee" shall include the respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTORS, for and in consideration of good and valuable consideration delivered to Grantors, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto **GRANTEE** the real property known as 4591 and 4595 Winder Highway, Flowery Branch, Georgia 30542, being Tract 1 of the Plat recorded at Plat Book 882, Page 396, Hall County, Georgia records, and more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein (hereinafter 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 Grantee forever in **FEE SIMPLE**;

AND GRANTORS SHALL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming, owning, or holding, by, through or under Grantors.

IN WITNESS WHEREOF, Grantors have executed this document under seal on the date first above written.

GRANTORS:

Witness

J. DOUGLAS MAGNUS (SEAL)

Sworn to and subscribed before me this
10th day of October, 2023.

Notary Public
Commission Expires: 4-26-2025

TONYA CRUCE NOTARY PUBLIC GEORGIA HALL COUNTY

Witness

DIANE STRICKLAND MAGNUS (SEAL)

Sworn to and subscribed before me this
10th day of October, 2023.

Notary Public
Commission Expires: 4-26-2025

TONYA CRUCE NOTARY PUBLIC GEORGIA HALL COUNTY

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CLINCHEM DISTRICT G.M.D. 392, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF YOUNGBLOOD ROAD (R/W VARIES) WITH THE NORTHEASTERN RIGHT-OF-WAY OF WINDER HIGHWAY, A.K.A. STATE ROUTE 53 (R/W VARIES); THENCE ALONG SAID WINDER HIGHWAY, NORTH 55°47'29" WEST, A DISTANCE OF 486.68 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 2647"); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF CHARLES EVERETT MILLS AND PAULINE MILLS, NORTH 31°59'21" EAST, A DISTANCE OF 248.91 FEET TO A NAIL FOUND; THENCE NORTH 55°24'33" WEST, A DISTANCE OF 100.03 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 2647"); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LINDA DIANNE FORTENBERRY WHITE WARD AND BAMBI MICHELLE WHITE WARD RILEY, NORTH 18°00'47" WEST, A DISTANCE OF 82.33 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484"); THENCE INTO THE PROPERTY NOW OR FORMERLY OF J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS, SOUTH 55°24'33" EAST, A DISTANCE OF 452.09 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484") ON THE WESTERN RIGHT-OF-WAY OF SAID YOUNGBLOOD ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°18'06" EAST, A DISTANCE OF 85.48 FEET TO A CONCRETE MONUMENT FOUND (STAMPED "R/W"); THENCE SOUTH 17°38'45" EAST, A DISTANCE OF 98.97 FEET TO A CONCRETE MONUMENT FOUND (STAMPED "R/W"); THENCE SOUTH 06°13'08" EAST, A DISTANCE OF 57.88 FEET TO A CONCRETE MONUMENT FOUND (STAMPED "R/W"); THENCE SOUTH 18°31'41" EAST, A DISTANCE OF 56.39 FEET TO A CONCRETE MONUMENT FOUND (STAMPED "R/W"); THENCE SOUTH 34°34'15" WEST, A DISTANCE OF 87.90 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 2.968 ACRES.

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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

* 3650 Sagecrest Drive, Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

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: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

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.

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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

7. **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) 3650 Sagecrest Drive | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) 3650 Sagecrest Drive | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

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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: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

- **(A) 3650 Sagecrest Drive** | **Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(B) 3650 Sagecrest Drive** | **Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(C) 3650 Sagecrest Drive** | **Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

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

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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JULY 17, 2026 AND NO LATER THAN JULY 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 22, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Randy Matthews (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** 7-20-26 (Date) **for** Randy Matthews (Name application filed as)**.**

Signature Randy Matthews
(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: RANDY MATHENY
REQUEST: VARIANCE TO SIGN STANDARDS TO ALLOW MONUMENT SIGN
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 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: RANDY MATHENY
REQUEST: VARIANCE TO SIGN STANDARDS TO ALLOW MONUMENT SIGN
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
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www.southernwoodhomes.com

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 492/2026

SUBJECT: **5292 Hopewell Lane | Variance to Section 4.3 |** to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 **| Proposed Use: Accessory structures |** Commission District 3 **| Alma Nely Perez, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

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. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan received June 2, 2026, and as described in the project narrative dated June 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. A retroactive Land Disturbance Permit and retroactive Building Permits shall be obtained for all site work performed and structures built without permits.
3. All violations identified by the Public Works and Utilities department shall be resolved prior to issuance of any building permit.
4. Any business operating from the site shall obtain a Business License in compliance with applicable standards or cease otherwise.

Purpose of Request:

5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, 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
Narrative
Site Plan
Plat
Maps
Floor Plan
Deed
Septic Application
Environmental Health Comment
GDOT Comment
Public Works Comment
Public Works Supplement Memo
Fire Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Alma Nely Perez

Request ..... **Variance to Section 4.3** | to reduce the minimum yard

Proposed Use ..... Accessory structures

Size ..... 1.04± acres

Zoning ..... Residential 1 (R-1)

Location ..... **5292 Hopewell Lane**| Tax Parcel 15030J000013

Commission District ..... Three

Commission Date ..... August 13, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0025

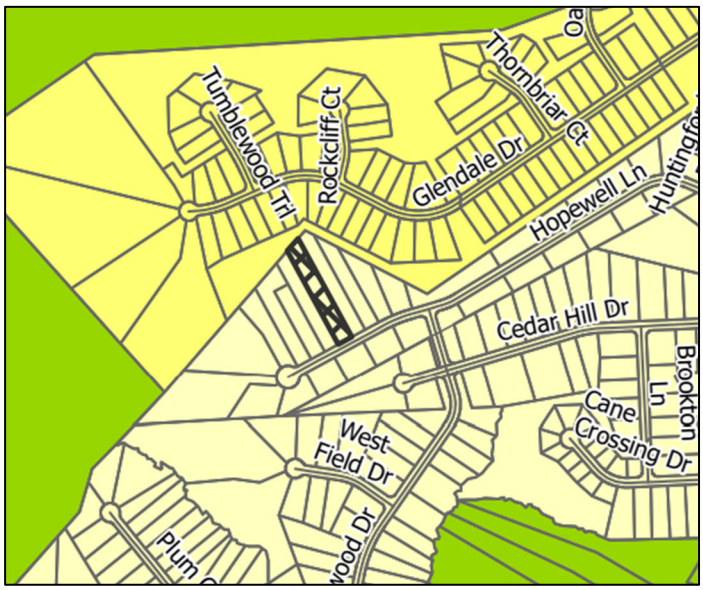
Staff recommends <u>DENIAL</u> of the applicant's request. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan received June 2, 2026, and as described in the project narrative dated June 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. A retroactive Land Disturbance Permit and retroactive Building Permits shall be obtained for all site work performed and structures built without permits.
3. All violations identified by the Public Works and Utilities department shall be resolved prior to issuance of any building permit.
4. Any business operating from the site shall obtain a Business License in compliance with applicable standards or cease otherwise.

<u>Summary Analysis</u>

The applicant is requesting a variance from Section 4.3 to reduce the side yard setbacks from 10 feet to 5 feet along the eastern property boundary and from 10 feet to 4 feet along the western property boundary for two accessory structures. The subject property is approximately 1.04± acres in size and zoned Residential 1 (R-1).

The property is currently developed with a 1,336 square foot single-family residence, constructed in 2003 (RES2002-00209). Surrounding properties are zoned Residential 1 (R-1) and Planned Residential District (PRD) and are developed with single-family residences.



Based on historical records of the subject property, several development-related actions have occurred over the past five years. In 2021, a land disturbance permit was submitted after the homeowner graded over an existing drainage ditch, installed a shed, and laid gravel from the house to the shed. A stop work order was issued for this work (HLD2021-00037). Later that same year, a building permit application for a proposed storage building (RES2021-01126) was submitted but denied due to encroachment into the required side-yard setback.

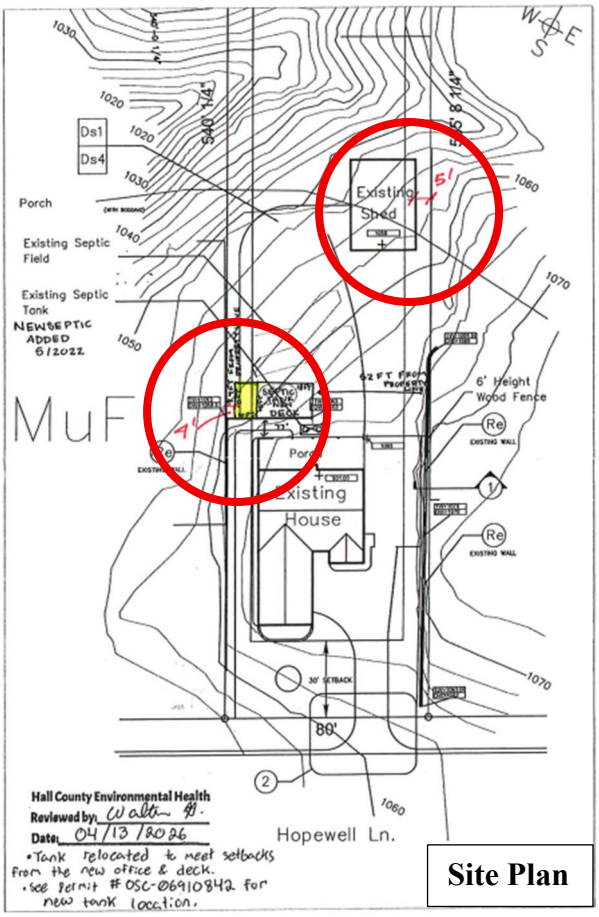
In 2022, a building permit application for a porch addition was approved but later expired (RES2022-01761). Most recently, in 2026, a retroactive building permit application for a deck and a detached office building was denied due to encroachment into the side-yard setback (HRADD26-0213).

As part of the 2026 building application, the Environmental Health Department found that the existing septic system had been covered up by the unpermitted deck addition, and the property owner was required to crush and fill the existing tank and relocate the septic system. They noted in their comments for this variance request, that the "…25' x 35' accessory building was not requested to be evaluated."

In a supplemental memorandum dated July 22, 2026, the Public Works and Utilities Department noted several violations during a site visit on July 15, 2026, including grading without a permit, no coverage of graded area within 14 days, and starting an inert landfill in a drainage easement.

The property additionally has a record of two code enforcement cases, including a 2021 violation involving construction of an unpermitted rear addition (COD2021-00074) and a 2026 case pertaining to an unpermitted accessory structure in the backyard (ENEF26-0132).

Collectively, these records reflect ongoing development activity on the property, along with several instances where construction proceeded without required approvals or in conflict with established setback requirements.



Site Plan



Topo

In the Statement of Hardship, the applicant states that the "shed is used to store equipment needed for landscaping business." There is no business license for this property, and the applicant has not provided details as to the scope of this business.

Per the Statement of Hardship, the applicant states that the property slopes downward, and a drainage ditch and creek run along the rear of the parcel. According to the applicant, these site conditions further restrict the buildable area, and the topography of the property limits feasible building locations, creating a hardship that necessitates the proposed reduced setbacks.

Staff has ascertained that there is not a documented creek running through the property. Rather, a drainage easement is identified on the recorded plat.

Two (2) **variances** will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 10 feet from the property line as found in Section 4.3 for the Residential 1 (R-1) zoning district.
    - A side yard setback from 10 feet to 5 feet along the northeast property line to allow for an accessory structure.
    - A side yard setback from 10 feet to 4 feet along the southwest 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 that meets setback requirements. The subject parcel size, shape and topography are similar to other properties in the area. While there is a steep slope north of the garage, the grade of the property does not prevent the detached garage or office addition from meeting the 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 existing and unpermitted accessory structures could be modified to meet the applicable setback.**

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 structures are 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 R-1 and subject to these standards, as well as building permit approval prior to construction.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated July 7, 2026, the Hall County Environmental Health Department stated, "Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system"

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "Off system. No impacts expected, no coordination with Georgia DOT required."

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment

Traffic:
There are no concerns from traffic for the proposed setback variance.

Utilities:
No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

In a supplemental memorandum dated July 22, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
Engineering staff performed a site visit on 7/15/2026 and observed several violations of grading without a permit, failure to provide coverage of graded area within 14 days and starting an inert landfill in drainage easement. Images of the violations are attached. We recommend no issuance of a building permit until such time as these violations are resolved satisfactorily.

Hall County Fire Marshal
In a memorandum dated July 10, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Building Inspections
In a memorandum dated July 15, 2026, Kristie Turner, Director of Building Inspections, provided the following comment:

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

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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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

ALMA NELY PEREZ
5292 HOPEWELL LANE
GAINESVILLE GA 30507

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

ALMA NELY PEREZ
5292 HOPEWELL LANE
GAINESVILLE GA 30507

Phone [redacted]

Email Address [redacted]

Location of Property 5292 HOPEWELL LANE

Present Zoning R-1 Existing Structures Single-family residence, shed

---

Type of Appeal:

- X Setback Variance
- ___ Road Frontage Variance
- ___ Sign Variance
- ___ Hardship Mobile Home
- ___ GCOD Variance
- ___ Other: ___

___ Front Yard	From ___ ft. to ___ ft.
___ Right Side Yard	From 10 ft. to 5 ft.
___ Left Side Yard	From 10 ft. to 4 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 Site Plan; X Deed of Property; X Floor Plans; ___ Hardship Statement; ___ Other

Fee (Must be paid for application to be complete): $ ___

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

___
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print ALMA NELY PEREZ Date 6.02.2026

Sign Alma N. Perez 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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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: Ana N. Perez **Date:** 6.02.2026

Applicant's/Owner's Name (Printed): _____

PLANNING AND ZONING DEPARTMENT
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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).

PROPERTY IS ON A DOWNWARD SLOPE, NEXT TO IT HAS A DITCH AND CREEK RUNNING ALONG BACK OF PROPERTY.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

PROPERTY ON DOWNWARD SLOPE. AREA WHERE SHED IS ONLY FLAT AREA APPROPRIATE FOR SHED.

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.

OTHER HOMES ARE ~~ABLE~~ TO HAVE SHED. SHED IS USED TO STORE EQUIPMENT NEEDED FOR LANDSCAPING BUSINESS. NEIGHBOR HAVE NOT COMPLAINED SINCE BUILT

4. Such conditions are not the result of any actions of the property owner.

PROPERTY IS ON A DOWNWARD SLOPE. NO OTHER ~~HOUSE~~ AREA ON PROPERTY WOULD ACCOMODATE A SHED

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.

NEIGHBORS HAVE NOT SAID / COMPLAINED ABOUT SHED. MAINLY OUT OF SIGHT FROM FRONT OF PROPERTY.

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

Applicant Alma N. Perez **Date** 6·02·2026

NARRATIVE

5292 Hopewell Lane, Gainesville, GA

June 2, 2026

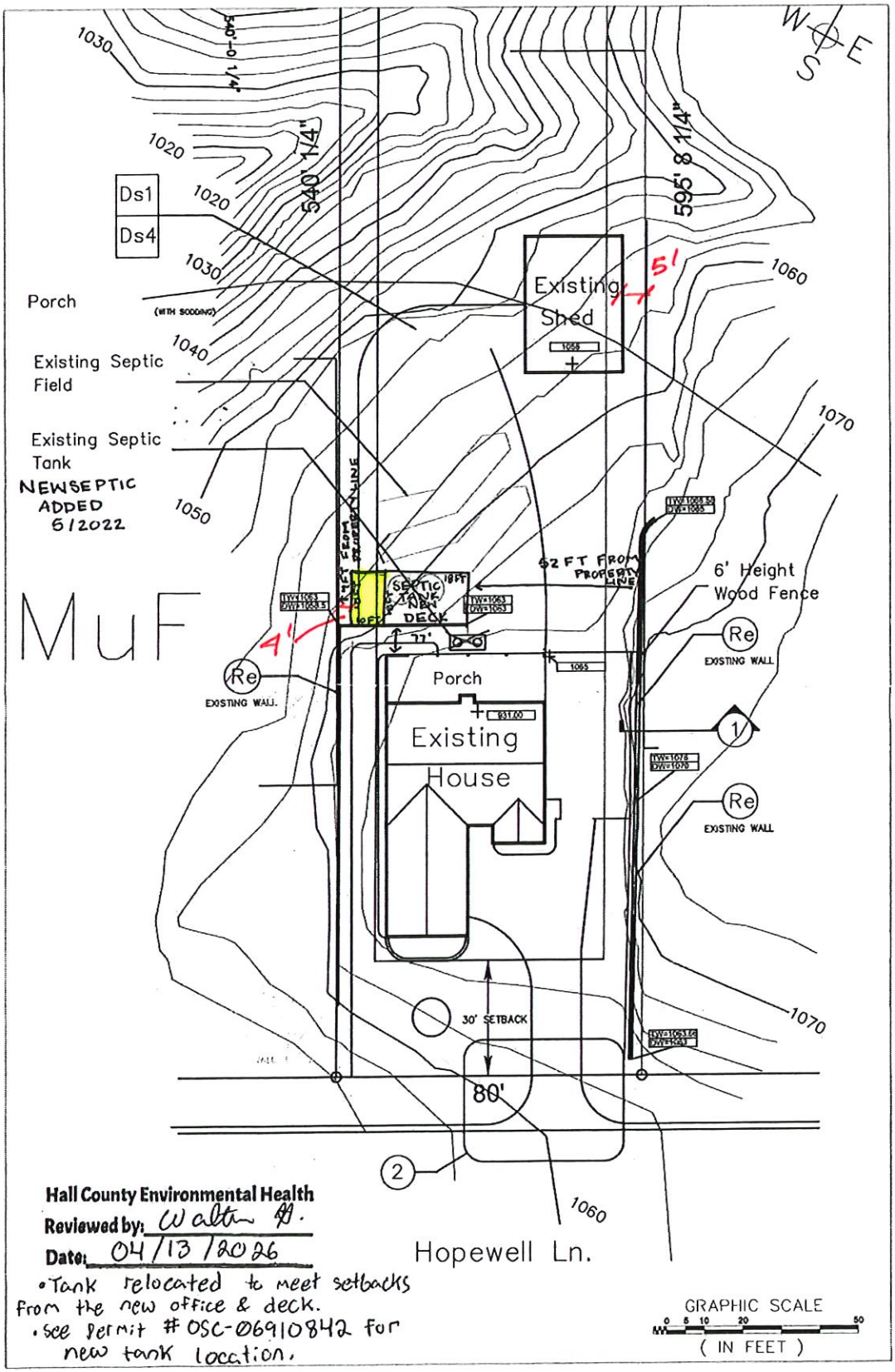
We are requesting approval of a setback variance to allow a 5-foot right side yard setback for an approximate 25'x35' accessory building and a 4-foot side yard setback for a 10'x18' home office structure. The topography of the property creates a hardship that limits feasible building locations.

Alma N. PEREZ

Alma Nely Perez

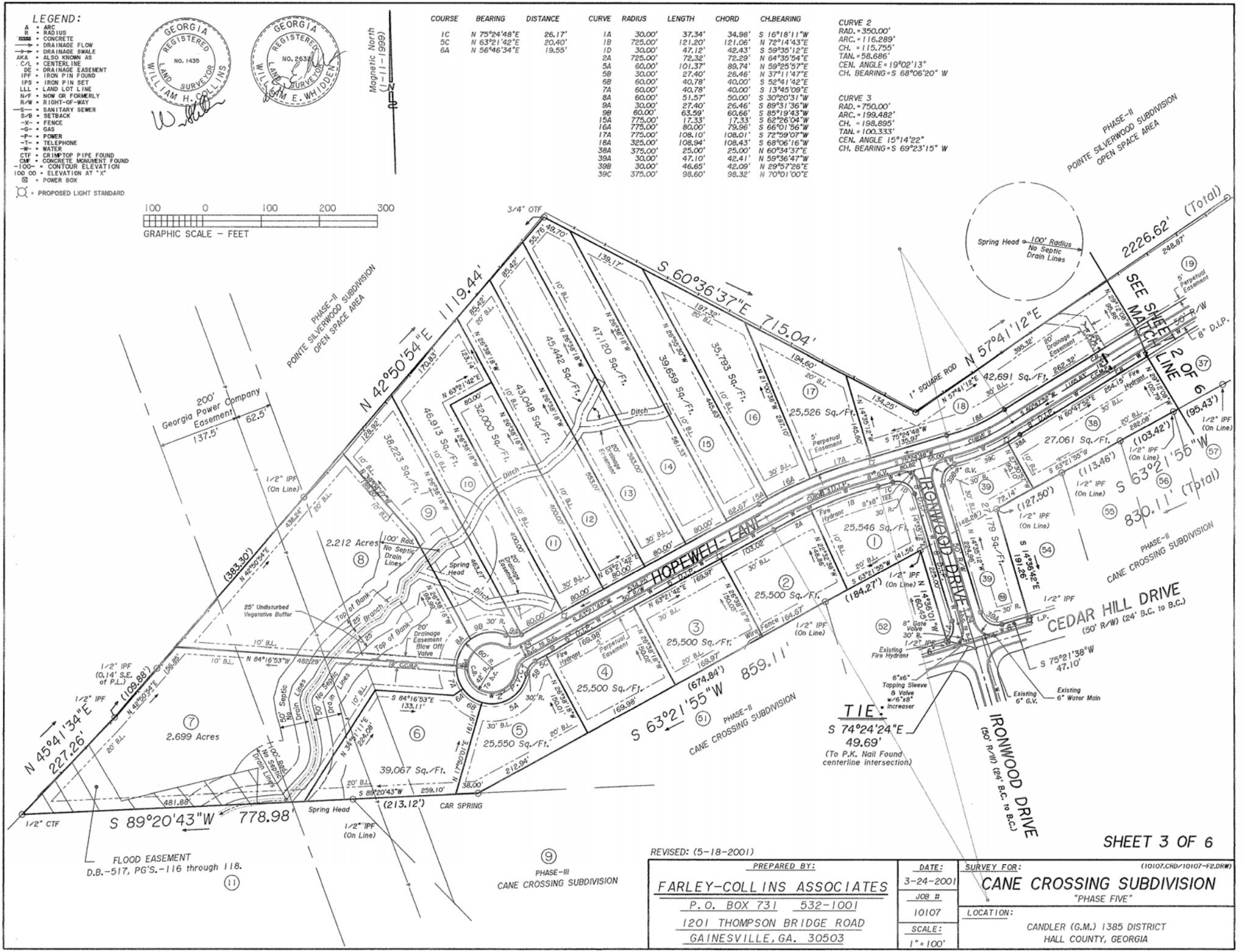
SITE PLAN
5292 Hopewell Lane

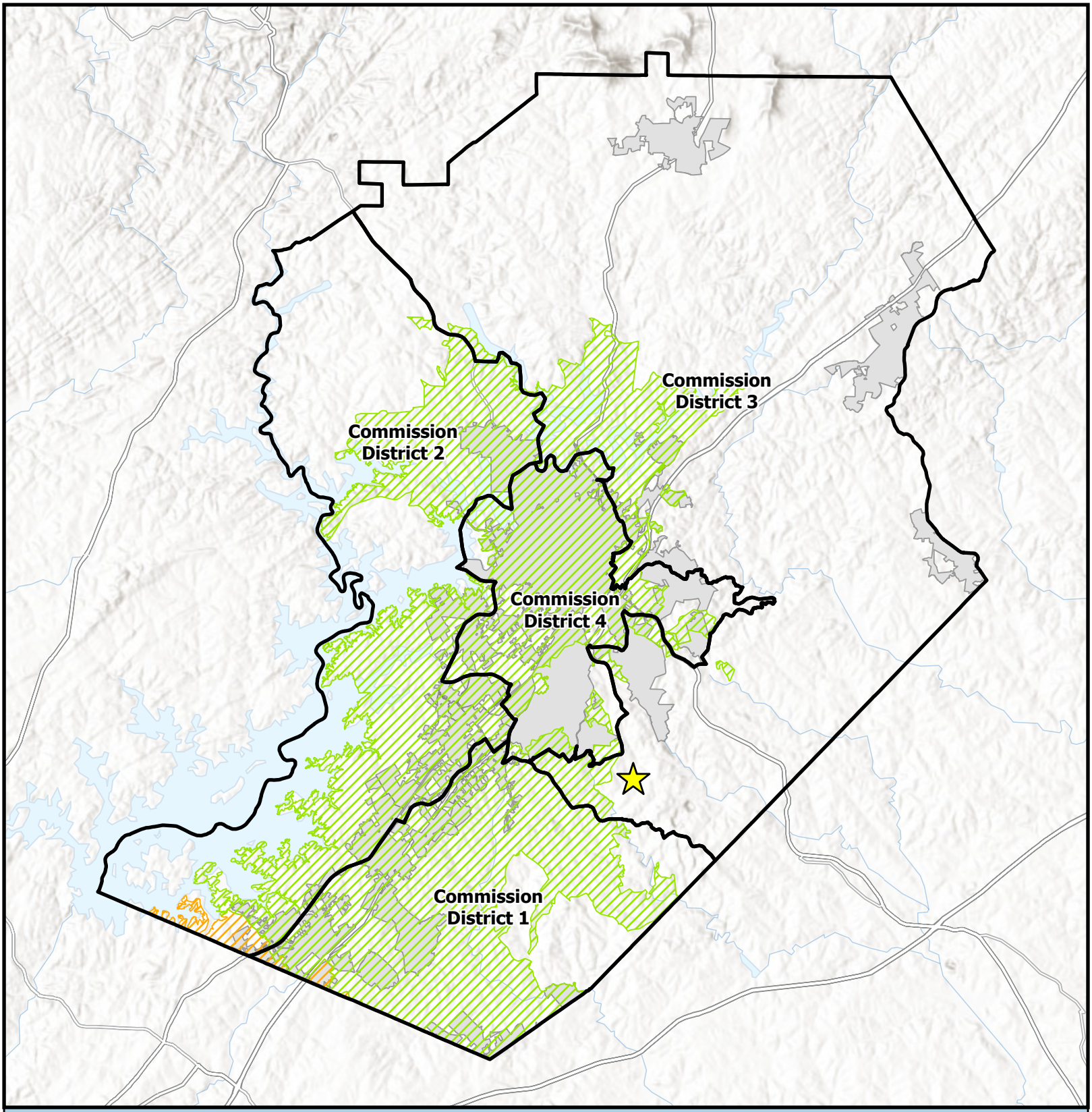
6-2-2026



Hall County Environmental Health
Reviewed by: Walter M.
Date: 04/13/2026

- Tank relocated to meet setbacks from the new office & deck.
- see permit # OSC-06910842 for new tank location.


LEGEND:
A = ARC
R = RADIUS
CONC = CONCRETE
DRAINAGE FLOW
DRAINAGE SWALE
AKA = ALSO KNOWN AS
C/L = CENTERLINE
DE = DRAINAGE EASEMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
R/W = RIGHT-OF-WAY
S = SANITARY SEWER
S/B = SETBACK
X = FENCE
G = GAS
P = POWER
T = TELEPHONE
W = WATER
CTF = CRIMPTOP PIPE FOUND
CMF = CONCRETE MONUMENT FOUND
100 = CONTOUR ELEVATION
100.00 = ELEVATION AT "X"
POWER BOX
PROPOSED LIGHT STANDARD
GEORGIA REGISTERED NO. 1435 LAND SURVEYOR WILLIAM H. COLLINS
GEORGIA REGISTERED NO. 2632 LAND SURVEYOR WILLIAM E. WHIDDEN
Magnetic North (1-11-1999)
GRAPHIC SCALE - FEET
100 0 100 200 300
COURSE BEARING DISTANCE
1C N 75°24'48"E 26.17'
5C N 63°21'42"E 20.40'
6A N 56°46'34"E 19.55'
CURVE RADIUS LENGTH CHORD CH.BEARING
1A 30.00' 37.34' 34.98' S 16°18'11"W
1B 725.00' 121.20' 121.06' N 72°14'43"E
1D 30.00' 47.12' 42.43' S 59°35'12"E
2A 725.00' 72.32' 72.29' N 64°35'54"E
5A 60.00' 101.37' 89.74' N 59°25'57"E
5B 30.00' 27.40' 26.46' N 37°11'47"E
6B 60.00' 40.78' 40.00' S 52°41'42"E
7A 60.00' 40.78' 40.00' S 13°45'09"E
8A 60.00' 51.57' 50.00' S 30°20'31"W
9A 30.00' 27.40' 26.46' S 89°31'36"W
9B 60.00' 63.59' 60.66' S 85°19'43"W
15A 775.00' 17.33' 17.33' S 62°26'04"W
16A 775.00' 80.00' 79.96' S 66°01'56"W
17A 775.00' 108.10' 108.01' S 72°59'07"W
18A 325.00' 108.94' 108.43' S 68°06'16"W
38A 375.00' 25.00' 25.00' N 60°34'37"E
39A 30.00' 47.10' 42.41' N 59°36'47"W
39B 30.00' 46.65' 42.09' N 29°57'26"E
39C 375.00' 98.60' 98.32' N 70°01'00"E
CURVE 2
RAD.=350.00'
ARC.=116.289'
CH.=115.755'
TAN.=58.686'
CEN. ANGLE=19°02'13"
CH. BEARING=S 68°06'20" W
CURVE 3
RAD.=750.00'
ARC.=199.482'
CH.=198.895'
TAN.=100.333'
CEN. ANGLE 15°14'22"
CH. BEARING=S 69°23'15" W
PHASE-II POINTE SILVERWOOD SUBDIVISION OPEN SPACE AREA
SEE SHEET 2 OF 6 MATCH LINE
2226.62' (Total)
S 60°36'37"E 715.04'
N 42°50'54"E 1119.44'
N 57°41'12"E
S 63°21'55"W 859.11'
(674.84')
S 89°20'43"W 778.98'
N 45°41'34"E 227.26'
(383.30')
(109.88')
(184.27')
(213.12')
(95.43')
(103.42')
S 63°21'55"W 830.11' (Total)
200' Georgia Power Company Easement
137.5'
62.5'
Spring Head
100' Radius No Septic Drain Lines
1" SQUARE ROD
3/4" OTF
1/2" IPF (On Line)
1/2" IPF (0.14' S.E. of P.L.)
1/2" CTF
1/2" IPF
Ditch
Top of Bank
25' Branch
25' Undisturbed Vegatative Buffer
20' Drainage Easement Blow Off Valve
50' Septic Drain Lines
No Septic Drain Lines
100' Rad. No Septic Drain Lines
Fire Hydrant
8"x6" TEE
8" G.V.
6" G.V.
6"x6" Tapping Sleeve & Valve w/6"x8" Increaser
Existing Fire Hydrant
Existing 6" G.V.
Existing 6" Water Main
8" D.I.P.
Wire Fence
Gate To Be Locked
Cul-de-sac
R/W Curve
Chord
C.B.
C.A.
R.P. To B.C.
L.P.
5' Perpetual Easement
20' Drainage Easement
30' B.L.
20' B.L.
10' B.L.
30' R.
50' R/W
24' C.L.
HOPEWELL LANE
IRONWOOD DRIVE (50' R/W) (24' B.C. to B.C.)
CEDAR HILL DRIVE (50' R/W) (24' B.C. to B.C.)
PHASE-II CANE CROSSING SUBDIVISION
PHASE-III CANE CROSSING SUBDIVISION
2.212 Acres
2.699 Acres
46,913 Sq./Ft.
38,223 Sq./Ft.
43,048 Sq./Ft.
32,000 Sq./Ft.
45,442 Sq./Ft.
47,120 Sq./Ft.
39,659 Sq./Ft.
35,793 Sq./Ft.
25,526 Sq./Ft.
42,691 Sq./Ft.
27,061 Sq./Ft.
25,546 Sq./Ft.
25,500 Sq./Ft.
25,500 Sq./Ft.
25,500 Sq./Ft.
25,550 Sq./Ft.
39,067 Sq./Ft.
179 Sq./Ft.
TIE:
S 74°24'24"E
49.69'
(To P.K. Nail Found centerline intersection)
FLOOD EASEMENT
D.B.-517, PG'S.-116 through 118.
CAR SPRING
SHEET 3 OF 6
REVISED: (5-18-2001)
PREPARED BY:
FARLEY-COLLINS ASSOCIATES
P.O. BOX 731 532-1001
1201 THOMPSON BRIDGE ROAD
GAINESVILLE, GA. 30503
DATE: 3-24-2001
JOB # 10107
SCALE: 1" = 100'
SURVEY FOR: CANE CROSSING SUBDIVISION "PHASE FIVE"
(10107.CRD/10107-F2.DRW)
LOCATION: CANDLER (G.M.) 1385 DISTRICT HALL COUNTY, GEORGIA



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Alma Nely Perez
Tax Parcel #: 15030J000013
Location: 5292 Hopewell Lane
Commission District: 3

HALL COUNTY
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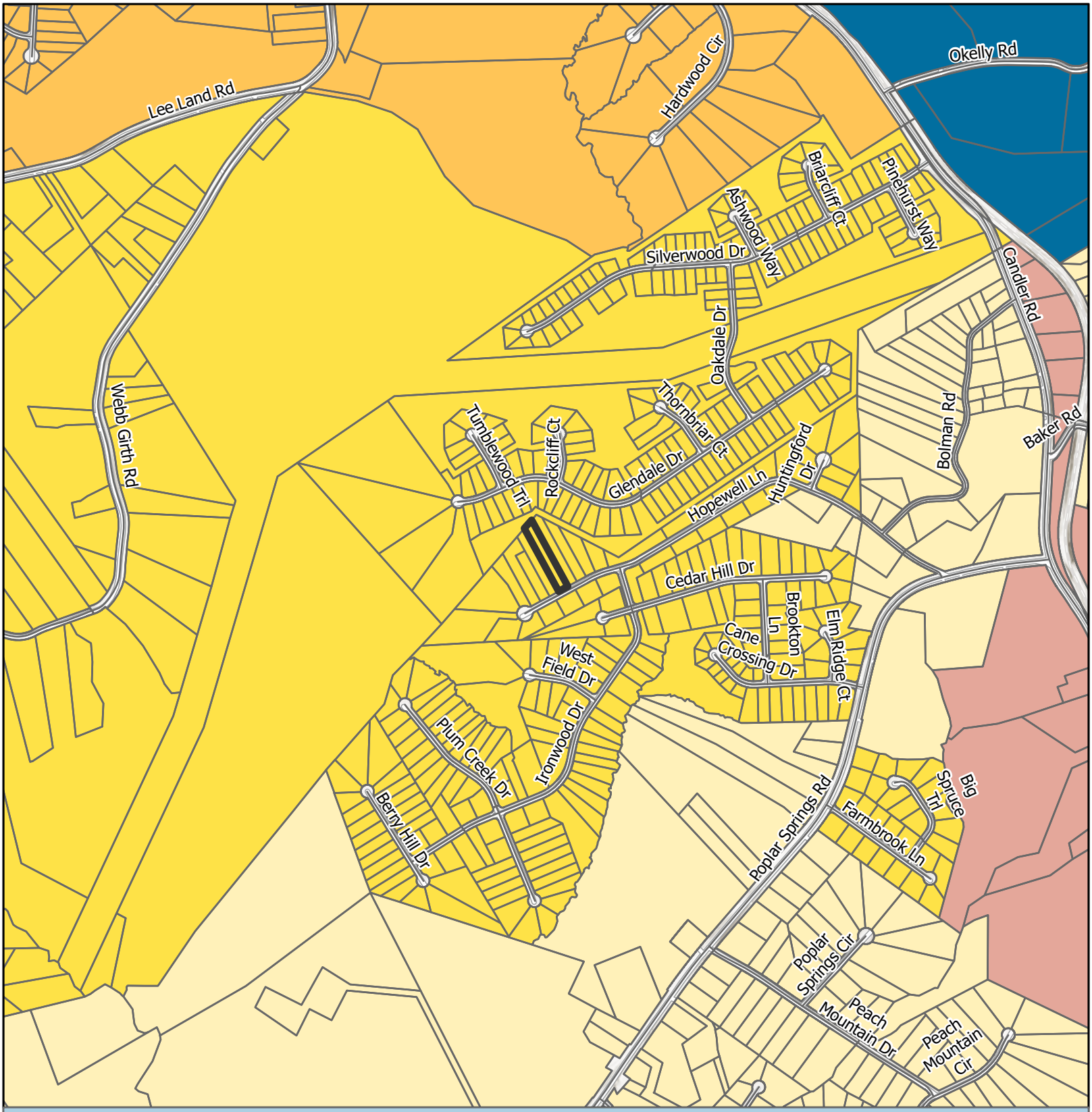
Date Prepared: 7/13/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Employment
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Alma Nely Perez
Tax Parcel #: 15030J000013
Location: 5292 Hopewell Lane
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HALL COUNTY
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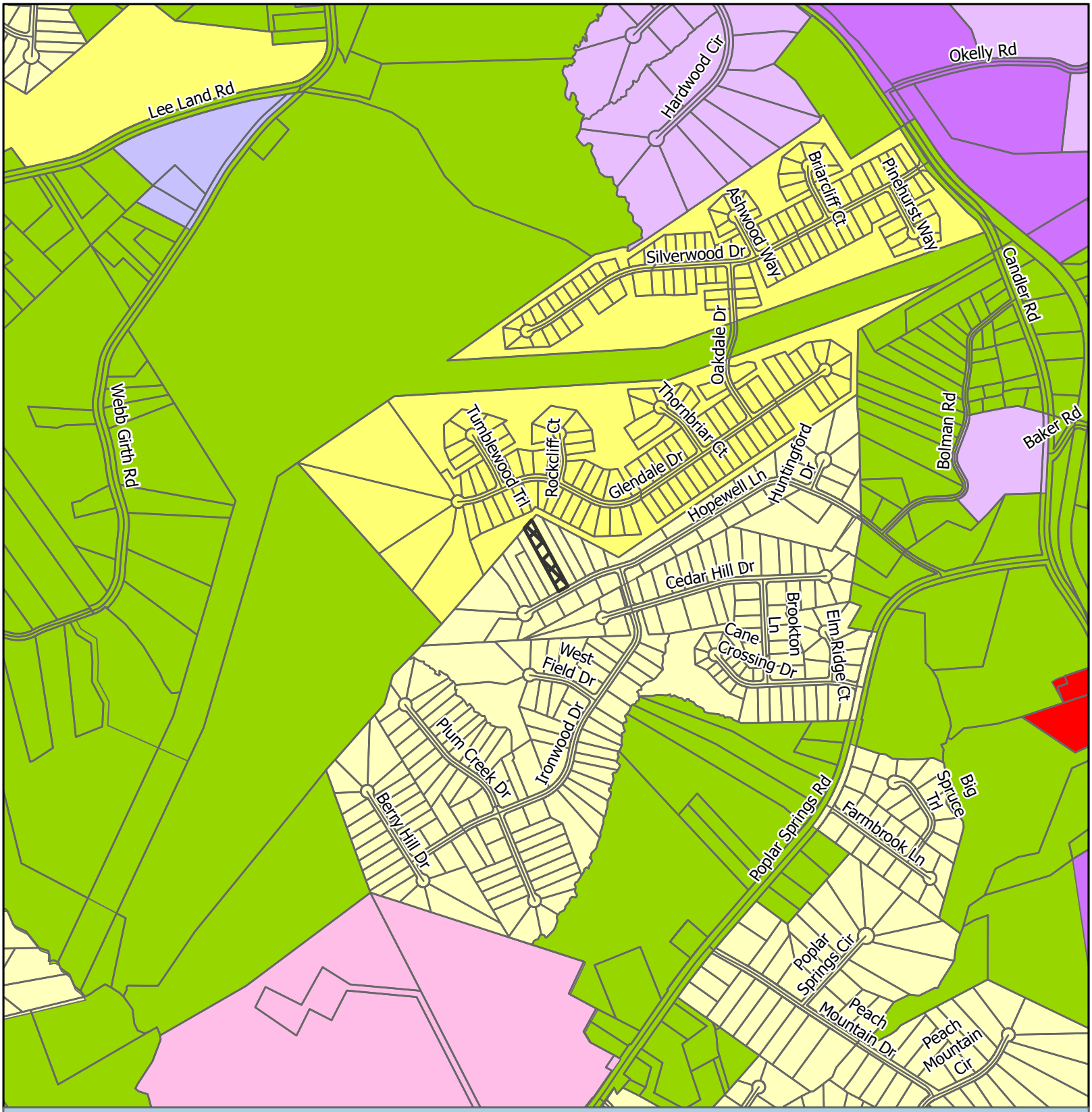

Zoning Map

Subject Area
City Limits

Zoning
- AR-1
- H-B
- I-1
- I-2
- O-I
- PID
- PRD
- R-1

Applicant: Alma Nely Perez
Tax Parcel #: 15030J000013
Location: 5292 Hopewell Lane
Commission District 3

HALL COUNTY
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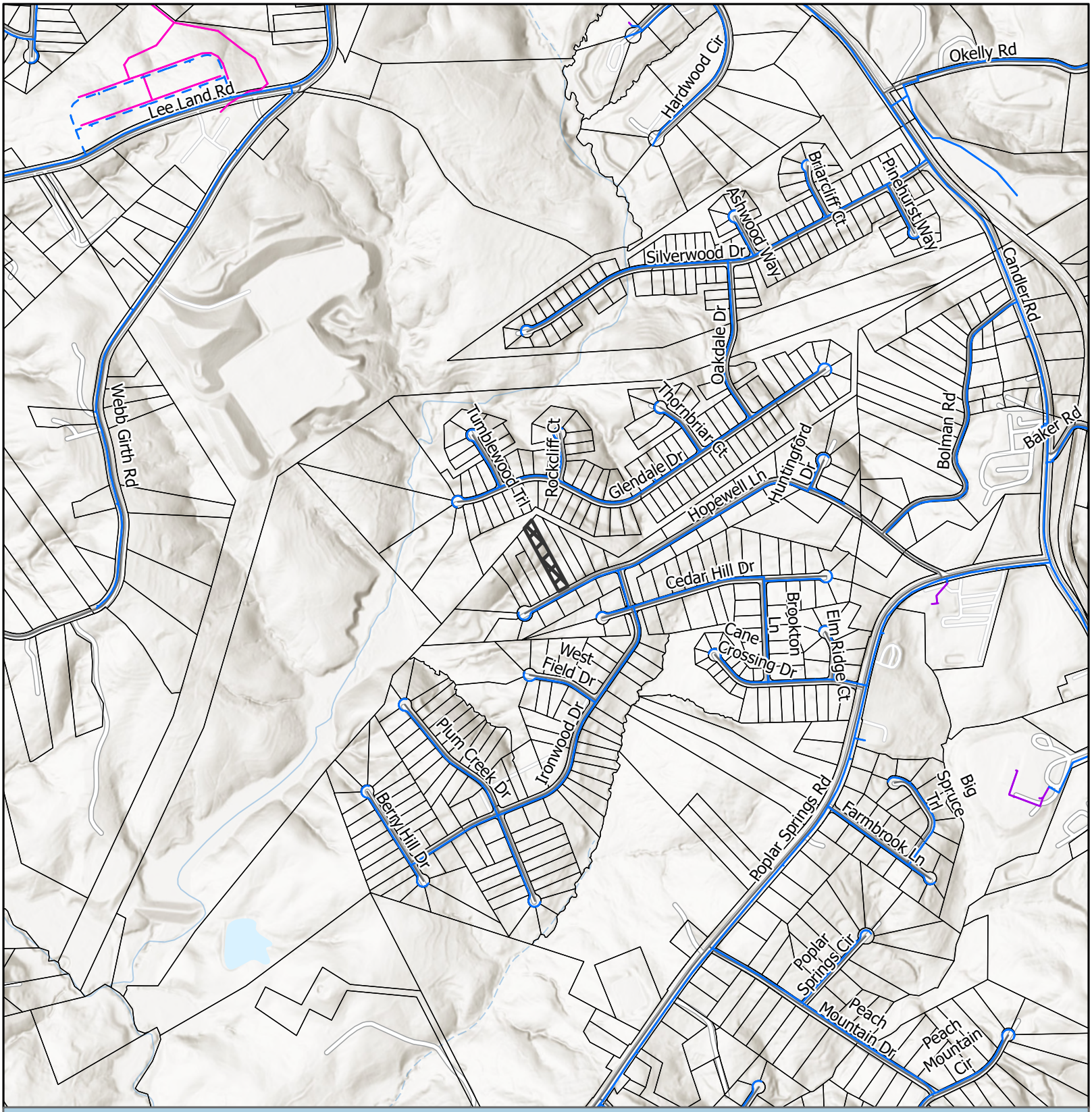
Date Prepared: 7/13/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Alma Nely Perez
Tax Parcel #: 15030J000013
Location: 5292 Hopewell Lane
Commission District 3

HALL COUNTY
GEORGIA
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Date Prepared: 7/13/2026



Site Plan & Aerial Map

Subject Area

Applicant: Alma Nely Perez
Tax Parcel #: 15030J000013
Location: 5292 Hopewell Lane
Commission District 3

HALL COUNTY
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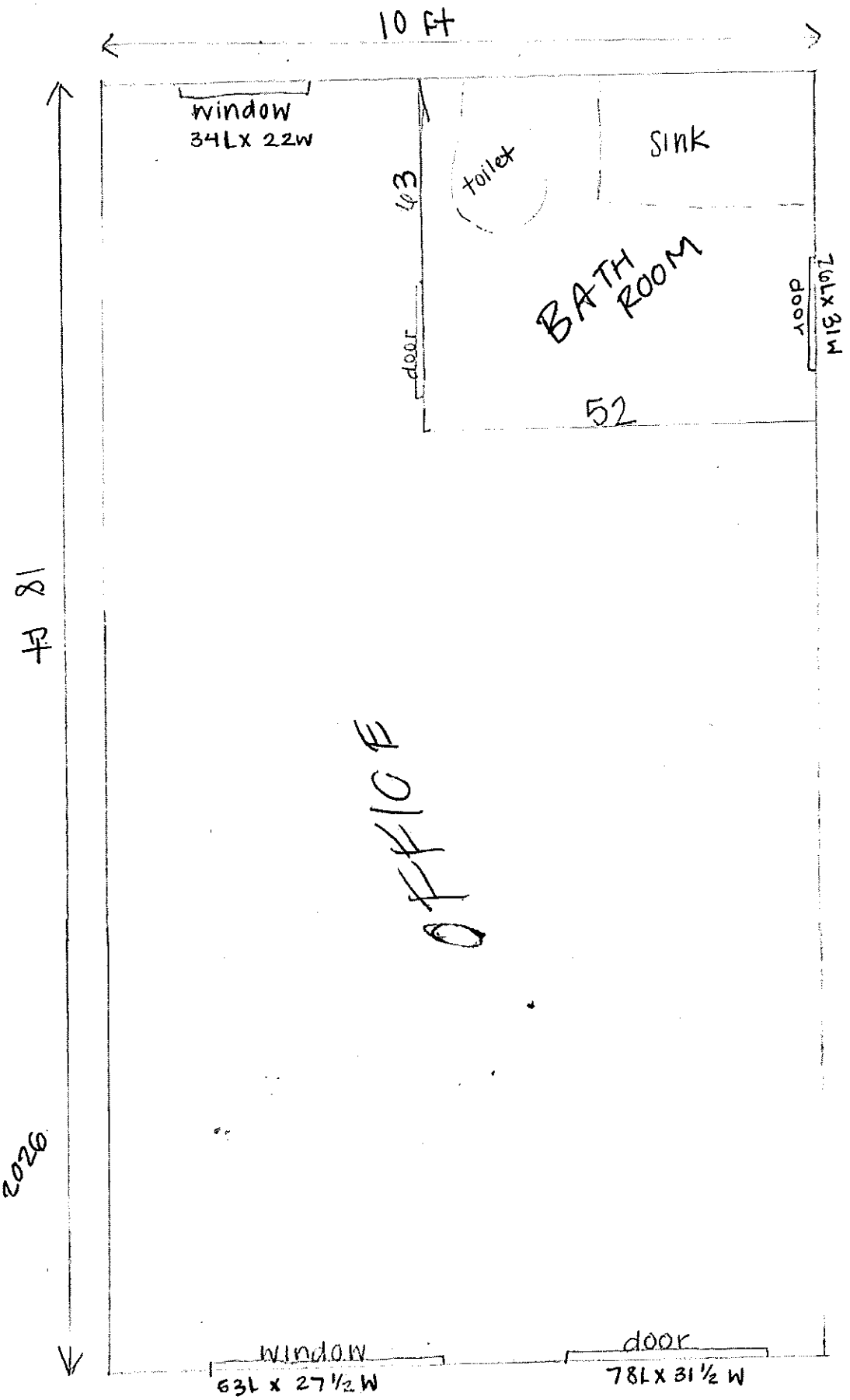
Date Prepared: 7/13/2026

FLOOR PLAN



Anna Perez
3-04-2026

FACING BACK OF HOUSE

FILED & RECORDED
DATE: 4/29/2019
TIME: 8:31AM
DEED BOOK: 8255
PAGE: 690
FILING FEES: $10.00
PT61: 0692019002696
TRANSFER TAX: $.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

AFTER RECORDING RETURN TO:

RUSSELL C. PETERSEN, LLC
PO BOX 6499
GAINESVILLE, GEORGIA 30504

QUITCLAIM DEED
STATE OF GEORGIA, COUNTY OF HALL

NO TITLE EXAMINATION / DEED PREPARATION ONLY/ NO TITLE CERTIFICATE

THIS INDENTURE Made the 19 day of April 2019, between **FILIMON PEREZ AND FRANCISCO PEREZ,** Grantor, and **FRANCISCO PEREZ, REINA JUAREZ VILLANUEVA and ALMA NELY PEREZ, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Grantee.**

WITNESSETH:

That the said Grantor, for and in consideration of DEED OF GIFT, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the Grantee:

All that tract or parcel of land lying and being in Candler GMD1385, Hall County, Georgia, being Lot 13, Cane Crossing Subdivision, phase five, as per plat recorded in Plat slide 800, pages 135A-140a, Hall County, Georgia records, said plat being incorporated herein and made reference hereto.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns, nor any other person or persons claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof. Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal the day and year first above written.

Filimon Perez
FILIMON PEREZ

Francisco Perez
FRANCISCO PEREZ

JANETH OCHOA NOTARY PUBLIC HALL COUNTY, GEORGIA My Commission Expires 07-05-2019

Unofficial Witness

Notary Public

05634
00273

000273

Record 2nd

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 3-24-06
DWIGHT S. WOOD
Clerk Superior Court
By
069-2006-002596

010971
GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 5634
AND RECORDED IN BOOK
PAGE (S) 273-274 THIS 24
DAY OF Mar 2006 AT 12:12 PM
DWIGHT S. WOOD, CLERK BY

Return Recorded Document To:
The Webster Firm, P.C.
P.O. Box 1297
Gainesville, GA 30503

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF HALL

FILE: A6-0425

THIS INDENTURE, made this 15 day of MARCH, 2006, between **FILIMON PEREZ**, as party of the first part, hereinafter referred to as "Grantor", and **FILIMON PEREZ AND FRANCISCO PEREZ as joint tenants with rights of survivorship,** as party of the second part, hereinafter referred to as "Grantee", which terms "Grantor" and "Grantee" include their respective heirs, successors, and/or assigns, where the context requires or permits,

WITNESSETH THAT Grantor, for and in consideration of the sum of Ten Dollars and no/ 100 dollars ($10.00) and other good and valuable consideration, in hand paid and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey, transfer and forever QUITCLAIM unto Grantee the following described property:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to said premises or appurtenances, or any rights thereof.

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

Witness

Filimon Perez (Seal)
FILIMON PEREZ

(Seal)

Sworn to and subscribed before me
this 15 day of March, 2006.

Notary Public

MELODY A. GUNTER
NOTARY PUBLIC
OCTOBER 18 2009

04754
00599

043645

000599

Please return to:O'Kelley & Sorohan, LLC
2170 Satellite Blvd.
Suite 375 Duluth, GA 30097
File # 11859

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 115.90
Date 10-2-03
DWIGHT S. WOOD
Clerk Superior Court
By

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 4754
PAGE (S) 599 THIS 2
DAY OF Oct 20 03 AT 9:39 AM
DWIGHT S. WOOD, CLERK BY
5512, 215824

STATE OF GEORGIA
COUNTY OF ~~Gwinnett~~ Hall

WARRANTY DEED

THIS INDENTURE made this 29th day of September, 2003, between

BREEDLOVE PROPERTIES, LLC ,

as party or parties of the first part, hereinafter called Grantor, and

FILIMON PEREZ ,

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 and other good and valuable consideration ($10.00) 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 CANDLER GMD 1385, HALL COUNTY, GEORGIA, BEING LOT 13, CANE CROSSING SUBDIVISION, PHASE FIVE, AS PER PLAT RECORDED IN PLAT SLIDE 800, PAGES 135A-140A, HALL COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My Commission Expires:
[Attach Notary Seal]

J. DAVID DAVILLA NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES NOV. 4, 2006

BREEDLOVE PROPERTIES, LLC

by: (Seal)
HARRY BREEDLOVE
as its **MANAGER**
[Attach company seal or attesting officer signature]

BREEDLOVE PROPERTIES, LLC SEAL 2001 GEORGIA

(Seal)

(Seal)

c. 3/9/26 jad

Georgia Department of Public Health
Construction Permit and Site Approval
For On-Site Sewage Management System

COUNTY:	SUBDIVISION:	LOT NUMBER:	BLOCK:
Hall	CANE CROSSING	13	PH 5

PROPERTY ADDRESS:	DIRECTIONS:
5292 HOPEWELL LN GAINESVILLE, GA 30507	ADDON MOD: RELOCATING PART OF SEPTIC SYSTEM FOR RETROACTIVE OFFICE BUILDING 10' X 18' WITH BATHROOM AND DECK 18' X 18'. PLUMBING TO BE TIED INTO EXISTING SEPTIC. SEE PERMIT #OSC-7270.

I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE COMPLETED APPLICATION RECEIVED:
	03/04/2026

PROPERTY OWNER'S NAME:	PHONE NUMBER:	PROPERTY OWNER'S ADDRESS:
ALMA NELE PEREZ	[redacted]	5292 HOPEWELL LN GAINESVILLE, GA 30507
AUTHORIZED AGENT'S NAME:	PHONE NUMBER:	RELATIONSHIP TO OWNER:

Section A - General Information

CAN REQUIRED SETBACKS BE MET:		TYPE OF STRUCTURE:	SOIL SERIES:
		Single-Family Residence	
DRINKING WATER SUPPLY:	WELL ON THE SITE:	WATER USAGE BY:	PERCOLATION RATE / HYDRAULIC LOADING RATE:
Public		Bedroom Numbers	45
SYSTEM TYPE:		NO. OF BEDROOMS / GPD:	RESTRICTIVE SOIL HORIZON DEPTH (inches):
Modification		3	0
LOT SIZE (SQ FT/Acres):		LEVEL OF PLUMBING OUTLET:	SOIL TEST PERFORMED BY:
1.04		Ground Level	

Section B - Primary / Pretreatment

PRETREATMENT:	GARBAGE DISPOSAL:	SEPTIC TANK CAPACITY (gallons):	MIN. ATU CAPACITY (gallons):	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
Septic Tank	NO	1000	0		

Section C - Secondary Treatment

ABSORPTION FIELD DESIGN:	NUMBER OF TRENCHES:	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED:
Serial	DISTANCE B/W TRENCHES:	65
ABSORPTION FIELD PRODUCT:	DEPTH OF TRENCHES (range in inches):	TOTAL ABSORPTION FIELD SQ FT REQUIRED:
Quick 4 Plus High Capacity - 14	36 to 36	

Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.

Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met.

Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

INSPECTOR & INSPECTOR TITLE:	INSPECTOR SIGNATURE:	DATE:	CONSTRUCTION PERMIT #:	STATUS:
Walter Henriquez Environmental Health Specialist II	Walter H.	03/09/2026	OSC06910842	Approved

4/6/26 1:30 Jose (770) 501-4636 Pablo

Georgia Department of Public Health
On-Site Sewage Management System Inspection Report

PERMIT #: **OSC06910842**	DATE: **04/06/2026**	COUNTY: **Hall**
PROPERTY ADDRESS #: **5292 HOPEWELL LN GAINESVILLE, GA 30507**	PROPERTY OWNER: **ALMA NELE PEREZ**	SEPTIC INSTALLER: **Robles, Jose**
	SUBDIVISION/LOT/BLOCK: **CANE CROSSING/13/PH 5**	SEPTIC INSTALLER CERT #: **17549**

Section A - General

DRINKING WATER SUPPLY: **Public**	STRUCTURE TYPE: **Single-Family Residence**	INSPECTION TYPE: **Modification**
WATER USAGE BY: **Bedroom Numbers**	# BEDROOMS / GPD: **3**	LOT SIZE (SQ FT / ACRES): **1.04**
PERC / LOADING RATE: **45**	SOIL CLASSIFIER:	SOIL SERIES:

Section B - Primary / Pretreatment

PRETREATMENT METHOD: **Septic Tank**	RISER MANF: **Polylok, Incorporated**	GREASE TRAP MANF: **Not Applicable**
TANK CAPACITY (GALS): **1000**	RISER MODEL: **24-Inch Super Riser Assembly**	GREASE TRAP MATERIAL: **Not Applicable**
TANK MATERIAL: **Concrete**	DOSING TANK MATERIAL: **Concrete**	GREASE TRAP CAPACITY (GALS): **0**
TANK MANF: **Nix Septic Tank Company, Inc.**	DOSING TANK MANF: **Nix Septic Tank Company, Inc.**	AEROBIC TREATMENT UNIT MANF: **Not Applicable**
FILTER MANF: **Polylok, Incorporated**	DOSING TANK CAPACITY (GALS): **1000**	AEROBIC TREATMENT UNIT MODEL: **Not Applicable**
FILTER MODEL: **PL- 68**	PUMP INFO: **Existing**	AEROBIC TREATMENT UNIT CAPACITY (GALS):

Section C - Secondary Treatment

ABSORPTION FIELD DESIGN: **No Line Added**	ABSORPTION FIELD PRODUCT:	INSPECTED SQ FT: **0** INSPECTED LINEAR FT: **0**
DEPTH OF TRENCHES (IN) MIN/MAX: **0 to 0** WIDTH OF TRENCHES (IN): **0**	NUMBER OF TRENCHES: **0**	DISTANCE B/W TRENCHES (FEET): **0**

Repair/Addition/Modification Details

AGE OF EXISTING SYSTEM: **1-5**	SEPTIC TANK STATUS: **New**	SEPTIC TANK INSPECTED?: **Yes**
ABSORPTION FIELD STATUS: **Existing**	ABSORPTION FIELD INSPECTED?: **No**	FILTER STATUS: **New**
FILTER INSPECTED?: **Yes**	RISER STATUS: **New**	RISER INSPECTED?: **Yes**
AEROBIC TREATMENT: **Not Applicable**	AEROBIC TREATMENT UNIT INSPECTED?: **Not Applicable**	

Note: Contact the Health Department for any additional inspections, documentation, or drawings for this property. This inspection only captures items that were part of the above system, inspected on the above date.
An inspection for an on-site sewage management system, and subsequent approval of same by representatives of the County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken in affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

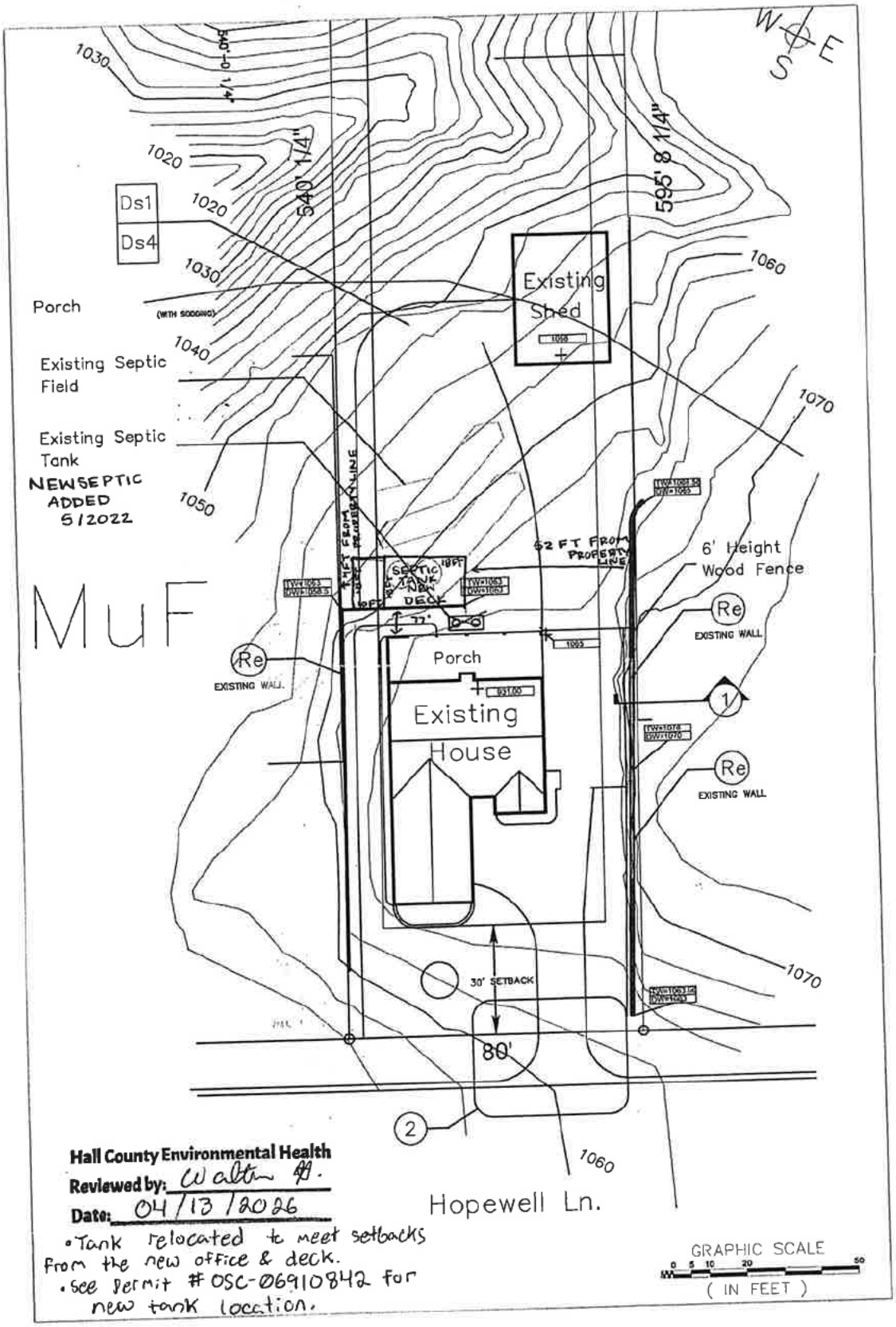
See second page for system drawing, remarks, approval status, and signature.

On-Site Sewage Management System Inspection Report (continued)

ADDRESS:	TANK SETBACKS MET:	PERMIT #:
5292 HOPEWELL LN GAINESVILLE, GA 30507	**Yes**	**OSC06910842**
	ABSORPTION FIELD SETBACKS MET: **See Remarks**	**INSPECTION OUTCOME:** **Approved**
INSPECTOR & INSPECTOR TITLE: **Walter Henriquez** **Environmental Health Specialist II**	SIGNATURE: Walter H.	

REMARKS:
Tank relocation only, no lines added.

System drawing not to scale



Hall County Environmental Health
Reviewed by: Walter M.
Date: 04/13/2026

- Tank relocated to meet setbacks from the new office & deck.
- See Permit # OSC-0691084Z for new tank location.

State ID: 6741

JCR Septic Company LLC

5202 Hwy 75 South, Cleveland, GA 30528 • Cell: 770-539-4066 or 770-561-4636

Septic Tank Service • Pump & Repair • Plumbing
Licensed & Insured • Free Estimates

NAME: Alma neLi perez

DATE: April 13-2026

ADDRESS: 5242 hopewell ln

CITY, ST., ZIP: Gainesville GA

PHONE: [redacted]

DESCRIPTION	AMOUNT
Gallons Pumped: we pump. crush and	
% Solids: Fill Existing 1000 gallons	
Lids: Septic tank.	
Baffles / T's: and pumTank.	
Filter:	
Fill up with dirt.	
Jose L Robles.	
Customer Signature: _____	

WARRANTY NOTE:
All work performed on Septic Lines is dependant upon your soil condition. Warranty only covers Labor defects.

MAKE CHECKS PAYABLE TO JCR SEPTIC COMPANY

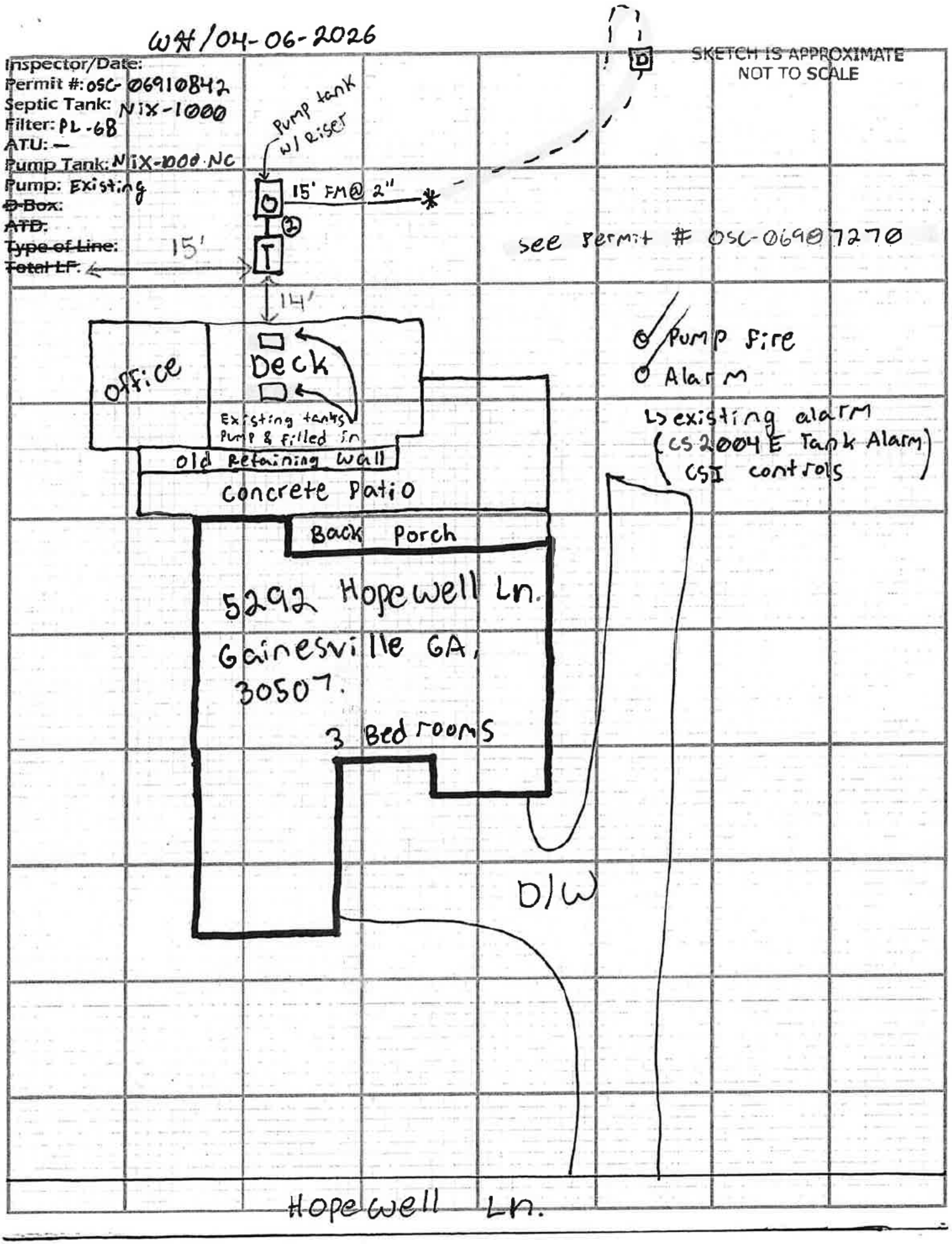
Thank you for your Business

Sub Total	
Other	
TOTAL	

WA/04-06-2026

Inspector/Date:
Permit #: OSC-06910842
Septic Tank: NiX-1000
Filter: PL-6B
ATU: —
Pump Tank: NiX-1000 NC
Pump: Existing
~~D-Box:~~
~~ATD:~~
~~Type of Line:~~
~~Total LF:~~

SKETCH IS APPROXIMATE
NOT TO SCALE



5292
HOPEWELL
LANE
GAINESVILLE GA
30507



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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

* 3650 Sagecrest Drive, Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

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: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

Thank you,

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

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

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.

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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

7. **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) 3650 Sagecrest Drive | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) 3650 Sagecrest Drive | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

HALL COUNTY
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

SUPPLEMENTAL MEMORANDUM

To: Katie Ahmed, Planning and Zoning Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: July 22, 2026

Subject: Board of Commissioners Agenda, August 13, 2026

Please be advised that after further review, our office is providing this Supplemental Memorandum to our Memorandum dated July 15, 2026, for the project listed below:

5292 Hopewell Lane | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: Engineering staff performed a site visit on 7/15/2026 and observed several violations of grading without a permit, failure to provide coverage of graded area within 14 days and starting an inert landfill in drainage easement. Images of the violations are attached. We recommend no issuance of a building permit until such time as these violations are resolved satisfactorily.









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GAINESVILLE, GA 30501

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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: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

- **(A) 3650 Sagecrest Drive** | **Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(B) 3650 Sagecrest Drive** | **Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(C) 3650 Sagecrest Drive** | **Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

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

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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JULY 17, 2026 AND NO LATER THAN JULY 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 22, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Alma Nely Perez **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 7/22/2026 **for** Variance Application **.**

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ALMA NELY PEREZ
REQUEST: REDUCE THE MINIMUM YARDS FOR ACCESSORY STRUCTURES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 2026
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT ALMA NELY PEREZ
REQUEST REDUCE THE MINIMUM YARDS FOR ACCESSORY STRUCTURES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: Aug 13 2026
Time: 6:00 P.M.
FOR MORE INFORMATION CALL: (770) 531-6035
5292
WARNING
CALL 811

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 489/2026

SUBJECT: **3300 Athens Highway | Variance to Section 2.2.2 |** to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles northwest of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A **| Proposed Use: 2-lot subdivision |** Commission District 3 **| Darin Cain, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

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:

3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles northwest of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A **| Proposed Use: 2-lot subdivision |** Commission District 3 **| Darin Cain, 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
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Darin Cain

Request ..... **Variance to Section 2.2.2** | to reduce minimum lot road frontage

Proposed Use ..... 2-lot subdivision

Size ..... 12.76± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **3300 Athens Highway**| Tax Parcel 15014 000048A

Commission District ..... Three

Commission Date ..... August 13, 2026

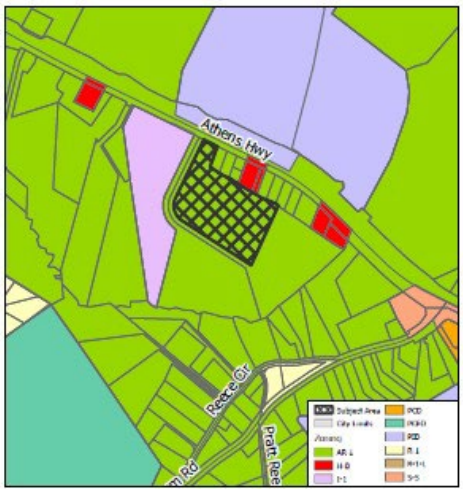
Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0023

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

The applicant is requesting a variance to Section 2.2.2 to reduce the minimum lot frontage from 500 feet to 97.46 feet and 60 feet for a 2-lot subdivision on a tract totaling 12.76± acres zoned Agricultural Residential 1 (AR-1). The proposed minor subdivision consists of Tract 1 at 7.15± acres and Tract 2 at 5.61± acres.



According to the Tax Assessor records, the property is currently developed with the following structures:

- A 1,838 square foot single-famly residence built in 1977.
- A 2,100 square foot shop workshop built in 2019.

The surrounding properties include Agricultural Residential-1 (AR-1) with single-family residences and vacant parcels; Highway Business (H-B) developed with a single-family residence; Planned Industrial Development (PID) containing a truck terminal (R&L Carriers); and Light Industrial (I-1), which is currently undeveloped.

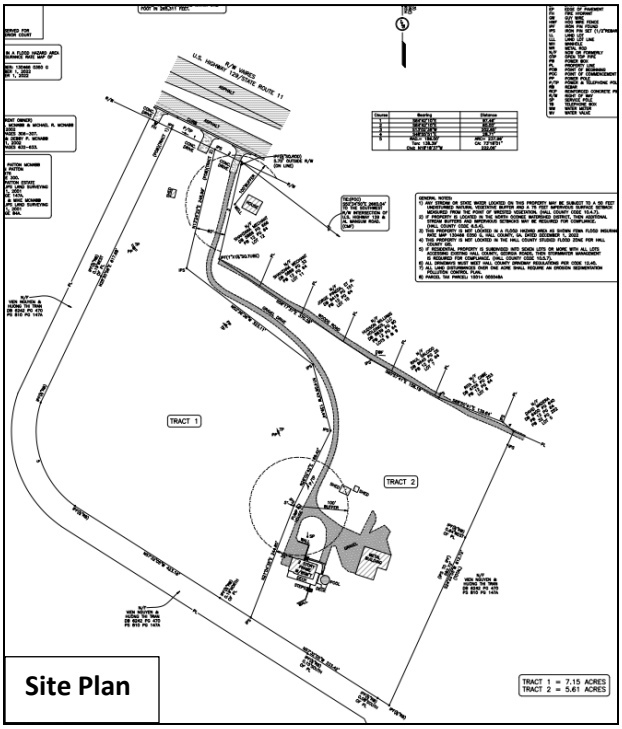
On May 21, 2026, the applicant submitted a minor subdivision plat application encompassing approximately 12.76± acres (HPLT26-0111). During review, staff recognized that the proposed lots did not meet the minimum road frontage requirement of 500 feet and advised that a road frontage variance would be required. Per the Statement of Hardship, the applicant states the 500-foot frontage requirement was not in place at the time of the creation of this parcel in 2002. The subject property fronts Athens Highway which is a divided four-lane highway. Per UDC Section 2.2.2, "Lots created after January 11, 1982, which abut a divided four-lane highway must have at least 500 feet of frontage." This road was not a divided highway until 2018 per Hall County Aerial Imagery.

Water service for Tracts 1 and 2 will be served by private well. All lots will be served by on-site septic systems.

Per the site plan, the residence identified as 3300 Athens Highway and existing accessory structure would be located on the proposed Tract 2 and utilize the existing access. At this time, there is no proposal to formally establish a common access driveway for Tracts 1 and 2, however, such determination is under the jurisdiction of GDOT.

One (1) **variance** related to road frontage will be required if the site plan, as presented, is approved.

- Road frontage requirement of 500 feet as found in Section 2.2.2.
    - A road frontage variance from 500 feet to 97.46 feet for Tract 1 and 60 feet for Tract 2.



Site Plan

<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): **There are no extraordinary or exceptional conditions related to the size, shape, or topography of the lot that would justify the requested variance. The subject property has 157.46 feet of frontage, already less than the required 500-foot road frontage standard. The need for the variance arises solely from the applicant's desire to subdivide the lot. The ordinance does not entitle a property owner to additional lots if minimum standards cannot be met. Therefore, the hardship is not attributable to the physical characteristics of the property, but rather to personal reasons of the property owner.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship: **No unusual hardship would be created if the requirements of the Unified Development Code (UDC) were applied to this property. Although the frontage requirement in the Hall County UDC and the expansion of Athens Highway to a four-lane highway**

postdates the current configuration of the property, the UDC specifically states: "Lots created after January 11, 1982, which abut a divided four-lane highway must have at least 500 feet of frontage." Approval of this variance would allow the creation of two lots without meeting the required frontage, thereby directly undermining the intent of the UDC.

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood: **While the tract was established prior to the expansion of Athens Highway into a four-lane highway, other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner: **The size, shape, and topography of the lot are not the result of any actions of the property owner; however, the proposed 2-lot subdivision is a direct action of the 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, may not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The minimum road frontage standards are intended to ensure adequate spacing between driveways, reduce turning-movement conflicts, and protect traffic flow on heavily traveled roads. Reducing frontage below the required minimum could weaken these safety and circulation objectives.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated July 7, 2026, the Hall County Environmental Health Department provided the following comment: "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111."

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "On-System, consideration of residential driveway by Gainesville Area Office."

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities provided the following comments:

Engineering:
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

Traffic:
There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required from GDOT for access to SR 11/US 129.

Utilities:
No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within proximity.

Hall County Fire Marshal
In a memorandum dated July 10, 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

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Darin Cain
167 East Jarrard st.
Cleveland, Ga 30528

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Debby aka Debra Patton McNabb
3300 Athens Highway
Gainesville, GA 30507

Phone [redacted]

Email Address [redacted]

Location of Property 3300 Athens Hwy

Present Zoning AR-1 Existing Structures Single-family residence

---

Type of Appeal:

____ Setback Variance	___ Front Yard	From ___ ft. to ~~___~~ ft.
✓ Road Frontage Variance	___ Right Side Yard	From 500 ft. to 400 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: ✓ Plat of Property ✓ Site Plan
✓ Deed of Property ___ Floor Plans
✓ Hardship Statement ___ Other

Fee (Must be paid for application to be complete): $ ____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Debby P McNabb Date 5/28/26

Sign Debby McNabb Date 5/28/26

I hereby withdraw this application. Date ____

Sign ____

Staff Use Only

Application Date: 5/28/26 Taken by: B. Passmore

Tentative Planning Commission Date: 8/13/26 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) Debby aka Debra Patton McNabb

Address 3300 Athens Highway
Gainesville, GA 30507

Phone Number [redacted]

Name of applicant(s) Darin Cain, PLS (GA, NC)

Address London Land Surveying & Associates, Inc.
167 East Jarrard Street, Cleveland, GA 30528

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me
Rebecca M. Sanders

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

Rebecca M. Sanders
Notary Public

05/27/2026
Date

REBECCA M SANDERS NOTARY PUBLIC JACKSON COUNTY GEORGIA EXPIRES April 12, 2030

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: A. Darin Cain **Date:** 6-10-24

Applicant's/Owner's Name (Printed): A. DARIN CAIN

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

HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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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: Debby P McNabb **Date:** 5/28/26

Applicant's/Owner's Name (Printed): Debby P McNabb

5/28/26

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).

I only have 150' of Road Frontage

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Residential property fronts divided hwy, which requires 500ft of road frontage lot only has approximately 150ft of Frontage

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.

11

4. Such conditions are not the result of any actions of the property owner.

At the time of the division of my Father's property 500' of road Frontage was not required. I always thought I'd be able to give my children some of the property so they could live where they grew up.

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.

My youngest Son (Jesse Dillon McNabb) wants to put his home on the acreage. I am giving my daughter (Danielle McNabb Roberts) and Son in Law (Steve Roberts) the home I currently reside in. Without the variance granted Jesse will not be able to have his home on property I want to deed to him.

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

Applicant Debby McNabb **Date** 5/28/26

THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT

A LEICA TS06 PLUS 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 24,014 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 265,311 FEET.

NOTE:
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON BRX6 PLUS DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVCE SOFTWARE. RTK NETWORK UTILIZING THE TRIMBLE VRS NOW NETWORK.

LEGEND:

AI	ANGLE IRON
ASP	ASPHALT
BL	BUILDING LINE
BWF	BARB WIRE FENCE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CTP	CRIMPED TOP PIPE
DI	DROP INLET
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
HWF	HOG WIRE FENCE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"REBAR)
LL	LAND LOT
LLL	LAND LOT LINE
MH	MANHOLE
MR	METAL ROD
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PB	POWER BOX
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
P/TP	POWER & TELEPHONE POLE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SP	SERVICE POLE
TB	TELEPHONE BOX
WM	WATER METER
WV	WATER VALVE

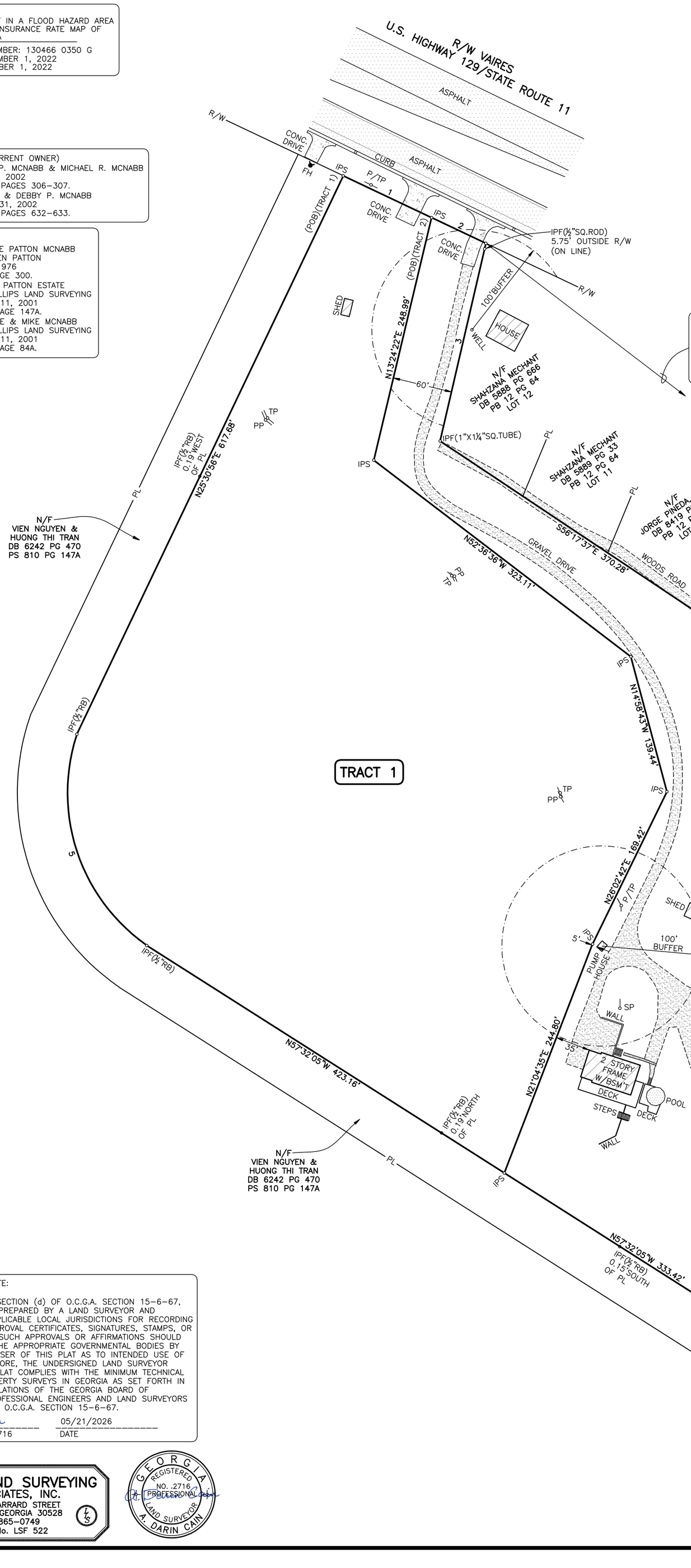
FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA

COMMUNITY PANEL NUMBER: 130466 0350 G
EFFECTIVE DATE: DECEMBER 1, 2022
REVISION DATE: DECEMBER 1, 2022

DEED REFERENCES:(CURRENT OWNER)
1) DEED FOR DEBBIE P. MCNABB & MICHAEL R. MCNABB
DATED AUGUST 30, 2002
DEED BOOK 4312 PAGES 306–307.
2) DEED FOR MICHAEL & DEBBY P. MCNABB
DATED DECEMBER 31, 2002
DEED BOOK 4542 PAGES 632–633.

PLAT REFERENCES:
1) SURVEY FOR DEBBIE PATTON MCNABB
PREPARED BY OWEN PATTON
DATED JUNE 10, 1976
PLAT BOOK 64 PAGE 300.
2) SURVEY FOR ALVIN PATTON ESTATE
PREPARED BY PHILLIPS LAND SURVEYING
DATED DECEMBER 11, 2001
PLAT SLIDE 810 PAGE 147A.
3) SURVEY FOR DEBBIE & MIKE MCNABB
PREPARED BY PHILLIPS LAND SURVEYING
DATED DECEMBER 11, 2001
PLAT SLIDE 819 PAGE 84A.

Course	Bearing	Distance
1	S64°42'10"E	97.46'
2	S64°42'10"E	60.00'
3	S13°02'38"W	202.65'
4	S48°55'51"E	28.71'
5	RAD.= 186.00' Tan: 138.39' Chd: N18°18'37"W	ARC= 237.96' CA: 73°18'01" 222.06'



GENERAL NOTES:
1) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE 10.4.7).
2) IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 6.5.4).
3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN FEMA FLOOD INSURANCE RATE MAP 130466 0350 G, HALL COUNTY, GA. DATED DECEMBER 1, 2022
4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
5) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 10.5.7).
6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.
8) PARCEL TAX PARCEL: 15014 000048A

SURVEYOR'S CERTIFICATE:

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15–6–67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FUTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

A. Darin Cain — 05/21/2026
A. DARIN CAIN, RLS 2716 — DATE

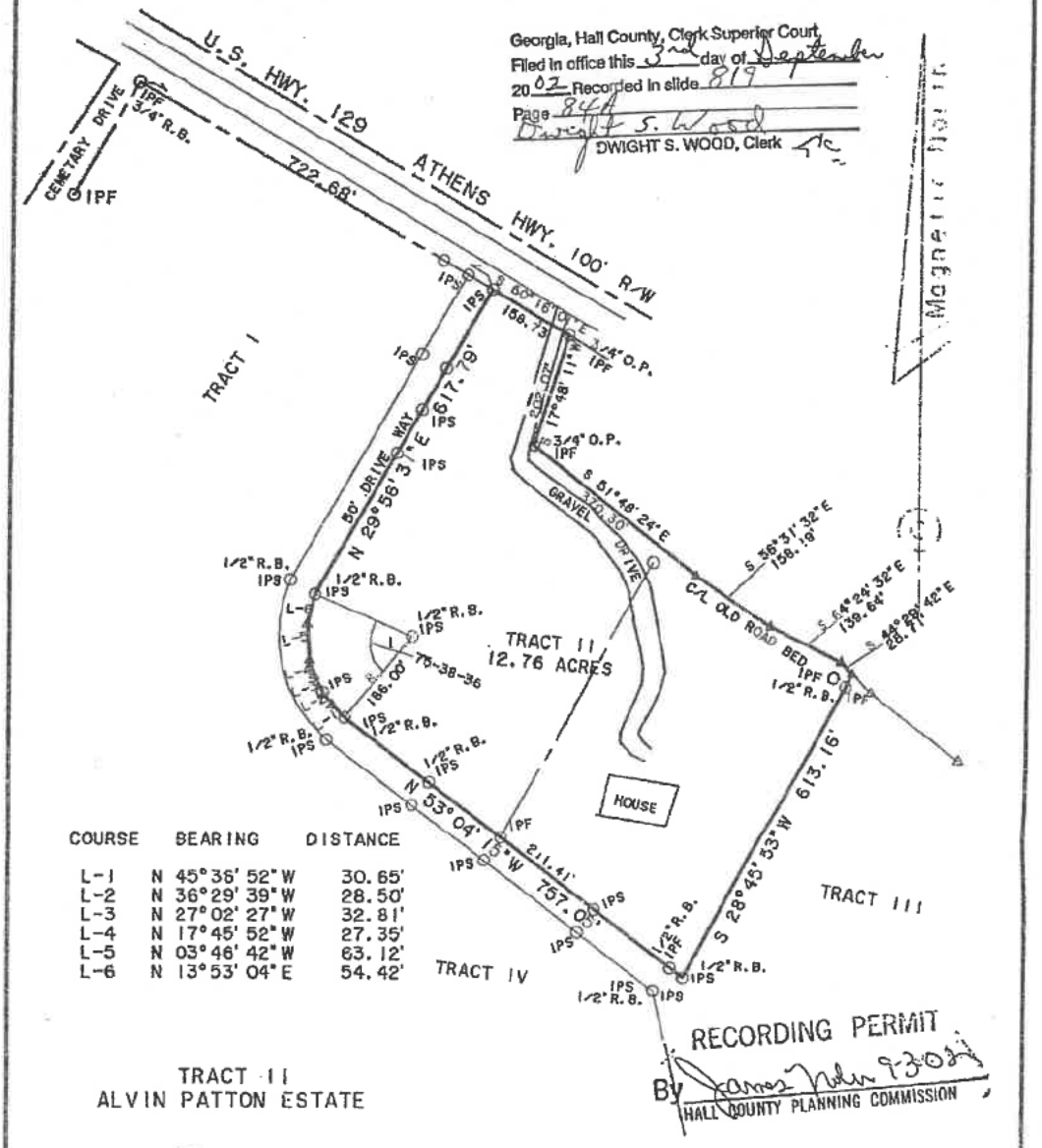
LONDON LAND SURVEYING
& ASSOCIATES, INC.
167 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 865–0749
LICENSE No. LSF 522

GEORGIA REGISTERED NO. 2716 PROFESSIONAL LAND SURVEYOR A. DARIN CAIN

TRACT 1 = 7.15 ACRES
TRACT 2 = 5.61 ACRES

FIELD WORK DATES:
MARCH 23, 2026
MAY 12, 2026

SUBDIVISION SURVEY FOR
MICHAEL R. McNABB &
DEBBIE P. McNABB
LOCATED IN
G.M.D 268
HALL COUNTY, GEORGIA
SCALE: 1"= 60' MAY 21, 2026
GRAPHIC SCALE
0 60 120 180 240
SCALE IN FEET
JOB# 26023



COURSE	BEARING	DISTANCE
L-1	N 45°36' 52" W	30.65'
L-2	N 36°29' 39" W	28.50'
L-3	N 27°02' 27" W	32.81'
L-4	N 17°45' 52" W	27.35'
L-5	N 03°46' 42" W	63.12'
L-6	N 13°53' 04" E	54.42'

RECORDING PERMIT
By _____ 9-30-02
HALL COUNTY PLANNING COMMISSION

TRACT II
ALVIN PATTON ESTATE

HALL COUNTY 9-30-2002
DEPT OF PUBLIC HEALTH
C. Harper Sa

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

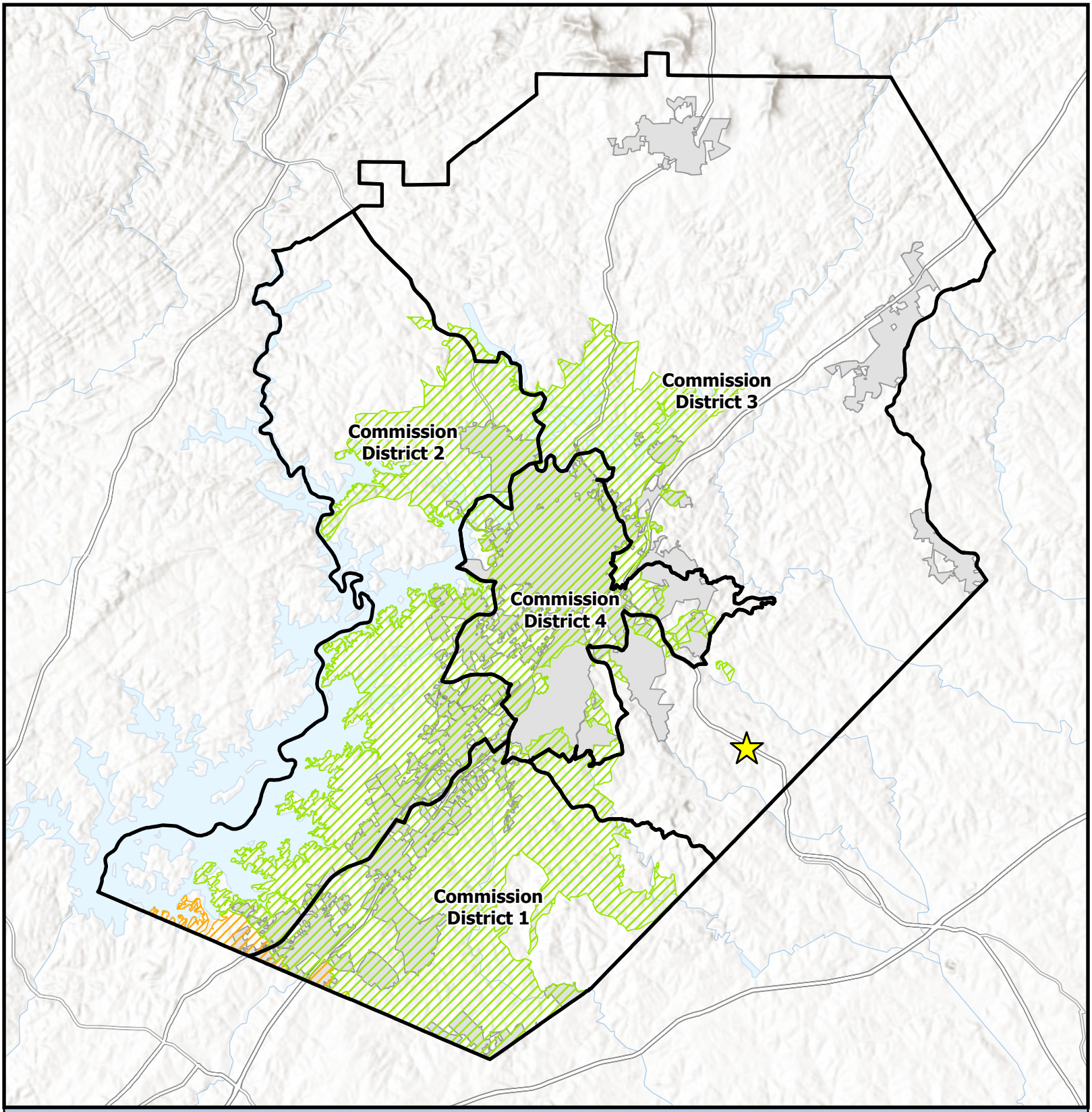
Tommy D. Phillips

200 0 200 400 600
GRAPHIC SCALE - FEET

SURVEY FOR:
DEBBIE & MIKE McNABB

G.M.D. LL. DIST GMD. 268 TADMORE	COUNTY: HALL	STATE: GEORGIA	DATE: DEC. 11-2001
INSTRUMENT PENTAX 10" EDM THEODOLITE	FIELD CLOSURE: 1:4755	ADJUSTMENT: COMPASS	ADJ. CLOSURE: 1:75,563
PHILLIPS LAND SURVEYING TOMMY J. PHILLIPS, R.L.S. GAINESVILLE, GEORGIA 30501 (770) 536-3126			FILE NO. P1399 P1399-2
			DRAWN BY. T. J. P.

GEORGIA
REGISTERED
NO. 1626
PROFESSIONAL
LAND SURVEYOR
TOMMY J. PHILLIPS



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Darin Cain
Tax Parcel #: 15014 000048A
Location: 3300 Athens Highway
Commission District: 3

HALL COUNTY
GEORGIA
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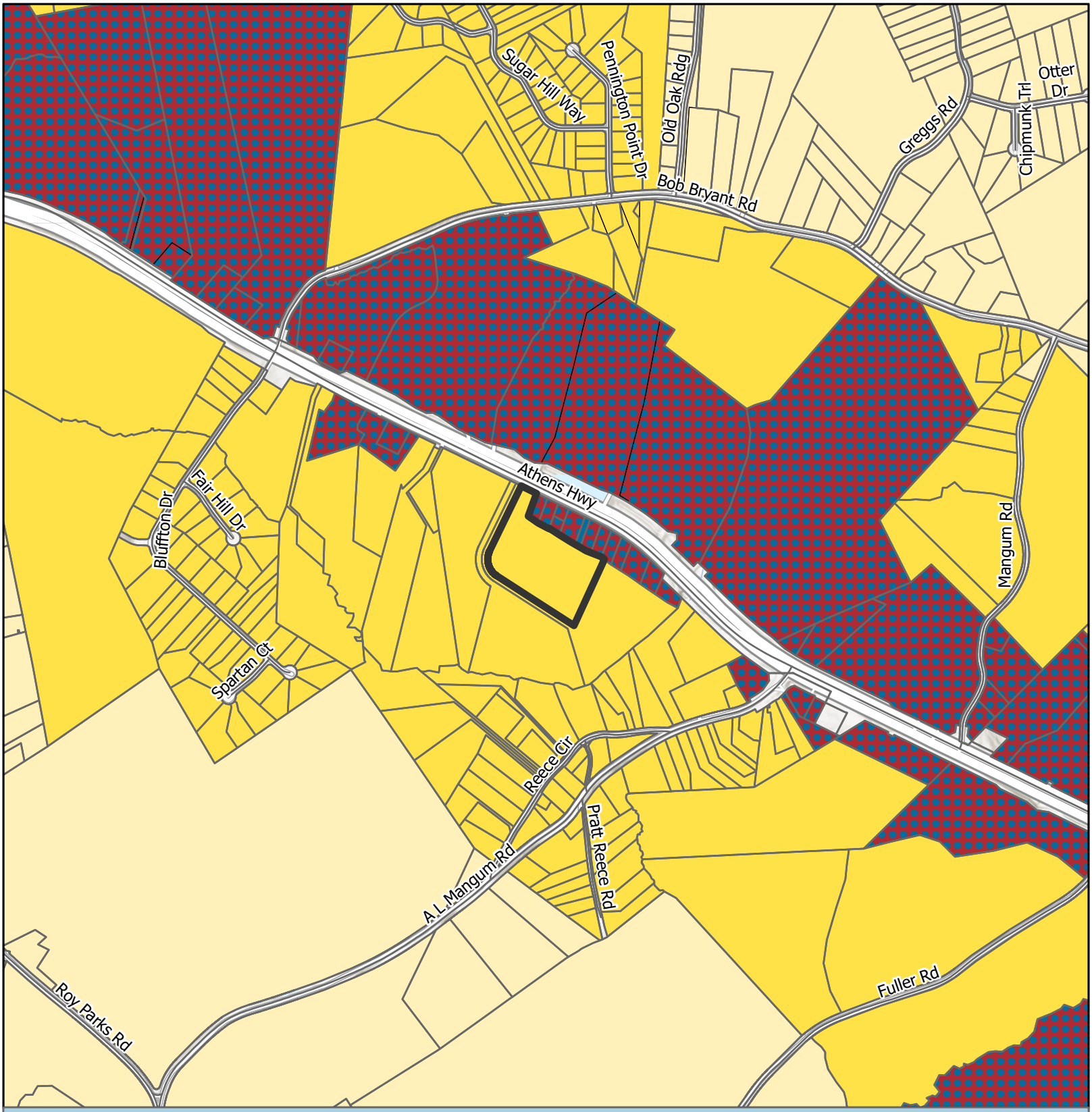
Date Prepared: 7/13/2026



Future Land Use Map

Subject Area
City Limits

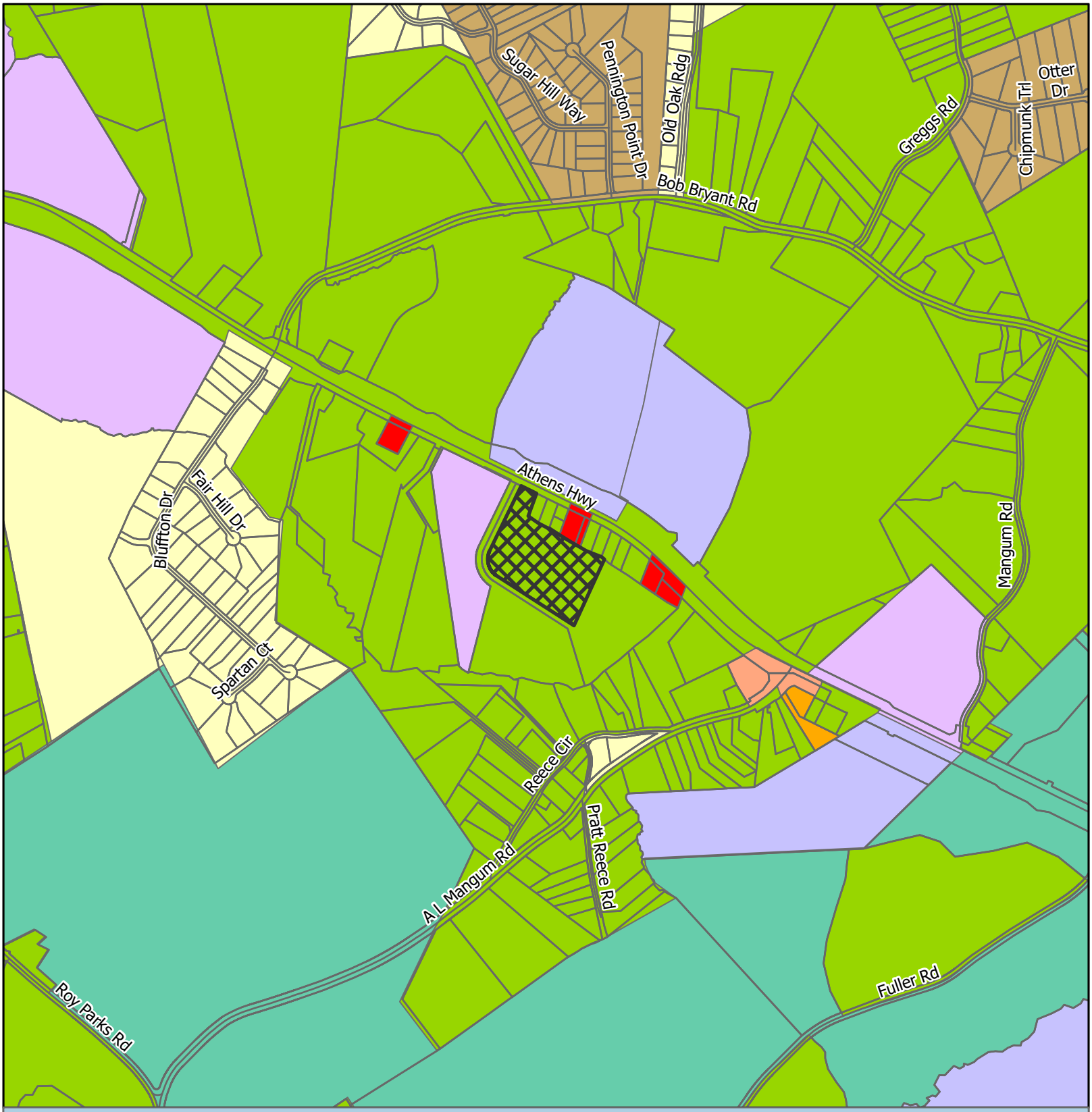
FLU

Employment
Employment or Business Corridors
Rural Neighborhood
Suburban Neighborhood, Low-Density

Applicant: Darin Cain
Tax Parcel #: 15014 000048A
Location: 3300 Athens Highway
Commission District: 3

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

Date Prepared: 7/13/2026



Zoning Map

Subject Area
City Limits

Zoning
AR-1
H-B
I-1
PCD
PCFD
PID
R-1
R-1-L
S-S

Applicant: Darin Cain
Tax Parcel #: 15014 000048A
Location: 3300 Athens Highway
Commission District 3

HALL COUNTY
GEORGIA
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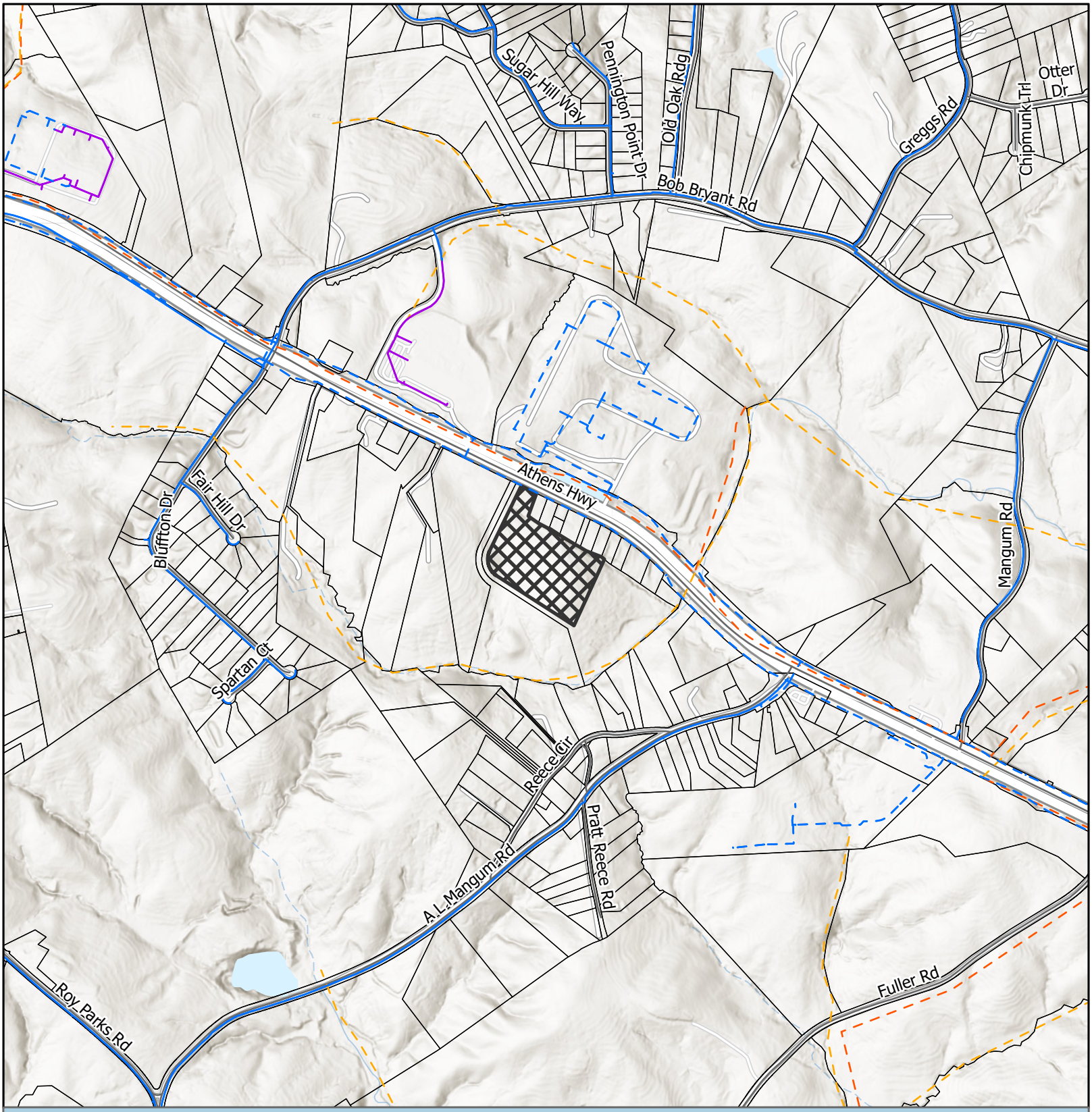
Date Prepared: 7/13/2026



Utilities Map

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

Applicant: Darin Cain
Tax Parcel #: 15014 000048A
Location: 3300 Athens Highway
Commission District 3

HALL COUNTY
GEORGIA
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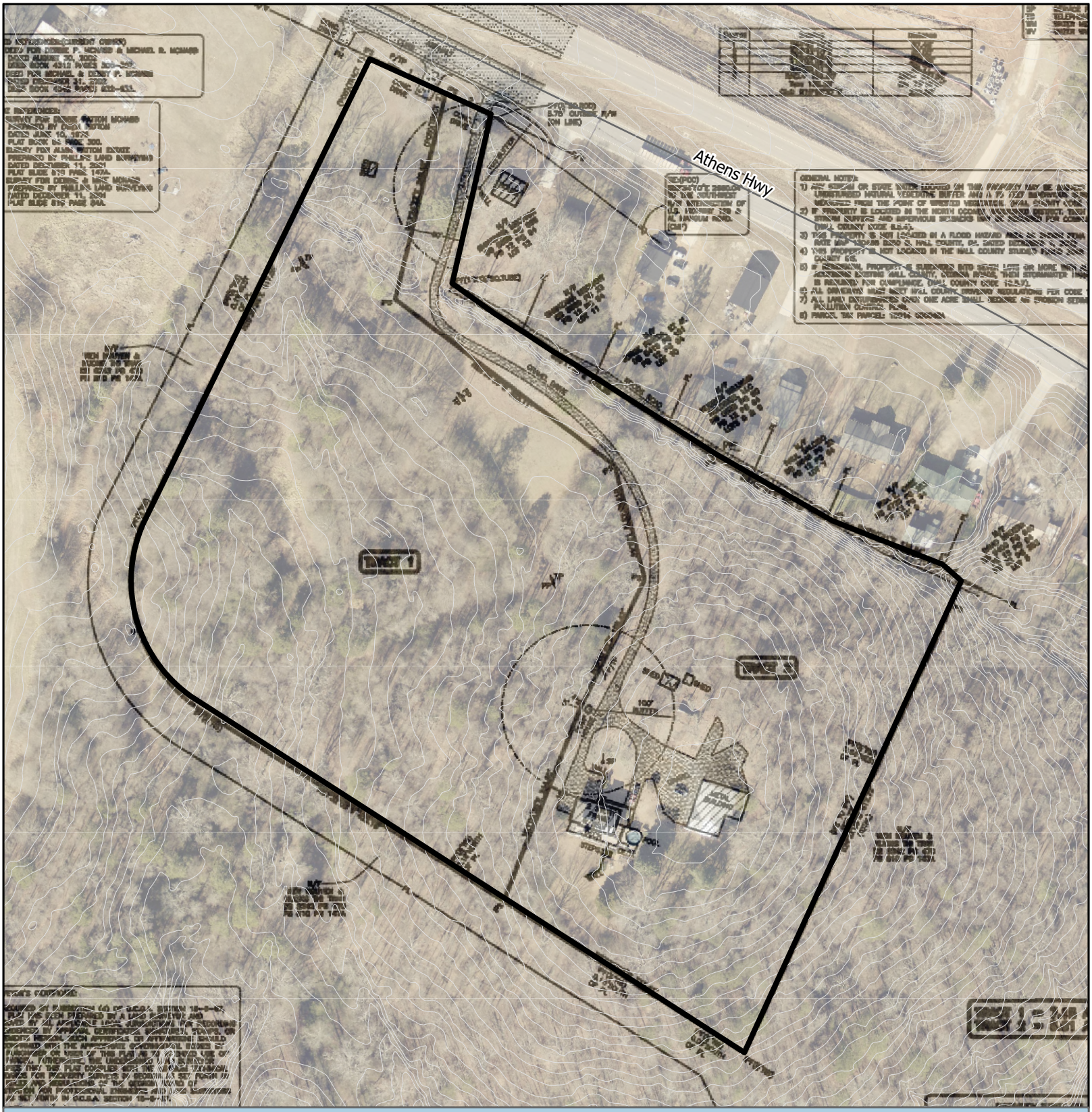
Date Prepared: 7/13/2026



Site Plan & Aerial Map

Subject Area

Applicant: Darin Cain
Tax Parcel #: 15014 000048A
Location: 3300 Athens Highway
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/13/2026

04312
00306

RETURN TO:
The Law Firm Of James L. Duncan, P.C.
200 Broad St., Suite 101
Gainesville, GA 30501

GEORGIA HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 4312
PAGE(S) 306-307 THIS 18
DAY OF Sept 20 02 AT 8:50 Am
DWIGHT S. WOOD, CLERK BY
20585

000306

CORRECTIVE ASSENT OF EXECUTORS TO DEVISE 034648

WHEREAS, ALVIN MELVIN PATTON, SR., died a resident of Hall County, Georgia, on the 4th day of June, 2000, leaving a Will which has been probated in solemn form in said county at the July 2000 term of the Court of Probate thereof; and WHEREAS, under the terms of said Will the following described property was devised to DEBBY PATTON MCNABB AKA DEBBIE P. MCNABB AND MICHAEL RICHARD MCNABB AKA MICHAEL R. MCNABB to wit:

All that tract or parcel of land lying and being in GMD 268, Hall County, Georgia, and being comprised of Tract II, 12.76 acres, according to a plat of survey by Tommy J. Phillips dated December 11, 2001, and recorded in the Office of Clerk of Superior Court in Plat Book 819, Page 84A. Said plat is incorporated herein for all further purposes of description.

Less and Except 5.39 acres of land conveyed to Debbie Patton McNabb by Alvin Patton on July 2, 1976, and recorded in Deed Book 617, Page 17, on December 16, 1976.

WHEREAS, the undersigned duly qualified as executors of the estate of the said ALVIN MELVIN PATTON, SR., and are now administering the Estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Executors of the Will of the said ALVIN MELVIN PATTON, SR., hereby assent to the devise of said property under the terms of said Will, so that fee simple title thereto is vested in the said DEBBY PATTON MCNABB AKA DEBBIE P. MCNABB AND MICHAEL RICHARD MCNABB AKA MICHAEL R. MCNABB, as provided in said Will.

000307

WITNESS OUR HANDS AND SEALS this 30th day of August, 2002.

Debby Patton McNabb

~~DEBBY~~ PATTON MCNABB AKA DEBBIE P. MCNABB

Alvin Melvin Patton Jr.

ALVIN MELVIN PATTON, JR., as Executors of the Estate of Alvin Melvin Patton, Sr.

Andrea R. Busch

Witness

Notary Public



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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

* 3650 Sagecrest Drive, Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

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: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

Thank you,

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

HALL COUNTY
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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.

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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

7. **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) 3650 Sagecrest Drive | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) 3650 Sagecrest Drive | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

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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: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

- **(A) 3650 Sagecrest Drive** | **Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(B) 3650 Sagecrest Drive** | **Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(C) 3650 Sagecrest Drive** | **Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

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

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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JULY 17, 2026 AND NO LATER THAN JULY 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 22, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Debra (Debby) McNabb **(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** July 21-26 **(Date) for** Darin Cain **(Name application filed as).**

Signature D McNabb

(The original document is required)

Revised September 2021


RAM
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DARIN CAIN
REQUEST: REDUCE THE REQUIRED ROAD FRONTAGE FOR A 2-LOT SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: AUG 13, 2026
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6889


RAM
NING NOTICE
DAKIN CAIN
REDUCE THE REQUIRED ROAD
FRONTAGE FOR A 2 LOT SUBDIVISION


ZONING NOTICE

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 490/2026

SUBJECT: **5771 F Gilmer Road | Variance to Section 3.2 |** to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 **| Proposed use: 2-lot subdivision |** Commission District 3 **| Laura Hulsey, applicant**

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends APPROVAL, with conditions, of the applicant's request as hardship exists pursuant to the criteria of 11.1.1.D.11.

1. To uphold the intent of the Hall County Unified Development Code (UDC), the subject property identified as Tax Parcel 15004 000086 may be subdivide into a maximum of 3 lots given public water becomes available along F Gilmer Road.

Purpose of Request:

5771 F Gilmer Road | Variance to Section 3.2 | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, 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
Building Inspections Comment
Notice Sign
Public Comment - from Elijah Adams
Public Comment - from Sharron Adams
Public Comment - from Sarah Dukes
Public Comment - from Kadyn Dukes
Public Comment - from Ben Guess

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Laura Hulsey

Request ..... **Variance to Section 3.2** | to reduce the required road frontage

Proposed Use ..... 2-lot subdivision

Size ..... 4.58± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **5771 F Gilmer Road**| Tax Parcel 15004 000086

Commission District ..... Three

Commission Date ..... August 13, 2026

Staff Recommendation ..... **Approval, with conditions,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0029

Staff recommends <u>APPROVAL</u> of the applicant's request with the following condition:

1. To uphold the intent of the Hall County Unified Development Code (UDC), the subject property identified as Tax Parcel 15004 000086 may be subdivide into a maximum of 3 lots given public water becomes available along F Gilmer Road.

<u>Summary Analysis</u>

The applicant is requesting a variance to Section 3.2 to reduce the required road frontage from 50 feet to 46.9 feet for a minor subdivision, on a tract totaling 4.58± acres zoned Agricultural Residential 1 (AR-1). The proposed minor subdivision consists of Tract 1 at 1.50± acres and Tract 2 at 3.08± acres.

According to the Tax Assessor records, the property is currently developed with a 2,128 square foot manufactured home installed in 2023 (HRNEW23-0510).

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

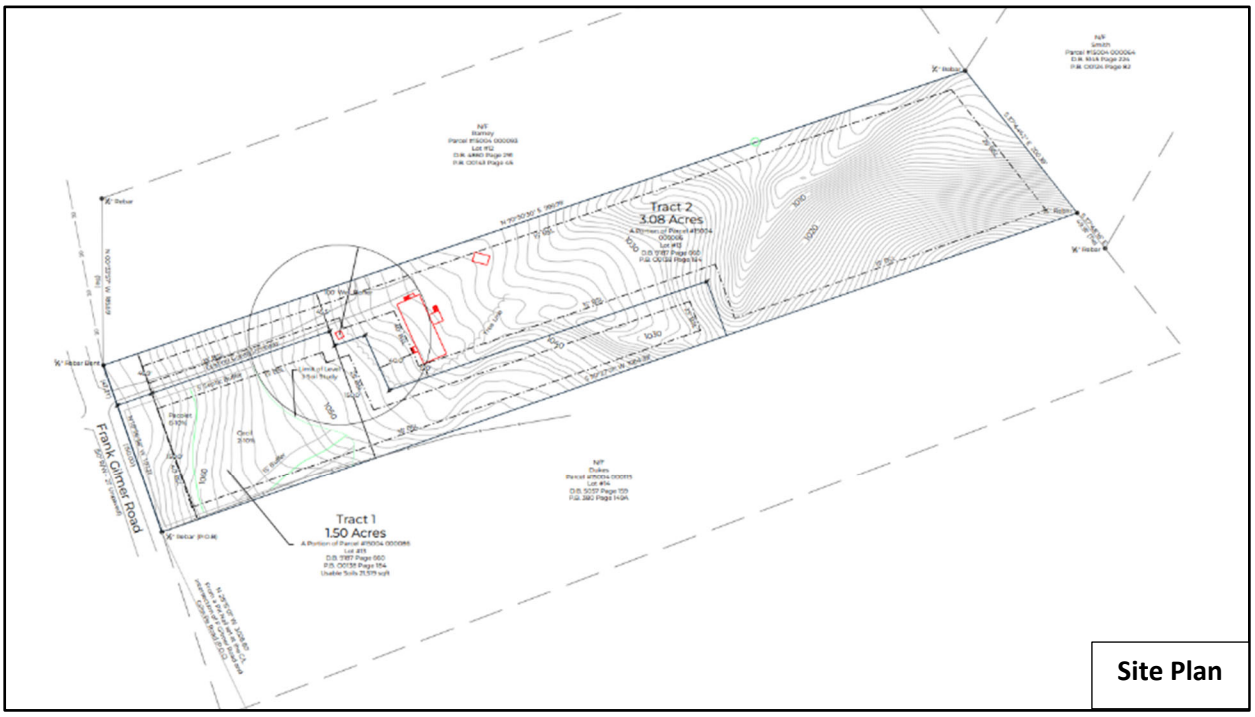


Per the Statement of Hardship, the applicant states the when the property was purchased, the plat of the property approved by the Planning Commission on October 2, 1989, showed a 200-foot road frontage. When an updated survey was prepared for the purpose of dividing the property, the front property line measured 197 feet.

UDC Section 2.1.3.E.1.b states that "when a lot is served by an individual well, the lot width at the building line must be at least 150 feet in all districts." As both lots would be served by an individual well, to meet this requirement, proposed Tract 2 would only be able to accommodate a 47-foot frontage and then open up to 150 feet. There is no water along F Gilmer Road, so further subdivision of this parcel would not be possible until water is available.

Both tracts will be served by on-site septic systems.

Per the site plan, the residence identified as 5771 F Gilmer Road, would be located on Tract 2 and would utilize the existing access. Additionally, a single-family residence is proposed for Tract 1. There is no proposal to establish a common access driveway for Tracts 1 and 2.



Site Plan

One (1) **variance** related to road frontage will be required if the site plan, as presented, is approved.

- Road frontage requirement of 50 feet as found in Section 3.2.
    - A road frontage variance from 50 feet to 46.9 feet for Tract 2.

<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 lot has exceptional conditions related to its physical frontage. The 1989 County approved recorded plat showed a 200-foot frontage, but a current survey measured only 197 feet because of modern survey techniques. Because of this discrepancy, one Tract of the proposed two-lot subdivision cannot meet the 50-foot minimum frontage requirement. If the original plat measurement had been accurate, the subdivision would meet all UDC standards. Therefore, the hardship is due to the lot's physical characteristics and improvement in survey techniques, supporting the requested reduction in lot frontage from 50 feet to 47 feet.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **A hardship would be created if the requirements of the UDC were applied to this particular property. The 1989 approved plat showed a 200-foot frontage, but modern survey methods determined the actual frontage to be 197 feet. This discrepancy prevents the property from meeting current UDC standards and creates a hardship not caused by the owner but by correct measurement of the lot.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions affecting this property are unique and are not common to other properties in the surrounding area. While the subject property is generally similar in size and shape to surrounding parcels, the frontage discrepancy caused by differing survey methods is unusual.**

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 taken by the property owner. The owner purchased the property based on an approved plat showing sufficient road frontage with the intent to divide the property. The frontage discrepancy arose solely from differing survey methods, not from any action by the owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good or undermine the intent of the UDC. The minimum road frontage standards are intended to ensure adequate spacing between driveways, reduce turning-movement conflicts, and protect traffic flow. The small reduction in frontage would not compromise these objectives. Given the unique circumstances of this property, the variance request is appropriate.**

Development Support and Constraints

Hall County Environmental Health

In a memorandum dated July 7, 2026, the Hall County Environmental Health Department provided the following comment: "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation."

Georgia Department of Transportation
In an email dated July 2, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off-System. No impacts expected, no coordination with Georgia DOT required."

Hall County Public Works and Utilities
In a memorandum dated July 15, 2026, Jorge Gomez, Director of Public Works and Utilities provided the following comments:

Engineering:
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

Traffic:
There are no concerns from traffic for the road frontage variance request.

Utilities:
No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

Hall County Fire Marshal
In a memorandum dated July 10, 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)

Laura Hulsey
5771 E. Gilmer Rd.
Gillsville, GA 30543

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Laura Hulsey
5771 E. Gilmer Rd.
Gillsville, GA 30543

Phone [redacted]

Email Address [redacted]

Location of Property 5771 E. Gilmer Rd., Gillsville, GA 30543

Present Zoning AR-1 Existing Structures mobile home

Type of Appeal:

____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
✓ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
____ GCOD Variance	✓ Road Frontage	From 50 ft. to 47 ft.
____ Other: _____	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents: ✓ Plat of Property ✓ Site Plan
✓ Deed of Property ___ Floor Plans
✓ Hardship Statement ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Laura Hulsey Date 6-11-26

Sign Laura Hulsey Date 6-11-26

I hereby withdraw this application. Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Laura Hulsey **Date:** 6-11-26

Applicant's/Owner's Name (Printed): Laura Hulsey

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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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).

When I purchased the lot, the plat of the property showed 200 feet of road frontage. When the property was surveyed this year, it was found that the actual road frontage is 197 feet.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

I purchased the property with hopes of subdividing the lot. The measurements of the lot as shown on the original plat would have provided enough land to meet lot width and road frontage requirements.

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.

Since the road frontage of the lot is 197 feet, instead of 200 feet as previously recorded, a road frontage variance from 50 feet to 47 feet would allow the lot to be subdivided.

4. Such conditions are not the result of any actions of the property owner.

The discrepancy of 197 feet of road frontage versus the 200 feet of road frontage on the recorded plat was found by a licensed surveyor. It is not the result of any 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 resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

If granted, the road frontage variance would allow for the subdivision of the property. The lot created would then be used for my daughter to place her home.

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

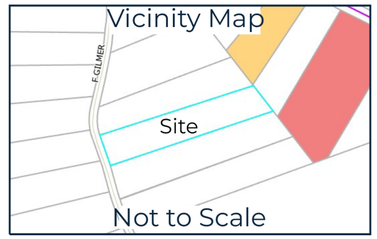
Applicant Laura Hulsey **Date** 6-11-26

Reserved for Clerk of Superior Court

Field Work Start Date: 5/20/2026	Field Work End Date: 5/20/2026
Crew Leader: B.M.K	Field Data Acquisition Method: RTK
Relative positional Accuracy 0.12' at 95% confidence	Type of Receiver: Dual Frequency
Instrument Used: Geomax Zenith 60 Pro Base + Rover	

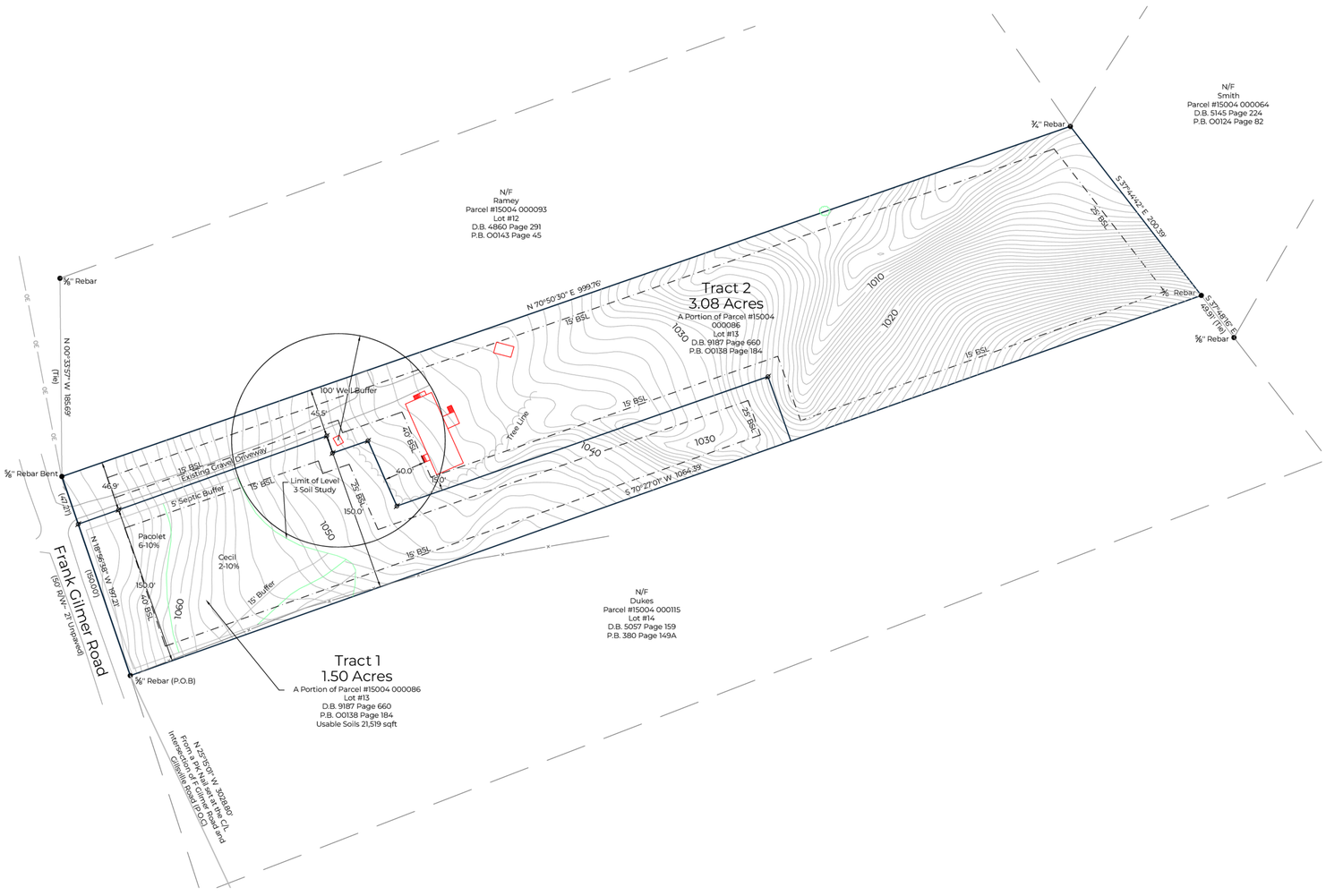
Survey Notes:

1. Subject Property(s) Area: 4.58 Acres
2. County Tax Parcel(s) #15004 000086
3. Hall County Qpublic states that subject property is zoned AR-1. This surveyor makes no certifications to any zoning matters.
4. This survey was done without the benefit of a complete title search/ report. This does not constitute an official title opinion.
5. This property is subject to any easements or right of ways of record shown or not shown.
6. The statute of repose for this project is effective from the last day of field work completed.
7. All distances shown hereon are ground distances and reported as U.S. Survey Feet.
8. Level III Soil Survey by Atlas Environmental Consulting LLC on 12/4/25.
9. Vertical relief is based on the North American Datum 88 (NAVD88). 1' contour intervals shown hereon The topographic and elevation data shown hereon was obtained from NOAA Lidar Database from Hall County, dated 2019 and is not certified as correct by this firm. Users of this data do so at their own risk.



Plat Abbreviations

AC-	Air Conditioning
BSL-	Building Setback Line
CI-	Curb Inlet
CMF-	Concrete Monument Found
CR-	Cable Riser
DB-	Deed Book
DI-	Drop Inlet
DWCB-	Double Wing Catch Basin
EG-	Existing Grade
EM-	Electric Meter
EMH-	Electric Manhole
ESMT-	Easement
FES-	Flare End Section
FFE-	Finish Floor Elevation
FIRM-	Flood Insurance Rate Map
FG-	Finish Grade
FH-	Fire Hydrant
GCB-	Gate Control Box
GEN-	Generator
GM-	Gas Meter
HW-	Head Wall
IPF-	Iron Pin Found
IPS-	Iron Pin Set
JB-	Junction Box
LF-	Linear Feet
LL-	Land Lot
N/F-	Now or Formerly
NF-	Nail Found
OCS-	Outlet Control Structure
OHE-	Overhead Electric
OTP-	Open Top Pipe
PB-	Plat Book
PG-	Page
P/L-	Property Line
POB-	Point of Beginning
POC-	Point of Commencement
PP-	Power Pole
R/W-	Right of Way
SS-	Sanitary Sewer
SSMH-	Sanitary Sewer Man Hole
STMH-	Storm Man Hole
SQ.FT-	Square Feet
TR-	Telephone Riser
TV-	Telephone Vault
TRAN-	Transformer
WM-	Water Meter
WV-	Water Valve



Plat Symbols

∅	Calculated Point
○	½" Rebar Set w/ Cap
●	Found Monument
⊠	Concrete Monument
☼	Light Pole
S	Sanitary Cleanout
SS	Sanitary Sewer Manhole
SW	Storm Water Manhole
GM	Gas Meter
TR	Telephone Riser
WM	Water Meter
	Power Pole
EM	Electric Manhole
	Benchmark
	Water Valve
	Fire Hydrant
E	Transformer
	Grate Inlet
	Tree

Grid North
NAD83 Georgia State Plane Coordinate System (Western Zone)

1 Inch = 60 Feet
Graphic Scale
0' 30' 60' 120' 180'

K&M SURVEYING AND ENGINEERING
kmsurveyingengineering.com
706.372.4577
P.O. Box 81 Comer, GA 30629

Revisions	Date

© 2026 [K&M Surveying and Engineering]. All rights reserved.
This plat and specifications are the property of [K&M Surveying and Engineering] and are protected under U.S. Copyright Law (Title 17, U.S. Code). No part of these documents may be reproduced, distributed, or used for any purpose other than that for which they were provided, without the prior written consent of [K&M Surveying and Engineering]. Unauthorized use is strictly prohibited and may result in legal action.

Variance Concept for:
Laura E. Hulsey

Address:
5771 F Gilmer Road, Gillsville, GA 30543

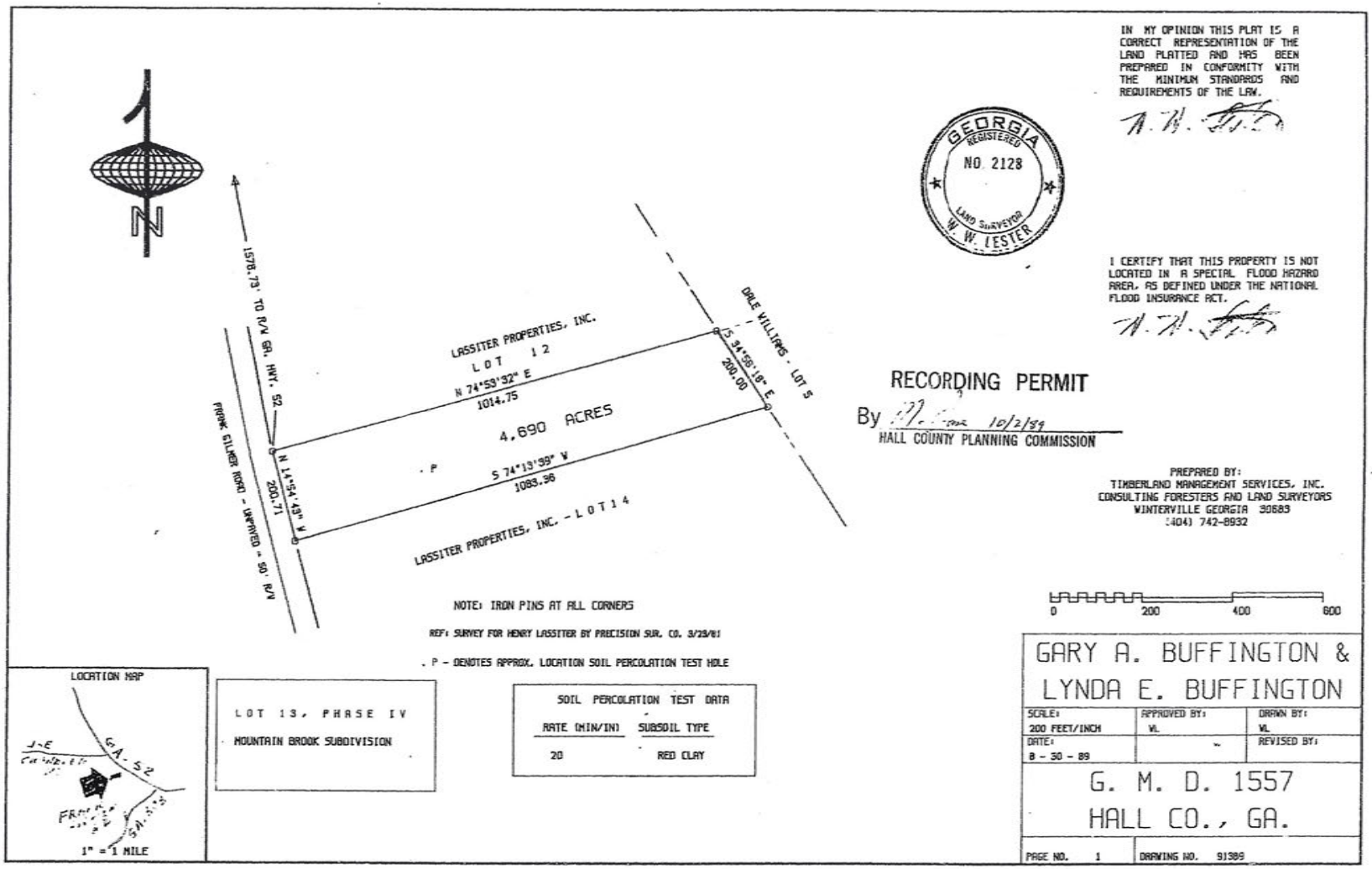
County: Hall	Subdivision: Mountain Brook	
Georgia Militia District: 1557th	Phase: IV	Lot: 13
Project Number #: 26-018	Date of Plat Preparation: 6/12/2026	
Drawn By: B.M.K	Sheet: 1/1	

Project Contact:
Brady M. Kalessa
GA PLS #3624
brady@kmsurveyingengineering.com
706.372.4577
P.O. Box 81 Comer, GA 30629

"In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum technical standards and requirements of Georgia Law. "

LSF #1515
Expires 6-5-2026

This plat is not valid or recordable unless surveyors signature appears in blue ink over stamp.

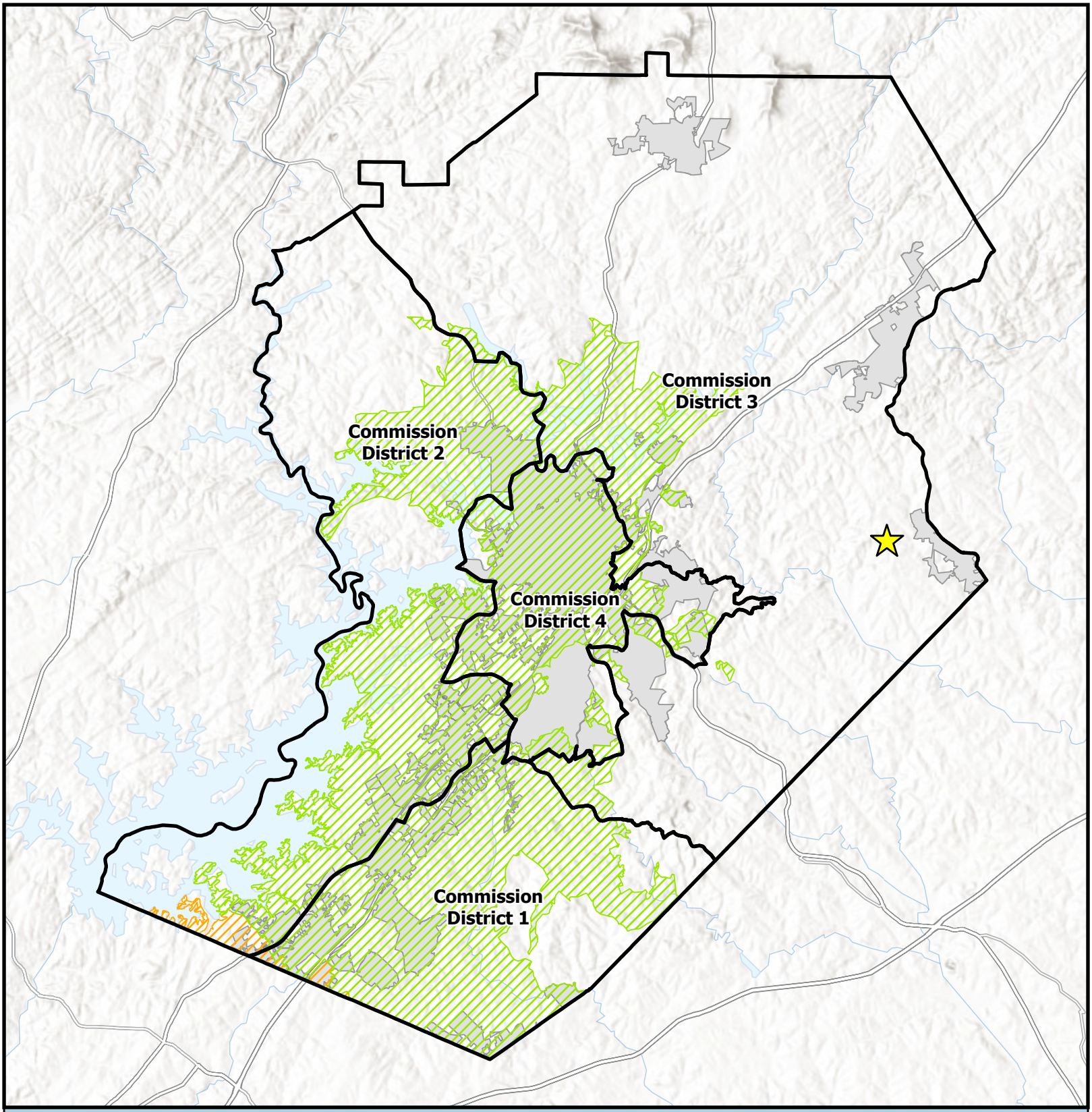


184

Recorded October 4, 1989

Dwight S. Wood, Clerk

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O0138&key2=184&county=69&countyname=HALL&userid=108728&appid=28



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Laura Hulsey
Tax Parcel #: 15004 000086
Location: 5771 F Gilmer Road
Commission District: 3

HALL COUNTY
GEORGIA
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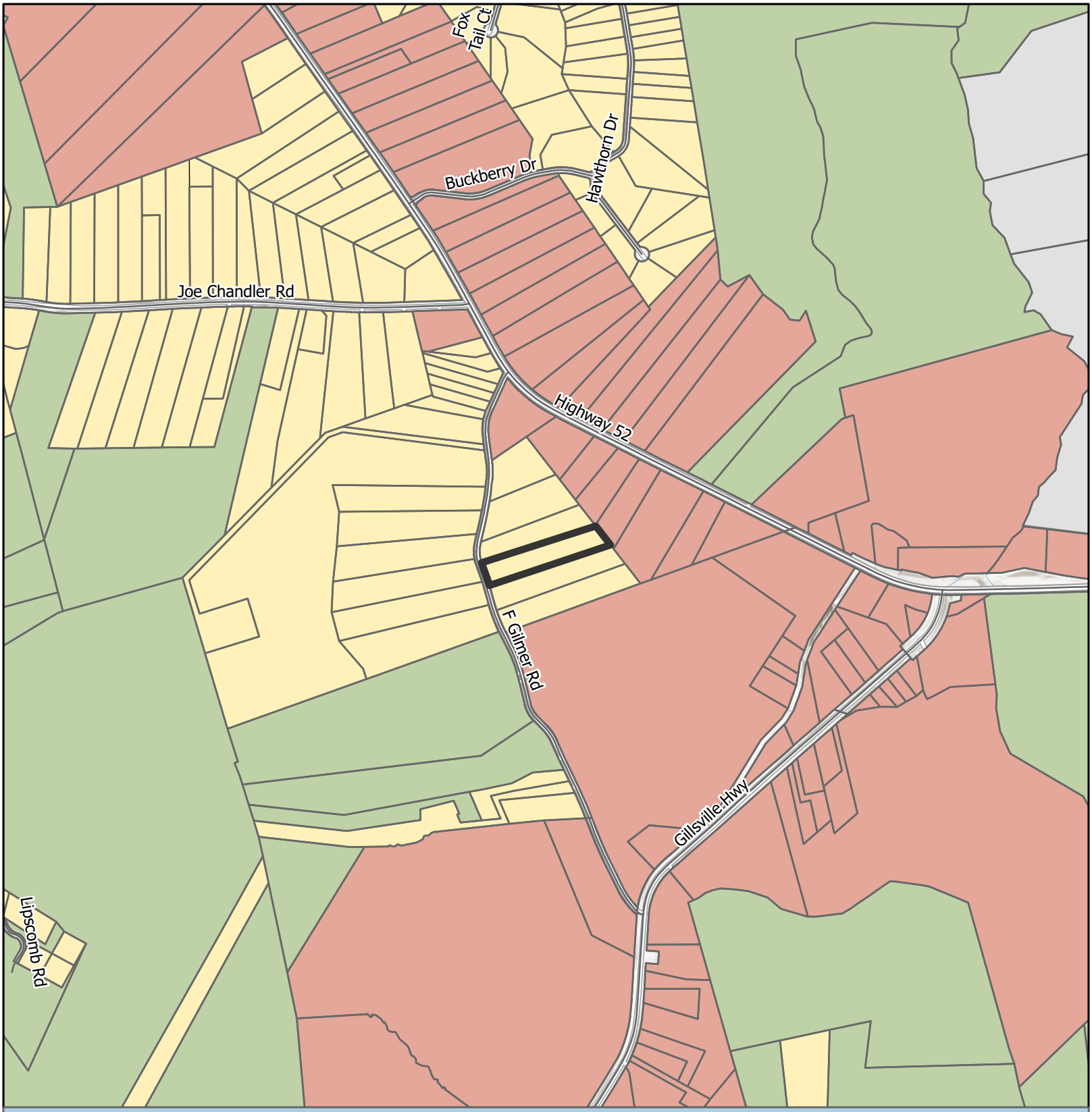
Date Prepared: 7/13/2026



Future Land Use Map

Subject Area
City Limits

FLU
Rural Agriculture
Rural Neighborhood
Rural Scenic Corridors

Applicant: Laura Hulsey
Tax Parcel #: 15004 000086
Location: 5771 F Gilmer Road
Commission District: 3

HALL COUNTY
GEORGIA
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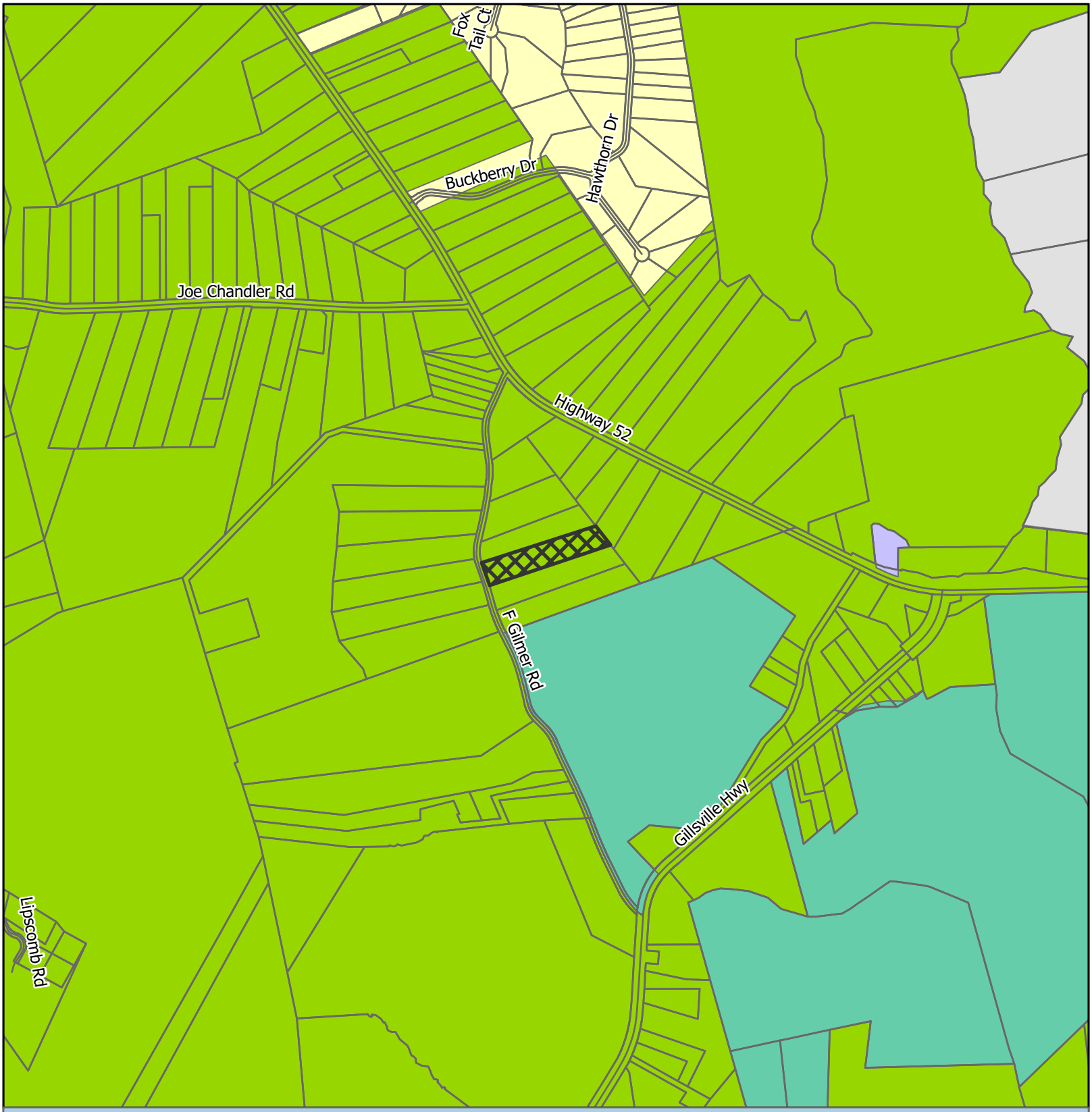
Date Prepared: 7/13/2026



Zoning Map

Subject Area
City Limits

Zoning
AR-1
PCFD
PID
R-1

Applicant: Laura Hulsey
Tax Parcel #: 15004 000086
Location: 5771 F Gilmer Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/13/2026



Utilities Map

Waterline
Subject Area
City Limits

Applicant: Laura Hulsey
Tax Parcel #: 15004 000086
Location: 5771 F Gilmer Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 7/13/2026


Instrument Used:
GPS GNSS RTK Trimble R12i
Trimble R12i GNSS RTK
Trimble R12i GNSS RTK
Trimble R12i GNSS RTK

220843J
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **August 26th, 2022**, between **GARY A. BUFFINGTON and LYNDA E. BUFFINGTON**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **LAURA EMILY HULSEY**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1557TH G.M.D. OF HALL COUNTY, GEORGIA, CONTAINING 4.69 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY PREPARED BY TIMBERLAND MANAGEMENT SERVICES, INC., W.W. LESTER, RLS #2128, DATED AUGUST 30, 1989, RECORDED IN PLAT BOOK 138, PAGE 184, HALL COUNTY, GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

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 by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Gary A Buffington (Seal)
GARY A. BUFFINGTON

Notary Public

Lynda E. Buffington (Seal)
LYNDA E. BUFFINGTON

JENNIFER COUCH NOTARY PUBLIC JACKSON COUNTY, GA COMMISSION EXPIRES Sept. 17, 2022

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: July 7, 2026

Subject: August 13, 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.

* 3300 Athens Hwy, Cain: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team and Environmental Health can approve the latest plat submitted for review under HPLT26-0111.

* 5292 Hopewell Lane, Perez: Environmental Health provided the applicant a completed Existing System Evaluation for the home office structure on April 13, 2026; however, the 25' x 35' accessory building was not requested to be evaluated. All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

* 4595 Winder Hwy, Matheny: No comment.

* 5771 F. Gilmer Rd, Hulsey: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 3542 Point View Circle, Bruce: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 5205 Winder Hwy, Jack Albert CRE: No comment. Public Sewer.

* 3650 Sagecrest Drive, Morrison: No comment. Public Sewer.

Outlook

RE: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 7/2/2026 3:57 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 responses in red from our office.

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: Thursday, July 2, 2026 2:30 PM
Subject: Tentative Planning Items for the August 13, 2026 Hall County Board of Commissioners Voting Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Planning Items for the **August 13, 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.

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, July 15, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

I am attempting a more efficient method for sending tentative packets. Please let me know if you have any issues accessing the packets for review.

- **3300 Athens Highway** | **Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

  On-System, consideration of residential driveway by Gainesville Area Office.

- **5292 Hopewell Lane** | **Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **4595 Winder Highway** | **Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

  On-System. No impacts expected. No coordination required. There shall be no encroachment into State Right-of-Way.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  Off-System. No impacts expected, no coordination with Georgia DOT required.

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

On-System, coordination with District One Office of Traffic Operations required for consideration of commercial driveway.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a _± acre tract and a _± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

On-System. Impacts expected, additional grading and encroachment into State Right-of-Way will require an addendum to be submitted for A-139-012043-1.

Thank you,

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

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

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.

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: July 15, 2026

Subject: August 13, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 15, 2026, meeting. Upon review, we provide the following comments.

1. 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. 5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

- **Engineering**: No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **Traffic:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

- **Engineering**: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

- **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:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

7. **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (B) 3650 Sagecrest Drive | Special use | to amend conditions of a PRD | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels _ | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
   (C) 3650 Sagecrest Drive | Variance to Section 6.2 | to sign standards | on a _± acre tract and a_± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

   - **Engineering**: No comment.
   - **Traffic:** Traffic has no issue with the request to place entrance signs.
   - **Utilities:** No comment. Property is served by Hall County sewer.

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: 7/10/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-13-2026 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 8/13/26 meeting. Upon review, we provide the following comments.

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5771 F Gilmer Road | Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

- The Hall County Fire Marshal's Office has no comments as proposed.

- **3542 Point View Circle | Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **5205 Winder Highway | Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(A) 3650 Sagecrest Drive | Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(B) 3650 Sagecrest Drive | Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

- **(C) 3650 Sagecrest Drive | Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Scott Cone, Permit Manager

Date: July 15, 2026

Subject: August 13, 2026

- **3300 Athens Highway | Variance to Section 2.2.2** | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

Electrical permit (HRELE26-0167) for an overhead service change on the accessory structure was submitted on 3/16/2026. Final Inspections were completed on 3/27/2026.

- **5292 Hopewell Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | **Proposed Use: Accessory structures** | Commission District 3 | **Alma Nely Perez, applicant**

HRADD26-0213 retroactive permit for a 10 x 18 deck and an office with a ½ bath was submitted on 05/28/2026. The permit was denied due to the need for a variance. Additionally, there is another unpermitted storage building which will also require a retroactive permit to bring it into compliance.

- **4595 Winder Highway | Variance to Section 8.6** | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | **Proposed Use: Monument sign** | Commission District 1 | **Randy Matheny, applicant**

A commercial addition permit HCADD24-0025 was submitted on 5/10/2024 and was renewed on 10/3/2025. The permit is currently in inspection phase.

- **5771 F Gilmer Road** | **Variance to Section 3.2** | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Laura Hulsey, applicant**

  No comment

- **3542 Point View Circle** | **Special Use** | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | **Proposed use: 4-lot Subdivision** | Commission District 2 | **Jessie Bruce, IV, applicant**

  No comment

- **5205 Winder Highway** | **Rezone** | from PID to Light Industrial (I-1) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | **Proposed Use: Uses permitted in light industrial** | Commission District 1 | **Jack Albert CRE, LLC, applicant**

  No comment

- **(A) 3650 Sagecrest Drive** | **Rezone** | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(B) 3650 Sagecrest Drive** | **Special use** | to amend conditions of a PRD | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

- **(C) 3650 Sagecrest Drive** | **Variance to Section 6.2** | to sign standards | on a ± acre tract and a ± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

  No comment

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

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JULY 17, 2026 AND NO LATER THAN JULY 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JULY 22, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Laura Hulsey (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** 7-21-26 (Date) **for** Laura Hulsey (Name application filed as).

Signature Laura Hulsey
(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: LAURA HULSEY

REQUEST: REDUCE THE REQUIRED ROAD FRONTAGE FOR A 2-LOT SUBDIVISION

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	COUNTY COMMISSION
Date: N/A	Date: AUG. 13, 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


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH DALE COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: LAURA HULSEY
REQUEST: REDUCE THE REQUIRED ROAD FRONTAGE FOR A 2 LOT SUBDIVISION
PLANNING COMMISSION
Date: N/A
Time: N/A
PUBLIC HEARING TO BE HELD IN
Date: July 13, 2023
Time: 5:00 p.m.
FOR MORE INFORMATION CALL (770) 535-4005

Print

Board of Commissioners Voting Meeting Comments - August 13, 2026 - Submission #147625

Date Submitted: 8/5/2026

Comments completed in the form below will be submitted into the record for the August 13, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Elijah

Last Name*

Adams

Address1*

5780 F Gilmer Rd

Address2

City*

Gillsville

State*

GA

Zip*

30543

Item for Comment*

5771 F Gilmer Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

To the Hall County Board of Commissioners,

My name is Elijah Adams and I am writing to respectfully oppose the proposed variance for a 2 lot subdivision and reduced road frontage at 5771 F. Gilmer Road.

I live at 5780 F Gilmer Rd, which sits across the road from the proposed variance. Me and my family have lived on this property for over 30 years and I plan to raise a family of my own here in the future. We have lived here so long because of the natural, peaceful and secluded environment that surrounds us. If this proposed subdivision is approved then our small, quiet community will permanently be destroyed and my future family will not get to experience and explore the natural and peaceful outdoors like I had the pleasure to do.

One major concern that I have is our natural water supply. All the current homes on F. Gilmer road are supplied with natural well water. As is we are already having problems with our wells running dry and being filled with sediment. I fear that adding another well to this proposed property will only make the issue worse not just for me but for all the other residents in the area.

I am also concerned about the increased traffic and noise that this new lot could bring to the area. Our road is already suffering from increased traffic, speeding and noise pollution from people cutting through to the connected highways and I fear adding a new lot and driveway will only make these issues worse. Increased traffic can pose as a safety hazard and create more noise which negatively affects our ability to sleep and enjoy our current quiet surroundings.

Additionally, I am concerned about the damage this could cause to my property and the road due to erosion/runoff. Since F. Gilmer Rd is a dirt road it already has erosion issue every time it rains and I fear that cutting a new driveway across from mine will cause this to get even worse which will negatively impact my property and its value.

Lastly, all other properties on F. Gilmer Rd are zoned as single family lots with just 1 home. These zoning restrictions are in place for a reason and I fear that allowing one person to alter these restrictions will lead to others trying to do the same and further worsen the issue previously mentioned.

After living here for over 30 years, I care deeply and am trying desperately to help preserve the beauty, peace and character of my community and protect the standards that have kept it this way for so many years. For the concerns that I have stated, I am respectfully asking the Hall County Board of Commissioners to deny the requested variance.

Thank you for taking the time to read over my concerns and for all you do for our community.

Respectfully,

Elijah Adams
5780 F.Gilmer Rd
Gillsville,Ga 30543

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 - August 13, 2026 - Submission #147708

Date Submitted: 8/6/2026

Comments completed in the form below will be submitted into the record for the August 13, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Sharron

Last Name*

Adams

Address1*

5780 F Gilmer Rd

Address2

City*

Gillsville

State*

GA

Zip*

30543

Item for Comment*

5771 F Gilmer Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I have lived on this road for more than 30 years. I chose this property for the peacefulness and beauty of the countryside. I never anticipated living in a trailer park subdivision. If this is allowed for one it will probably be allowed for all. That would be horrible.

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 - August 13, 2026 - Submission #147129

Date Submitted: 7/27/2026

Comments completed in the form below will be submitted into the record for the August 13, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Sarah

Last Name*

Dukes

Address1*

5779 F Gilmer Rd

Address2

City*

Gillsville

State*

GA

Zip*

30543

Item for Comment*

5771 F Gilmer Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

To the Hall County Board of Commissioners,

I am writing to respectfully oppose the requested variance for the proposed two-lot subdivision at 5771 F. Gilmer Road.

I have lived on F.Gilmer rd for over 30 years, and the property that is the subject of this variance request is directly adjacent to mine. My family chose to live here because of the rural character, open space, privacy, and peaceful surroundings. This proposed subdivision would be directly in front of my property and would significantly change the character of the area that I have proudly called home for decades.

I am concerned that placing another residence on this newly created lot could negatively affect my property's value and permanently alter the quiet, rural setting that has existed here for many years. I believe the existing development standards were established to protect both property owners and the character of our community, and they should not be reduced simply to allow an additional lot to be created.

I also have concerns regarding the request to reduce the required road frontage. These standards exist for important reasons, including promoting safe access, orderly development, and consistency throughout the county. Granting this variance could set an undesirable precedent for similar requests in the future.

Additionally, I am concerned about the placement and adequacy of a septic system and private well on the proposed lot. I respectfully ask that these issues be carefully evaluated to ensure there are no negative impacts on neighboring properties, groundwater, existing wells, or surrounding landowners.

My property is an active rural property where I keep farm animals. I am concerned that placing another residence immediately adjacent to my property could lead to conflicts over normal farm activities, noise, odors, fencing, and livestock that are part of rural living. Protecting the agricultural character of this area is important to me and to many longtime residents.

As the owner of the property immediately next door, I am also concerned about increased traffic, additional driveway access onto F. Gilmer Road, and the potential impact on the peaceful enjoyment of my property. These are all factors that could negatively affect the quality of life for existing residents and change the rural nature of our community.

After living here for more than 30 years, I care deeply about preserving the character of our neighborhood and protecting the development standards that have helped maintain it. For these reasons, I respectfully ask the Hall County Board of Commissioners to deny the requested variance.

Thank you for your time, consideration, and service to our community.

Respectfully,

Sarah Dukes
5779 F.Gilmer Rd
Gillsville,Ga 30543

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 - August 13, 2026 - Submission #147415

Date Submitted: 8/1/2026

Comments completed in the form below will be submitted into the record for the August 13, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Kadyn

Last Name*

Dukes

Address1*

5779 F.gilmer Rd

Address2

City*

Gillsville

State*

GEORGIA

Zip*

30543

Item for Comment*

5771 F Gilmer Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

To the Hall County Board of Commissioners,

I am writing to respectfully but strongly oppose the requested variance for the proposed two-lot subdivision at 5771 F. Gilmer Road

I have lived on F. Gilmer Road my entire life, and my parents have called this road home for over 30 years. My family's property sits immediately beside the proposed subdivision, making us one of the families who will be most directly affected if this variance is approved. This decision would permanently change the place my family has called home for decades. It would impact our privacy, our family farm and garden, and the rural way of life that has defined this road for generations.

Adding another residence to this two-acre tract raises serious concerns about increased traffic, noise, lighting, stormwater runoff, erosion, septic capacity, water usage, and whether a property of this size can reasonably support additional development without negatively affecting neighboring land.

Before additional residential density is considered, I respectfully ask the Board to ensure that all current residential uses and structures on the property comply with County regulations. If the property is already being used near or beyond what two acres can reasonably support, approving another permanent residence would only increase the impact on neighboring families.

Construction and increased residential activity would permanently affect our family farm and garden while disrupting the land and wildlife that have long existed here. Increased noise, lighting, traffic, and changes to drainage could alter the environment we depend on every day. Rural land should not be treated as empty space simply because it has not yet been built upon. It serves an important purpose by supporting wildlife, absorbing stormwater, preserving natural drainage, and protecting the agricultural character that makes this part of Hall County unique. The value of rural land is not measured only by what can be built on it, but by what it continues to preserve. These are not temporary inconveniences. They are permanent changes that affect both the health of the land and the families who already call this road home.

The subject property was once part of the woods where I spent my childhood. Watching those woods be cleared was already heartbreaking, but I understand that property owners have the right to reasonably use their land. What I ask the Board to consider is whether placing multiple residences on the two-acre tract is truly compatible with the surrounding community and the long-term interests of Hall County. The decisions made today will shape what this road becomes tomorrow, and I hope future generations will have the opportunity to experience the same quiet, rural community that I was fortunate enough to grow up in.

The proposed residence would also significantly diminish our privacy. My family's home has always been surrounded by open land, woods, and the quiet that comes with living in a rural community. That sense of peace cannot be recreated once it is lost. Because our home sits immediately beside this property, another residence would permanently change what we experience every day. During the winter months especially, there is very little natural screening between our properties, making the loss of privacy even more significant. The remaining wooded area also serves as an important refuge for wildlife and one of the last natural buffers between neighboring homes. Once that buffer is gone, it cannot simply be planted back.

I am also concerned about the precedent this approval would create. F. Gilmer Road has historically consisted of farms, woods, and homes with meaningful space between them. Rural communities are defined not only by the homes that are built there, but by the open land that remains between them. Approving higher-density development on small rural lots gradually changes the identity of the entire road and encourages similar requests in the future. Once those changes occur, the rural character that makes this community so special cannot be restored.

My family is not opposed to growth or to people having homes. We are opposed to development that is incompatible with the size of the property and the rural community surrounding it. Those of us who have invested decades of our lives in caring for our homes and land should not lose the privacy, natural beauty, and peaceful character that define this road because one small parcel is being pushed beyond what it was intended to accommodate.

For these reasons, I respectfully ask the Hall County Board of Commissioners to deny the requested variance and preserve the rural character, environmental integrity, and quality of life that residents of F. Gilmer Road have worked so hard to protect.

Thank you for your time and consideration.

Respectfully,

Kadyn Dukes
5779 F.gilmer rd

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 - August 13, 2026 - Submission #147131

Date Submitted: 7/27/2026

Comments completed in the form below will be submitted into the record for the August 13, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Ben

Last Name*

Guess

Address1*

5761 F. Gilmer rd

Address2

City*

Gillsville

State*

GA

Zip*

30543

Item for Comment*

5771 F Gilmer Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I oppose the requested variance. I enjoy the peace and quiet of my neighborhood and do not want to live close to what will turn out to be in essence a mobile home park.

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.

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 462/2026

SUBJECT: Approve the purchase of two (2) new 2027 Ford Explorers for the Engineering Division to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of $91,963.00.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the purchase of two (2) new 2027 Ford Explorers for the Engineering Division to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of $91,963.00.

History:
Allan Vigil Ford Lincoln is supplier for the state contract for vehicles. They are in good standing within the County.

Facts and Issues:
The vendor represents the state contract #SWC#99999-SPD-0000218-002 for these vehicles.

These two new vehicles will replace two existing vehicles in the Engineering fleet (2010 Ford Explorer w/ 114k miles & 2012 Jeep Grand Cherokee w/ 123k miles).

Options:

Funding Requested	$ 91,962.88
Are funds within current budget?	Yes
Source of Funds	Capital
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	Purchasing	Budget
JG	JS	AY	JM
Finance	**Attorney**	**Administration**	**Clerk**
TS	JL	CR	JR

Attachments:

Financial Supplement
Quote
Statewide Contracts

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 462/2026

Funds Requested: $ 91,962.88

Request Budgeted: Yes

Proposed Source of Funding:

Capital

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	542200-MOTOR VEHICLES	$91,962.88

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BR

Phone: 770-531-6800

ALLAN VIGIL FORD-LINCOLN GOVERNMENT SALES

2027 Ford Explorer Mid-size SUV, 4X2, Rear wheel Drive (RWD)

SWC #99999-SPD0000218-002

Equipment included in Base price

2.3L EcoBoost I4 engine
10 Speed Automatic Transmission
Power Liftgate
Tilt / Cruise
Power ABS Brakes
Aluminum Wheels
Power Windows / Locks / Mirrors
AM-FM-XM Radio
Ford SYNC 3 (bluetooth)
Dual zone climate control
Rear View Camera, Reverse sensing

Carpet with Mats
Cloth Bucket Seats Front
2nd & 3rd Row folding split seat
Rear Window Defroster
Keyless Remotes (2)
Power driver seat
Privacy glass
Blind spot, lane keeping
Automatic Emergency braking

	Options	Price		Code
	Base Price	**$43,001.00**		
			K7D	
	4WD Drivetrain (All models)	3,110.00	3,110.00	K8D
	All Weather Floor Mats	245.00	245	16A
	Trailer towing Class III	STD	Included	52T
	Cargo Mgt System	455.00	455	21F
	ST 4WD	13931.00		K8G
	ST- LINE RWD 300A	7,522.00		K7K
	ST- LINE 4WD 300A	8,081.00		K8K
	Daytime running lights	82.00	82	942
	Spare Tire & Wheel w/ Jack	$465.00	465	76U
	Active Comfort Package			
	*heated steering wheel			
	***led fog lamps**	1,950.00	1950	68A
	*remote start sytem			
	***8 way power passenger seat**			
	*active X seating material			

	Colors Available Exterior	Interior		
YZ	Oxford White	Dark Gray		
UM	Agate Black	"		
K1	Vapor Blue	**499**	U/C	
M7	Carbonize Gray	"		
		"		
		"		

Optional Equipment Total	49,308.00
State Discount 7%	-3,451.56
Sub total	45,856.44
Vender added equipment	
Delivery	125.00
Total	45,981.44
Quantity	**1.00**

FOB Allan Vigil Ford
Delivery-see chart, $75 minimum

ALLAN VIGIL FORD GOV'T SALES
6790 Mt. Zion Blvd
Morrow, GA 30260

678-364-3121 Phone

Contact person: Blair Reynolds

Agency: Hall County GA

Phone Number: 404-787-4339
breynolds@hallcounty.org

Report of Active Statewide Contracts

Effective Date: May 8, 2026

CONTRACT MANAGEMENT TEAM	PHONE NUMBER	EMAIL
VAGILLIA JACKSONSWC GROUP MANAGER	404-656-0931	vagillia.jackson@doas.ga.gov
JACKIE WERDLOWSENIOR CONTRACT MANAGER	470-579-5824	jackerlin.werdlow@doas.ga.gov
SHAUNA THOMASCONTRACT MANAGER I - GOODS	470-681-5022	shauna.thomas@doas.ga.gov
EMILY STAMPLEYCONTRACT MANAGER III - GOODS	470-668-2663	emily.stampley@doas.ga.gov
MANDUAH SIMPSONCONTRACT MANAGER I - SERVICES	404-656-5343	manduah.simpson@doas.ga.gov
LORNA SIPPOCONTRACT MANAGEMENT III - SERVICES	404-656-5344	lorna.sippo@doas.ga.gov
THOMAS NICKSONCONTRACT MANAGER III - SERVICES	404-463-0218	thomas.nickson@doas.ga.gov
MANSUR GILLEPSIECONTRACT MANAGER II - IT	470-681-4939	mansur.gillespie@doas.ga.gov
DUANE TOMLINSONCONTRACT MANAGER III - IT	404-850-4075	duane.tomlinson@doas.ga.gov
TEAM EMAIL: contract.management@doas.ga.gov		

*Please note: The assigned Contract Manager is subject to change. Please reference Team Georiga Marketplace for any updates

Contract Number	Contract Name	Supplier	Supplier ID	Contract Type	Contract Manager	Start Date	End Date	Category
99999-SPD-SPD0000218-0001	Administrative Vehicles	SMYRNA-F LLC	11786	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0002	Administrative Vehicles	ALLAN VIGIL FORD LINCOLN INC	11950	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0003	Administrative Vehicles	FAMILY FORD INC	12021	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0004	Administrative Vehicles	CARL BLACK CHEVROLET BUICK GMC, INC	13067	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0005	Administrative Vehicles	AKINS FORD LLC	60486	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0006	Administrative Vehicles	HARDY CHEVROLET BUICK GMC INC	66877	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0007	Administrative Vehicles	LAVONIA FORD INC	156121	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0008	Administrative Vehicles	CHEROKEE FORD LINCOLN OF ALPHARETTA	562594	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0009	Administrative Vehicles	MODEL 1 COMMERCIAL VEHICLES INC	594315	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0010	Administrative Vehicles	RHCB LLC	627956	Mandatory	Stampley, Emily	6/16/2025	6/16/2027	Goods
99999-SPD-SPD0000218-0011	Administrative Vehicles	DEREK JACKSON AUTOMOTIVE GROUP LLC	641324	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0012	Administrative Vehicles	ALAN JAY AUTOMOTIVE MANAGEMENT INC	644753	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0013	Administrative Vehicles	FLEET VEHICLE SOURCE INC	675441	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0014	Administrative Vehicles	TESLA INC	677290	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000218-0015	Administrative Vehicles	KFACC LLC	675440	Mandatory	Stampley, Emily	6/16/2025	6/15/2027	Goods
99999-SPD-SPD0000175-0001	All Terrain Vehicle, Utility Vehicles, and Golf C	ATLANTA KUBOTA LLC	551975	Mandatory	Thomas, Shauna	4/8/2021	4/7/2027	Goods
99999-SPD-SPD0000175-0003	All Terrain Vehicle, Utility Vehicles, and Golf C	TEXTRON INC	45237	Mandatory	Thomas, Shauna	4/8/2021	4/7/2027	Goods
99999-SPD-SPD0000175-0005	All Terrain Vehicle, Utility Vehicles, and Golf C	DEERE & COMPANY	8285	Mandatory	Thomas, Shauna	4/8/2021	4/7/2027	Goods
99999-SPD-SPD0000175-0006	All Terrain Vehicle, Utility Vehicles, and Golf C	CLUB CAR INC	4669	Mandatory	Thomas, Shauna	4/8/2021	4/7/2027	Goods

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 528/2026

SUBJECT: Approve the ratification for the emergency procurement of roadway repairs for a section of Falcon Crest Drive for Public Works & Utilities to E.R. Snell Contractor, Inc. of Snellville, GA, in the amount of $869,340.00.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve the ratification for the emergency procurement of roadway repairs for a section of Falcon Crest Drive for Public Works & Utilities to E.R. Snell Contractor, Inc. of Snellville, GA, in the amount of $869,340.00.

History:

Facts and Issues:

Options:

On July 24, 2026, Hall County experienced a 200-year flood event that washed out a section of 4240 Falcon Crest Drive in Flowery Branch, cutting off road access to approximately 50 homes.

Public Works contacted the Demand Services contractors under the Onâ€'Call Public Works program; however, none were able to respond immediately, and one indicated the work was beyond its capacity. In accordance with the emergency procurement provisions of the Hall County Purchasing Ordinance, the Financial Services Director authorized the Director of Public Works to secure an alternative contractor. E.R. Snell was contacted and was able to mobilize and begin work immediately.

A more permanent solution to include paving and striping of the roadway is ongoing and will be presented to the Board of Commissioners for approval.

The funding source for this emergency repair will come from a combination of SPLOST VIII and the Capital Projects Fund.

Funding Requested	$ 869,340.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII and Capital Projects Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
County Administrator Approval

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 528/2026

Funds Requested: $ 869,340.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII and Capital Projects Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$300,000.00
2027	350-CAPITAL PROJECTS FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$569,340.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JG

Phone: 770-531-6800

CA Approval Form Number



Hall County Request for County Administrator Approval

Department:						Date Submitted:	
Submitted By:						Multiple Depts?	
Budget Type:							
Special Routing:	Budget	Contracts	Grants	Purchasing	Personnel	Other	
Special Routing Comments:							
County Administrator Action Requested:							
Financial Supplemental Report Attached?				Yes	No		

Department Head:	
HR Director:	
Finance Director:	
County Administrator/ Deputy County Administrator:	
County Administrator Action:	

Financial Services Use Only

Financial Action Requested:

Budgeted

Yes	No

Fund #	Department Name	Current Balance	Requested Allocation

Finance Comments:

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GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government
FINANCIAL SERVICES
PURCHASING DIVISION

MEMO

To: Casey Ramsey, Assistant County Administrator

From: Taylor F. Samples, CPA, MBA – Financial Services Director

Date: July 31, 2026

Re: Emergency Repair of Falcon Crest Drive

On July 23, 2026, Hall County experienced a 200-year flood event that washed out a section of 4240 Falcon Crest Drive in Flowery Branch, cutting off road access to approximately 50 homes.

Public Works contacted the Demand Services contractors under the On-Call Public Works program; however, none were able to respond immediately, and one indicated the work was beyond its capacity. In accordance with the emergency procurement provisions of the Hall County Purchasing Ordinance, the Financial Services Director authorized the Director of Public Works to secure an alternative contractor. E.R. Snell was contacted and was able to mobilize and begin work immediately.

E.R. Snell, together with Hall County Public Works Staff, worked through the weekend to restore access to the neighborhood at an estimated total cost of $869,340.00. A more permanent solution to include paving and striping of the roadway is ongoing and will be presented to the Board of Commissioners for approval.

The funding source for this emergency repair will come from a combination of SPLOST VIII and the Capital Projects Fund. Once the final invoice is received, we'll complete budgetary true-ups as part of the mid-year budget reconciliation process in February 2027.

We'll place this emergency procurement ratification on an upcoming agenda in August 2027, but expected no later than the second voting meeting in August 2027.

If you have any questions, please let me know.

Respectfully,



Taylor F. Samples, CPA, MBA
Director of Financial Services

Falcon Crest Drive Culvert Emergency Repairs Estimate

Pay Item No.	Description	Quantity	Unit	Cost
1	Mobilization / Demobilization	1	LS	$ 98,100.00
2	Maintenance of Traffic	1	LS	$ 9,100.00
3	Infrastructure	1	LS	$ 507,766.00
4	Roadway	1	LS	$ 149,964.00
5	Site Restoration	1	LS	$ 29,300.00
6	Extra pipe, grading, etc.	1	LS	$ 90,970.00
7	Credit back to Hall Co	1	LS	$ (15,860.00)
			Total:	**$ 869,340.00**

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 480/2026

SUBJECT: Approve the amendment to the sole source purchase of equipment, maintenance, and supplies for the Landfill Leachate Treatment Facility in accordance with Contract #041-24 for Public Works & Utilties to Rochem Americas, Inc. of Hermosa, CA. The estimated cost is $102,000.00.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:

Approve the amendment to the sole source purchase of equipment, maintenance, and supplies for the Landfill Leachate Treatment Facility in accordance with Contract #041-24 for Public Works & Utilties to Rochem Americas, Inc. of Hermosa, CA. The estimated cost is $102,000.00.

History:
Rochem Americas, Inc. is the US distributor for the Rochem Group and has provided leachate treatment systems worldwide since 1988.

Rochem's modules and elements are the only reverse osmosis modules designed for treating landfill leachate. Rochem's advanced technology is proven to remove organic and inorganic compounds efficiently and economically, with a long membrane and system life. The Rochem technology has been designed specifically for treating landfill leachate.

Facts and Issues:
This will cover the equipment, maintenance, and supplies provided to the Landfill through the service agreement with Rochem Americas, Inc.

The FY 2026 spend was $171,067.58. FY 2027 will not require as much chemicals and solvents as in years' past.

Options:

Funding Requested $ 102,000.00

Are funds within current budget? No

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

Approvals:

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

Attachments:
Financial Supplement
Amendment #1
Signed FY 2027 Renewal
Sole Source

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 480/2026

Funds Requested: $ 102,000.00

Request Budgeted: No

Proposed Source of Funding:

Solid Waste Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	540-SOLID WASTE FUND	4530-LANDFILL	531100-GENERAL SUPPLIES AND MATERIALS	$102,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: NS

Phone: 770-531-6851

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FINANCIAL SERVICES DIRECTOR
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PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #041-24

Contract Amendment #1

for the provision of

Landfill Leachate System Repair

This Amendment is by and between Hall County Georgia, of Gainesville, Georgia and Rochem Americas, Inc. of Hermosa, CA (herein "Parties") for the purchase of chemicals and solvents for the Hall County Landfill Leachate Treatment Facility and shall be effective as of the date this Amendment.

The estimated spend for FY 2027 shall be $102,000.00.

_____
David Gibbs, Chairman
Hall County Board of Commissioners

Date: _____

Attestation: _____
Board of Commissioners Clerk

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

June 9, 2026

ROCHEM AMERICAS
426 30th Street
Hermosa Beach, CA 90254
chip@rochemamericas.com
erica@rochemamericas.com
bernie@rochemamericas.com

Subject: 041-24, Landfill Leachate System Repair: Fiscal Year 2027 Service Agreement Renewal

Notice to Proceed

Hello,,

I am in possession of all necessary documentation to proceed with the formal issuance of the Notice to Proceed with this contract. Attached is a copy of the signed renewal between ROCHEM AMERICAS and Hall County, GA for FY27. This contract will begin July 1, 2026, and expires June 30, 2027. This will be year four (4) of a possible five (5) year contract.

Hall County appreciates your cooperation with this process. Please feel free to contact us if you have any questions.

Respectfully,

Hall County Board of Commissioners
Connie Barnes
Buyer

cc: Contract

State of Georgia
County of Hall

Contract #041-24-4

Contract Renewal #4

Landfill Leachate System Repair

April 20, 2026

Whereas, the County desires to Renew the Contract period for a one-year period through June 30, 2027, in accordance with the terms and conditions of Bid #041-24, Landfill Leachate System Repair and

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

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

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

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

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

ROCHEM AMERICAS

By: _____

Print Name: Donald Chip Shaw

Title: National Account Manager

Date: 4/27/26

HALL COUNTY, GEORGIA

By: _____

Taylor Samples, CPA

Director of Financial Services

Date: 5.8.2026

Sworn to and subscribed before me this

27th Day of April, 2026

Notary Public: _____

Notary commission expires: 4/2/2032

STATE OF MICHIGAN NOTARY PUBLIC

KENNETH JOHN HAAN
My Commission Expires
April 2, 2032
County of Kalamazoo
Acting in the County of Kalamazoo

APPROVED AS TO FORM

_____

Nathaniel R. Anderson,
Senior Assistant County Attorney

State of Georgia
County of Hall

Contract #041-24-4

Attachment A

Landfill Leachate System Repair

April 20, 2026

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

Contract #041-24, Leachate System Repair Service Aggreement Renewal Year Three (3) of five (5) and Amendment #001.

Service Charges Update 2026:

Per Terms:The flat rate fee may be adjusted by mutual agreement for future years when the aggreement is renewed.

The new updated rate for this contract is $29,639 annually, billed quarterly at a rate of $7,409.75

End of Text CS 4/27/26

Rochem Americas Contacts:

Bernie Rieder 574.360.4535, b.rieder@rochem.com

Ben Kennon 270.556.3316, b.kennon@rochem.com

Chip Shaw 260.270.2438, c.shaw@rochem.com

End of contacts CS 4/27/26

Sole Source/Brand and Single Source Justification

Request Submitted By

Name:	Nathan Smith
Job Title:	Sanitation Supervisor
Department:	Solid Waste
E-Mail Address:	nsmith@hallcounty.org
Date of Request:	07/14/2026

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.

In keeping with the continuity of service maintained between HCSW's Leachate Treatment Plant & Rochem Americas who designed, built & have maintained the facility we are requesting based on this history & expertise the purchase of membranes, seal kits & support labor for our plant.

(original support document verbage 4/6/23) Hall County Solid Waste is requesting to maintain continuity of service by continuing to work with Rochem Americas for the parts, chemicals, maintenance and repair of our leachate treatment facility. This facility was designed and constructed by Rochem in 2013 in Germany and delivered in 2014 and is used for treatment of leachate as part of the daily operation of the Landfill. This unit has been consistently serviced and maintained by Rochem thereafter because of the company's intimate knowledge of the unit and it's proper function.

Desired Supplier Name:	Rochem Americas
Desired Supplier Email:	rochem@rochemamericas.com
Desired Supplier Phone Number:	310-374-0202

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.

HCSW is requesting the purchase of five RO2 membranes fifteen RO1 membranes forty Rochem TS Module Seal kits and the labor of technicians to assist in the in the installation of the said items in the Leachate Treatment Facility locate at the Hall County MSW Landfill. The specifications for which can be found attached hereto.

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).

Obtaining parts/services from Rochem Americas will allow Hall County Solid Waste to maintain continuity of service to our leachate treatment facility which is paramount because the facility was designed and constructed by Rochem in 2013 in Germany and delivered in 2014. Due to the company providing design and manufacture we feel it logical that the continue to provide subsequent years of materials, service and support.

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

Rochem Americas has provided service & materials for the Leachate Treatment Plant consistently since it's installation giving them an intimate knowledge of the function of the system & the capabilities of the Hall County staff that work therein. Continuing this relationship allows Hall County to capitalize on the company's network and knowledge.

Justifying a Single Source

Provide an explanation why the recommended vendor is being selected over other vendors that can provide the requested commodity, technology, and/or perform the services required.
Letter from Original Equipment Manufacturer (required): ☐ Attached

Purchasing Use Only	
Buyer:	
Buyer E-Mail Address:	
Buyer Telephone:	
Contract #:	
Contract Name:	
If publicly solicited, number of protests:	
Outcome:	Choose One
Bid # (if competitively bid):	
Purchase Order #:	

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 478/2026

SUBJECT: Approve the single source preventative maintenance agreement for large equipment repair services for Public Works & Utilities to Yancey Bros. Co. of Atlanta, GA. The estimated annual cost is $178,000.00.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve the single source preventative maintenance agreement for large equipment repair services for Public Works & Utilities to Yancey Bros. Co. of Atlanta, GA. The estimated annual cost is $178,000.00.

History:

Yancey/CAT is the only vendor able to do most maintenance/repair work as well as all re-do undercarriages, re-builds and other major work on their equipment since their parts/equipment is proprietary.

Facts and Issues:
Yancey has provided PM and regular maintenance work on the heavy equipment that we have as our equipment are CAT heavy equipment and their PM/Maintenance, parts, etc. are proprietary.

There are no changes to the labor rates for FY 2027.

FY 2026 spend was $178,00.00.

Options:

Funding Requested	$ 178,000.00
Are funds within current budget?	Yes
Source of Funds	Solid Waste Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

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

Approvals:

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

Attachments:
Financial Supplement
Yancey Maintenance Agreement
Labor Rates - Yancey
Sole Source Justification

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 478/2026

Funds Requested: $ 178,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Solid Waste Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	540-SOLID WASTE FUND	4530-LANDFILL	522200-REPAIRS AND MAINTENANCE	$178,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JG

Phone: 770-531-6800

PM AGREEMENT

PARTS, FLUIDS, LABOR & TRAVEL

YANCEY BROS. CO. PREVENTATIVE MAINTENANCE AGREEMENT

CUSTOMER ACCOUNT NAME: Hall County Landfill CUSTOMER NO: 903856 QUOTE NO: 35488

PM CONTACT (NAME, EMAIL & PHONE): QUOTE DATE: 8/12/2025

Model	Serial	Starting Hours	Agreement Length (Month/Hours)	Service Hr Intervals	Total Pre-Paid Price	Cost Per Hour Price*	Pay Per Service Price*
MH3024	KH440059	999	12/1,000	500	$4,084.62	$4.08	See accompanying service price list

* The cost per hour pricing and pay per service pricing set forth in this agreement may be subject to periodic adjustment during the term of the agreement to account for cost increases, as detailed in the terms and conditions (see reverse side).

YANCEY RESPONSIBILITIES
Parts, Fluids, Labor & Travel Included To service oil compartments at recommended oil OMM intervals
Track And Schedule P.M. Services
Visual Walk-Around Inspection With Machine-Specific Checklist
Check All Fluid Levels All Compartments, Top Off. Three (3) gallons included
Change Oil And Filters In Accordance With Mfg. Lubrication & Maintenance Guide
Perform Scheduled Oil Sampling (SOS) All Compartments
Change Primary/Secondary Air Filter @ 1000 Hours
Change Fuel Filters / Water Separator
Grease Entire Machine
Dispose Of Used Oil And Used Filters
Change Air Conditioning Filters As Needed For An Additional Charge
Personal Consultation On Abnormal Oil Samples And Problems Detected Or Checklist
Maintain Records Of All PM Service History

CUSTOMER RESPONSIBILITES
Install a Telematics System, Product Link or Equivalent
Grease Machine and Check Oil Levels Daily Top off as necessary with fluids meeting OEM
Perform 10, 50, 100 and 250 Hour Maintenance As outlined in the lubrication and maintenance manual
Perform All Cooling System Maintenance As Required By Lubrication And Maintenance Manual
Make Machine Available For PM Service Upon Arrival Of PM Technician, in a safe environment
Machine must be located in the state of Georgia
Maintain a Working Product Link system if installed

Condition Monitoring service is included with Yancey's premium PM agreements

Our C.M. analyst will manage the following fleet services:

- Track hours and schedule services in advance and on time
- Ensure the correct PM service level is performed
- Monitor health & utilization by sending event reports daily and providing monthly reports

Terms of Agreement: This agreement is subject to all Yancey Bros. Co. ("Yancey") standard terms and conditions set forth on the reverse side.

CUSTOMER INITIALS:

THIS AGREEMENT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. **BILLING:**
   - If customer elects pre-paid billing, Yancey will generate an invoice up front for the entire agreement term for each serial number at the applicable pre-paid price.
   - If customer elects cost per hour billing, Yancey will generate an invoice each month for each serial number for the previous billing period hourly usage at the applicable cost per hour price (i.e., usage hours multiplied by applicable cost per hour rate).
   - If customer elects pay per service billing, Yancey will generate an invoice for each service for each serial number at the time of the service at the applicable pay per service price.
2. **PRICE ADJUSTMENTS:** The cost per hour pricing and pay per service pricing set forth in this agreement are guaranteed for a period of six months from the agreement start date. Upon each six-month anniversary of the agreement start date during the agreement term (including any renewal term), Yancey may, at its option, increase the cost per hour pricing and pay per service pricing then in effect under this agreement by the percentage increase in U.S. Bureau of Labor Producer Price Index WPUFD42 (PPI Commodity data for Final demand, not seasonally adjusted) (the "PPI") over the immediately preceding six-month period, provided that the PPI increased by at least two percent over such six-month period.
3. **EXCLUSIONS:** This agreement does not include any of the following:
   - Price above does not include taxes
   - Any repairs other than Preventative Maintenance as outlined in the respective equipment manufacturer's lubrication and maintenance guide
   - Routine adjustments like adjusting engine valve
   - Replacement cab filters, hoses, clamps, bulbs, nuts, bolts, etc.
   - Replacement filters such as engine air or fuel filters outside of the normal scheduled interval (250 and 500 hour interval PM services do not include engine air filter replacement)
   - Replacement Tier 4 type machine diesel particulate filter and components
4. **WARRANTY INFORMATION:** Yancey warrants the work performed to be free from defects in material and workmanship for a period of ninety days. Yancey's obligation under this warranty shall be limited to the repair or replacement at Yancey's premises of those new parts previously installed or labor previously performed demonstrated to be defective. Substandard repair work may be performed upon request of customer and according to customer's instructions, but such work will carry absolutely no warranty whatsoever. CUSTOMER ACKNOWLEDGES AND AGREES THAT THE LIMITED WARRANTY EXPRESSLY SET FORTH HEREIN IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, BY YANCEY WITH RESPECT TO ANY WORK PERFORMED HEREUNDER, INCLUDING ANY WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT THE LIMITED WARRANTY REMEDY EXPRESSLY SET FORTH HEREIN SHALL CONSTITUTE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY, AND YANCEY'S SOLE AND EXCLUSIVE LIABILITY, ARISING OUT OF OR RELATING TO ANY WORK PERFORMED HEREUNDER. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT NO PROMISE, WARRANTY, REPRESENTATION, OR AGREEMENT OF ANY KIND OR NATURE, WRITTEN OR ORAL, HAS BEEN MADE BY YANCEY AT VARIANCE WITH OR IN ADDITION TO THE LIMITED WARRANTY EXPRESSLY SET FORTH HEREIN.
5. **LIMITATION OF LIABILITY:** CUSTOMER ACKNOWLEDGES AND AGREES THAT YANCEY'S RESPONSIBILITIES UNDER THIS AGREEMENT ARE LIMITED TO THE PROVISION OF THE GOODS AND/OR SERVICES SPECIFICALLY OUTLINED HEREIN AND THAT YANCEY DOES NOT GUARANTEE THE DETECTION OR REPLACEMENT OF WORN OUT, DEFECTIVE, OR MALFUNCTIONING PARTS. FURTHER, CUSTOMER ACKNOWLEDGES AND AGREES, TO THE EXTENT PERMITTED BY LAW, THAT YANCEY SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES OF ANY KIND OR NATURE (INCLUDING, BUT NOT LIMITED TO, ANY LOSS OF ANTICIPATED PROFITS, LOSS OF TIME, OR OTHER ECONOMIC LOSS OR ANY INJURY TO PERSON OR PROPERTY) ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE FURNISHING, FUNCTIONING, OR USE OF ANY GOODS OR SERVICES PROVIDED HEREUNDER, REGARDLESS OF THE CAUSE OF ACTION OR THEORY OR LIABILITY AND REGARDLESS OF WHETHER YANCEY HAS BEEN SPECIFICALLY ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
6. **AUTOMATIC RENEWAL:** This agreement shall automatically renew for successive periods of one year each (each, a renewal term) unless and until either party cancels the agreement. Agreement shall not automatically renew more than four times. If customer previously elected pre-paid billing, upon renewal the agreement will convert to pay per service billing at the applicable pay per service pricing in effect as of the renewal date, unless customer again elects pre-paid billing or otherwise elects a different billing option. If customer previously elected cost per hour billing or pay per service billing, upon renewal the agreement will continue with the same billing method at the applicable pricing in effect as of the renewal date.
7. **CANCELLATION:** This agreement can be canceled at any time by either party by providing written notice of cancellation (email is sufficient) to the other party. In the event of early cancellation, the account will be reconciled, and any charges due Yancey will be payable in full at that time and any credits due to the customer will be due to the customer at that time.
8. **APPLICABLE LAW:** This agreement shall be deemed to be governed by the laws of the State of Georgia.
9. **TELEMATICS:** To the extent that the customer's machine is equipped with Product Link%u2122, customer understands that data concerning the machine, its condition, and its operation is being transmitted by Product Link%u2122 to Caterpillar Inc. its affiliates ("Caterpillar") and/or its dealers to better serve our customers and to improve upon Caterpillar products and services. The information transmitted may include: machine serial number, machine location, and operational data, including but not limited to: fault codes, emissions data, fuel usage, service meter hours, software and hardware version numbers, and installed attachments. Caterpillar will not sell or rent collected information to any other third party and will exercise reasonable efforts to keep the information secure. Caterpillar recognizes and respects customer privacy. Customer agrees to allow this data to be accessed by Caterpillar and/or its dealers. Any e-mail addresses obtained as part of this agreement by Yancey will remain the private property of Yancey.
10. **FORCE MAJEURE:** No party to this agreement shall be held responsible for delays or failure in performance resulting from an act beyond that

party's reasonable control. Such acts include but are not limited to the following: strikes or other labor disputes, lockouts, Acts of God, material shortages, riots, acts of war, governmental regulations imposed after the fact, fire, earthquakes, and other natural disasters. In the event of an occurrence giving rise to a delay or failure, the party whose performance is delayed or prevented shall give prompt written notice to the other party stating the particulars and all efforts to overcome the delay or failure. The time of performance shall be extended by the period of any such delay.

Customer Signature: _____ Date: October 23, 2025

Yancey Bros. Co. Signature: _____ Date: 10-14-2025

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

YANCEY CAT

Quote Collection ID:29503
Quote ID:37646

5/15/2025

Make	Model	Serial Number or Range	Start Hours
Caterpillar	MH3024	FM400001 - FM499999	0

Travel Zone	Service Interval	Agreement Term	Agreement Usage
51 - 75 miles	500 Hours	12 Months	2,000 Hours

Quote Detail

	Pricing	Discount	Additional Charges	Total
Initial Service 0 hours / 0 months	$0.00	$0.00	$0.00	**$0.00**
A Service 500 hours / 3 months	$1,209.15	$0.00	$608.00	**$1,817.15**
B Service 1,000 hours / 6 months	$1,543.80	$0.00	$608.00	**$2,151.80**
C Service 1,500 hours / 9 months	$1,792.46	$0.00	$608.00	**$2,400.46**
D Service 2,000 hours / 12 months	$2,170.30	$0.00	$608.00	**$2,778.30**

Additional Charges

Description	Cost	For
Travel Zone Charge	$518.00	All
Environmental Charge	$25.00	All
Top Off Fluids	$40.00	All
Technology Fee	$25.00	All

Cost Per Hour

$4.57

Pre-paid Price

$9,147.71

YANCEY CAT

Quote Collection ID:26869
Quote ID:33843

8/27/2025

Make	Model	Serial Number or Range	Start Hours
Caterpillar	826K	2T600001 - 2T699999	0

Travel Zone	Service Interval	Agreement Term	Agreement Usage
26 - 50 miles	500 Hours	60 Months	10,000 Hours

Quote Detail

	Pricing	Discount	Additional Charges	Total
Initial Service 0 hours / 0 months	$204.23	$0.00	$464.00	$668.23
A Service 500 hours / 3 months	$1,754.79	$0.00	$938.59	$2,693.38
B Service 1,000 hours / 6 months	$2,539.09	$0.00	$842.74	$3,381.83
C Service 1,500 hours / 9 months	$1,754.79	$0.00	$938.59	$2,693.38
D Service 2,000 hours / 12 months	$4,746.88	$0.00	$842.74	$5,589.62
E Service 2,500 hours / 15 months	$1,754.79	$0.00	$1,073.26	$2,828.05
F Service 3,000 hours / 18 months	$2,539.09	$0.00	$1,011.83	$3,550.92
G Service 3,500 hours / 21 months	$1,754.79	$0.00	$1,073.26	$2,828.05
H Service 4,000 hours / 24 months	$4,746.88	$0.00	$1,122.22	$5,869.10
I Service 4,500 hours / 27 months	$1,754.79	$0.00	$1,207.93	$2,962.72
J Service 5,000 hours / 30 months	$3,483.03	$0.00	$1,275.32	$4,758.35
K Service 5,500 hours / 33 months	$1,754.79	$0.00	$1,207.93	$2,962.72
L Service 6,000 hours / 36 months	$4,838.68	$0.00	$1,410.88	$6,249.56
M Service 6,500 hours / 39 months	$1,754.79	$0.00	$1,342.60	$3,097.39
N Service 7,000 hours / 42 months	$2,539.09	$0.00	$1,350.01	$3,889.10
O Service 7,500 hours / 45 months	$1,754.79	$0.00	$1,342.60	$3,097.39
P Service 8,000 hours / 48 months	$4,746.88	$0.00	$1,681.18	$6,428.06
Q Service 8,500 hours / 51 months	$1,754.79	$0.00	$1,342.60	$3,097.39

Additional Charges

Description	Cost	For
Travel Zone Charge	$399.00	All
Environmental Charge	$25.00	All
Top Off Fluids	$40.00	All
Replace With New Air Filter Element Primary	$205.73	A C E G I K M O Q S
Replace With New Air Filter Element Secondary	$104.89	A C E G I K M O Q S
Replace With New Cab Air Filter	$163.97	A B C D E F G H I J K L M N O P Q R S T
Replace With New Cab Air Pressurizer Filter	$214.77	B D F H J L N P R T
Inflation Adjustment	~	~

R Service 9,000 hours / 54 months	$2,539.09	$0.00	$1,519.11	**$4,058.20**
S Service 9,500 hours / 57 months	$1,754.79	$0.00	$1,477.27	**$3,232.06**
T Service 10,000 hours / 60 months	$5,690.82	$0.00	$2,149.45	**$7,840.27**

Cost Per Hour

$8.18

Pre-paid Price

$81,775.77

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

Public Works and Utilities

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 483/2026

SUBJECT: Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are $1,800.00) for approximately 30 tons of trash to be collected during the Shore Sweep event scheduled for September 19, 2026.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the request from the Lake Lanier Association for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are $1,800.00) for approximately 30 tons of trash to be collected during the Shore Sweep event scheduled for September 19, 2026.

History:

This is an annual event that is led by the Lake Lanier Association.

Facts and Issues:

Shore Sweep Locations:

1. Lanier Islands - 2 Dumpsters (4 tons)
2. Balus Creek - 3 Dumpsters (4 tons)
3. Gainesville Marina - 3 Dumpsters (5 tons)
4. Holly Park - 2 Dumpsters (5 tons)
5. Laurel Park - 2 Dumpsters (3 tons)
6. Little River - 2 Dumpsters (9 tons)

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	N/A

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Lake Lanier Association Dumpster Placement

Lake Lanier Association
a 501(c)3 nonprofit organization
821 Dawsonville Hwy Suite 110 Gainesville, GA 30501
(770) 744-4547 | lakeinfo@lakelanier.org | www.lakelanier.org

Shore Sweep 2026
Hall County Dumpster request and placement Hall
14 Dumpsters, 6 locations

- Lanier Islands
  - Placement: Left side of boat ramp before gate, code to get in gate
  - 7650 Lanier Islands Pkwy, Buford Ga
  - 2 Dumpsters
- Balus Creek
  - Placement: Left of boat ramp, not blocking ramp
  - 4799 Mountain View Rd, Oakwood
  - 3 Dumpsters
- Gainesville Marina
  - Placement: Same as last year
  - 2145 Dawsonville Hwy, Gainesville
  - 3 Dumpsters
- Holly Park
  - Placement: Near boat ramp not blocking ramp
  - 2603 Old Thompson Bridge Rd, Gainesville
  - 2 Dumpsters
- Laurel Park
  - Placement: Near far-left boat ramp on grassy side
  - 3100 Old Cleveland Hwy, Gainesville
  - 2 Dumpsters
- Little River
  - Placement: Near boat ramp
  - Little River Park Rd, Gainesville
  - 2 Dumpsters

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 454/2026

SUBJECT: Approve the extension of a $175,002.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Reunion Phase 9 Subdivision. Commission District 1.

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the extension of a $175,002.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Reunion Phase 9 Subdivision. Commission District 1.

History:

Facts and Issues:
The bond amount was review and found to be sufficient to cover the remaining work in the proposed right-of-way.

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

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Maintenance Bond
Final Plat Information

SURETY RIDER
Berkley Insurance Company

To be attached to and form a part of

Bond No. 0251542

Execution Date: March 7, 2023

Bond Amount: $175,002.00

Executed by: Pulte Home Company, LLC, as Principal

and by: Berkley Insurance Company, as Surety

in favor of: Hall County, Georgia

Description: Reunion Phase 9 Guaranty Performance/Maintenance Agreement

in consideration of the mutual agreements herein contained, the Principal and the Surety hereby consent to the changing:

- **Maintenance Bond Expiration Date To: September 7, 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: June 25, 2026

Signed and Sealed: June 25, 2026

Surety: Berkley Insurance Company

By: _____
Matthew Erra, Attorney-in-Fact

No. BI-7991i-el

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: ***Jeremy Polk or Matthew Erra of USI Insurance Services, LLC of Phoenix, AZ*** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.$50,000,000.00),** to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 2nd day of May, 2024.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Attest:
By _____
Philip S. Welt
Executive Vice President & Secretary

Berkley Insurance Company
By _____
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 2nd day of May, 2024, by Philip S. Welt and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

_____
Notary Public, State of Connecticut

MARIA C. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 04-30-2029

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Given under my hand and seal of the Company, this 25th day of June, 2026.

_____
Vincent P. Forte

Final Plat Information

Consider extension of $175,002.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Reunion Phase 9 Subdivision

Subject Subdivision is located off Spout Springs Road

NAME OF SUBDIVISION:	Reunion Phase 9
NAME OF OWNER/DEVELOPER:	Pulte Home Corporation
ADDRESS:	2475 Northwinds Pwky, Suite 600 Alpharetta, GA 30009
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	March 7, 2023
AMOUNT OF BOND:	$175,002.00
FINANCIAL INSTITUTION: AND ADDRESS:	Berkley Insurance Company 475 Streamboat Road Greenwich, CT 06830
Account No.:	0251542

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Sprucewood Terrace	50	955.90	20	P.M.	----

NOTES:

NUMBER OF LOTS:	10
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	14.372 AC

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 507/2026

SUBJECT: Approve the purchase of ten (10) new Ford Explorer vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of $451,314.00.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: SMF

Recommendation:
Approve.

Purpose of Request:
Approve the purchase of ten (10) new Ford Explorer vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of $451,314.00.

History:

Billy Howell Ford is a vendor in good standing with Hall County.

Facts and Issues:
Billy Howell Ford is the lowest and responsible bidder.

Vehicles will be used for the following divisions: Operations, Court Services and SRO (School Resource Officers).

Options:

Funding Requested	$ 451,314.00
Are funds within current budget?	Yes
Source of Funds	Capital Projects Fund/Restricted Programs Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:
Financial Supplement
Bid Tabs
Quotes

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 507/2026

Funds Requested: $ 451,314.00

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects Fund/Restricted Programs Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	542200-MOTOR VEHICLES	$88,596.00
2027	350-CAPITAL PROJECTS FUND	3360-SHERIFFâ€COURT SERVICES	542200-MOTOR VEHICLES	$88,596.00
2027	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	542200-MOTOR VEHICLES	$52,632.00
2027	203-RESTRICTED PROGRAMS FUND	3390-SCHOOL RESOURCE OFFICERS	542200-MOTOR VEHICLES	$221,490.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: LJM

Phone: 678-618-1235

PR #9270708	2 Ford Explorer Pursuit vehicles		
Bidders	**Billy Howell Ford**	**CarGurus**	**CarGurus**
2 Ford Explorer Pursuit vehicles	$ 88,596.00	$ 100,488.00	$ 103,564.00

PR #9270750	2026 Ford Explorer Police Wagon 4 Door		
Bidders	**Billy Howell Ford**	**CarGurus**	**CarGurus**
2026 Ford Explorer Police Wagon 4 Door	$ 88,596.00	$ 100,488.00	$ 102,944.00

PR #9270709	2026 Ford Explorer ECOBOOST with Ford Lighting Pac		
Bidders	**Billy Howell Ford**	**CarGurus**	**CarGurus**
2026 Ford Explorer ECOBOOST with Ford Lighting Pac	$ 52,632.00	$ 57,975.00	$ 59,133.00

PR #9270707	5 New Ford Explorer Pursuit Vehicles for School Resource Officers.		
Bidders	**Billy Howell Ford**	**CarGurus**	**CarGurus**
5 New Ford Explorer Pursuit Vehicles for School Resource	$ 221,490.00	$ 251,220.00	$ 257,360.00

Billy Howell Ford

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

BUYERS ORDER

CUST #: 127104

SPC# 0043854
STOCK NO. H26479
ETCH THEFT PROTECTION
DATE 05/04/2026
SALESPERSON RYAN WELCH

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504
HOME PHONE OFFICE
E-MAIL CELL

CAR ☐ TRUCK ☒ VAN ☐ OTHER ☐

NEW ☒ USED ☐ DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.
	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8AB3TGB59505

COLOR	AUTO TRANS ☒	AIR CONDITION ☐	POWER WINDOWS ☐	AM AM-FM CD CASSETTE	MANAGER
AGATE BLACK	STANDARD ☐	4 x 4 ☐	MOON ROOF ☐	4☐ 6☐ 8☐ Mileage 12	
		POWER SEATS ☐	LEATHER ☐		

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl Color
License No. Decal
Serial No.
Lien Holder
Street Address
City
State Zip
Verif. By Good Until
Account # Phone #

TITLE INFORMATION

Lien To CASH DEAL
Address
Lien Code #

350-3310-542200
PATROL

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	44295.00
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
	Quote #2
Balance Due Finance or Cash	44298.00

Deposit Rec. #

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc. to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD LINCOLN, Inc. to check any and all credit sources.

PURCHASER'S SIGNATURE

Buyer's Signature T. Morgan Date 05/04/2026

Accepted by BILLY HOWELL FORD LINCOLN, INC.
Sales Manager Date 05/04/2026

Billy Howell Ford

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

BUYERS ORDER

SPO# 0043840
STOCK NO. H26458
ETCH THEFT PROTECTION
DATE 05/01/2026
SALESPERSON RYAN WELCH

CUST #: 127104

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504

CAR ☐ TRUCK XX VAN ☐ OTHER ☐
HOME PHONE _____ OFFICE _____
E-MAIL _____ CELL _____

NEW XX / USED ☐ / DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.
	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8AB5TGB59649

COLOR	AUTO TRANS XX	AIR CONDITION ☐	POWER WINDOWS ☐	AM	AM-FM	CD	CASSETTE	MANAGER
AGATE BL	STANDARD ☐	4 x 4 ☐	MOON ROOF ☐	4☐	6☐	8☐	Mileage 17	
		POWER SEATS ☐	LEATHER ☐					

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date _____
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To CASH DEAL
Address _____
_____
Lien Code # _____

350-3310-GA2200
PATROL

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	44295.00
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
Balance Due Finance or Cash	44298.00

Deposit _____ Rec. # _____

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc. to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELLFORD LINCOLN, Inc. to check any and all credit sources.

PURCHASER'S SIGNATURE _____

Buyer's Signature _____ Date 05/01/2026

Accepted by BILLY HOWELL FORD LINCOLN, Inc.
Sales Manager _____ Date 05/01/2026

< All results



2026 Ford Explorer Police Interceptor Utility AWD

Ellijay, GA (42 mi away)

$50,244 ✓ Price includes fees

MSRP
$53,235

Dealer rating (4 reviews)
★★★★★

Features

- **Mileage** 0
- **Drivetrain** All-Wheel Drive
- **Transmission** Automatic
- **Bluetooth**
- **Backup camera**
- **Blind spot monitoring**
- **Parking sensors**

Request information

Check availability

Call (706) 551-7991

Chat

Pre-qualify for financing with no impact to your credit score.

Capital One CHA



2026 Ford Explorer
Ellijay, GA (42 mi away)

Quote #1

$50,244

Pre-qualify to know your monthly payment

No impact on credit score

Unlock real rates

Only takes minutes

Get pre-qualified

Overview

Make: Ford

Model: Explorer

Year: 2026

Trim: Police Interceptor Utility AWD

Body type: SUV / Crossover

Mileage: 0 mi

Condition: New

VIN: 1FM5K8AC0TGB30312

Stock number: 1580

Fuel economy

Fuel tank size: 21 gal

Performance

Transmission: Automatic

Drivetrain: All-Wheel Drive

Safety



2026 Ford Explorer

Ellijay, GA (42 mi away)

$50,244

Blind Spot Monitoring

Curtain Airbags

Driver Airbag

Front Side Airbags

Parking Sensors

Passenger Airbag

Measurements

Doors: 4 doors

Front legroom: 43 in

Back legroom: 40 in

Cargo volume: 52 cu ft

History

Clean title

No issues reported.

0 accidents reported

No accidents or damage reported.

Pricing

$50,244

CarGurus

MSRP $53,235

Contact dealer

Selling slowly

On the market longer than average. There may be



2026 Ford Explorer

Ellijay, GA (42 mi away)

$50,244

All results





2026 Ford Explorer Police Interceptor Utility AWD

Price includes $308 delivery to Gainesville, GA

$51,782 ✓ Price includes fees

MSRP
$50,975

Dealer rating (5 reviews)
★★★★½

Request information

Check availability

Call (334) 518-4422

Chat

Features

Mileage
25

Drivetrain
All-Wheel Drive

Exterior color
Agate Black

Interior color
Black

Engine
285 hp 3.3L V6

Fuel type
Gasoline

Transmission

Backup camera

2026 Ford Explorer
Mileage: 25 · Price includes $308 delivery to Gainesville, GA

~~$51,782~~ QUOTE #2 −$308 DELIVERY = $51,472

Model: Explorer

Year: 2026

Trim: Police Interceptor Utility AWD

Body type: SUV / Crossover

Exterior color: Agate Black

Interior color: Black

Mileage: 25 mi

Condition: New

VIN: 1FM5K8AB1TGB96584

Stock number: B96584

Fuel economy

Fuel tank size: 21 gal

Fuel type: Gasoline

Performance

Transmission: Automatic

Drivetrain: All-Wheel Drive

Engine: 285 hp 3.3L V6

Horsepower: 285 hp

Safety

ABS Brakes

Backup Camera

Curtain Airbags

Driver Airbag

2026 Ford Explorer

Mileage: 25 · Price includes $308 delivery to Gainesville, GA

$51,782

Measurements

Doors: 4 doors

Front legroom: 43 in

Back legroom: 40 in

Cargo volume: 52 cu ft

Delivery & return information

Now you can buy a car you love, even if it isn't nearby. Buy this car from home and get it shipped to your driveway.

Delivery fee
Price includes $308 delivery to Gainesville, GA.

Return policy
If the car delivered isn't as described, request a return within 7 days of arrival.

Delivery time, fees, and return policy may vary per vehicle. Contact dealer for details and to assess the vehicle before shipment. For more about delivery, visit the CarGurus Delivery FAQ.

History

Clean title
No issues reported.

0 accidents reported
No accidents or damage reported.

Billy Howell Ford

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

BUYERS ORDER

SPC# 0043909
STOCK NO H26460
ETCH THEFT PROTECTION
DATE 05/12/2026
SALESPERSON RYAN WELCH

CUST #:127104

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504
HOME PHONE OFFICE
E-MAIL CELL

CAR ☐ TRUCK ☒ VAN ☐ OTHER ☐

NEW ☒ USED ☐ DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO
	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8AB7TGB66599

COLOR	AUTO TRANS ☒ STANDARD ☐	AIR CONDITION ☐ 4 x 4 ☐ POWER SEATS ☐	POWER WINDOWS ☐ MOON ROOF ☐ LEATHER ☐	AM AM-FM CD CASSETTE 4 ☐ 6 ☐ 8 ☐	MANAGER
AGATE BL				Miles 8	

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506.

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl Color
License No Decal
Serial No
Lien Holder
Street Address
City
State Zip
Verif. By Good Until
Account # Phone #

TITLE INFORMATION

Titled To CASH DEAL
Address
Lien Code #

350-3360-542200 (1 of 2)
COURTHOUSE

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	44295.00
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
	QUOTE #3
Balance Due Finance or Cash	44298.00

Deposit Rec #

I accept delivery of this vehicle and I have read, understand and accept all provisions of this Buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc. to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD LINCOLN, Inc. to check any and all credit sources.

PURCHASER'S SIGNATURE
Accepted by BILLY HOWELL FORD LINCOLN, Inc.

Buyer's Signature Date 05/12/2026
Sales Manager Date 05/12/2026

Billy Howell Ford

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0660
www.howellford.com

BUYERS ORDER

SPO# 0043935
STOCK NO H26496
ETCH THEFT PROTECTION
DATE 05/15/2026
SALESPERSON RYAN WELCH

CUST #:127104

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504
CAR ☐ TRUCK ☒ VAN ☐ OTHER ☐ HOME PHONE OFFICE
E-MAIL CELL

NEW ☒ USED ☐ DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.	MANAGER
	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FMSK8AB5TGB66486	

COLOR	AUTO TRANS ☒	AIR CONDITION ☐	POWER WINDOWS ☐	AM	AM FM	CD	CASSETTE	
AGATE BLACK	STANDARD ☐	4x4 ☐	MOON ROOF ☐	4☐	6☐	8☐	Mileage 13	
		POWER SEATS ☐	LEATHER ☐					

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the motor car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506.

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl Color
License No Driver
Serial No.
Lien Holder
Street Address
City
State Zip
Vent By Good Until
Account # Phone #

TITLE INFORMATION

Lien To CASH DEAL
Address
Lien Code #

350-3360-542200 (2 OF 2)
COURTHOUSE

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	44295.00
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
	Quote #3
Balance Due Finance or Cash	44298.00

Deposit Rec. #

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering the Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit I/We authorize BILLY HOWELL FORD LINCOLN, Inc to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD LINCOLN, Inc to check any and all credit sources.

PURCHASER'S SIGNATURE
Accepted for BILLY HOWELL FORD LINCOLN, Inc.

Buyer's Signature Date 05/15/2026
Sales Manager Date 05/15/2026

< All results



2026 Ford Explorer Police Interceptor Utility AWD

Ellijay, GA (42 mi away)

$50,244 ✓ Price includes fees

MSRP $53,235

Dealer rating (4 reviews) ★★★★★

Features

- **Mileage** 0
- **Drivetrain** All-Wheel Drive
- **Transmission** Automatic
- **Bluetooth**
- **Backup camera**
- **Blind spot monitoring**
- **Parking sensors**

Request information

Check availability

Call (706) 551-7991

Chat

Pre-qualify for financing with no impact to your credit score.

CapitalOne CHA



2026 Ford Explorer
Ellijay, GA (42 mi away)

QUOTE #1

$50,244

Pre-qualify to know your monthly payment

No impact on credit score

Unlock real rates

Only takes minutes

Get pre-qualified

Overview

Make: Ford

Model: Explorer

Year: 2026

Trim: Police Interceptor Utility AWD

Body type: SUV / Crossover

Mileage: 0 mi

Condition: New

VIN: 1FM5K8AC0TGB30312

Stock number: 1580

Fuel economy

Fuel tank size: 21 gal

Performance

Transmission: Automatic

Drivetrain: All-Wheel Drive

Safety



2026 Ford Explorer
Ellijay, GA (42 mi away)

$50,244

Blind Spot Monitoring

Curtain Airbags

Driver Airbag

Front Side Airbags

Parking Sensors

Passenger Airbag

Measurements

Doors: 4 doors

Front legroom: 43 in

Back legroom: 40 in

Cargo volume: 52 cu ft

History

Clean title

No issues reported.

0 accidents reported

No accidents or damage reported.

Pricing

$50,244

CarGurus

MSRP $53,235

Contact dealer

Selling slowly

On the market longer than average. There may be

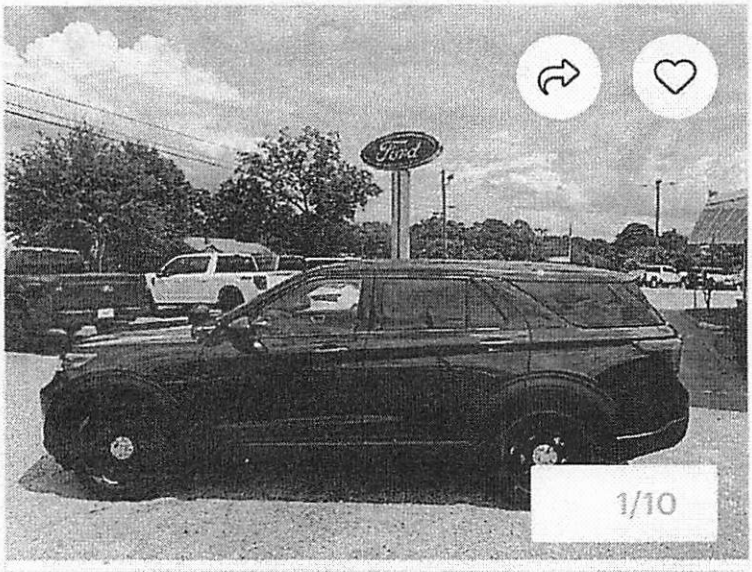


2026 Ford Explorer

Ellijay, GA (42 mi away)

$50,244

< All results





2026 Ford Explorer Police Interceptor Utility AWD

Price includes $308 delivery to Gainesville, GA

$51,782 ✓ Price includes fees

MSRP
$50,975

Dealer rating (5 reviews)
★★★★½

Request information

Check availability

Call (334) 518-4422

Chat

Features

Mileage
25

Drivetrain
All-Wheel Drive

Exterior color
Agate Black

Interior color
Black

Engine
285 hp 3.3L V6

Fuel type
Gasoline

Transmission

Backup camera

2026 Ford Explorer

Mileage: 25 · Price includes $308 delivery to Gainesville, GA

~~$51,782~~ QUOTE #2 −$308 DELIVERY = $51,472

Model: Explorer

Year: 2026

Trim: Police Interceptor Utility AWD

Body type: SUV / Crossover

Exterior color: Agate Black

Interior color: Black

Mileage: 25 mi

Condition: New

VIN: 1FM5K8AB1TGB96584

Stock number: B96584

Fuel economy

Fuel tank size: 21 gal

Fuel type: Gasoline

Performance

Transmission: Automatic

Drivetrain: All-Wheel Drive

Engine: 285 hp 3.3L V6

Horsepower: 285 hp

Safety

ABS Brakes

Backup Camera

Curtain Airbags

Driver Airbag

2026 Ford Explorer

Mileage: 25 · Price includes $308 delivery to Gainesville, GA

$51,782

Measurements

Doors: 4 doors

Front legroom: 43 in

Back legroom: 40 in

Cargo volume: 52 cu ft

Delivery & return information

Now you can buy a car you love, even if it isn't nearby. Buy this car from home and get it shipped to your driveway.

Delivery fee
Price includes $308 delivery to Gainesville, GA.

Return policy
If the car delivered isn't as described, request a return within 7 days of arrival.

Delivery time, fees, and return policy may vary per vehicle. Contact dealer for details and to assess the vehicle before shipment. For more about delivery, visit the CarGurus Delivery FAQ.

History

Clean title
No issues reported.

0 accidents reported
No accidents or damage reported.

Billy Howell Ford

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

BUYERS ORDER

SPO# 0043874
STOCK NO. H25407
ETCH THEFT PROTECTION
DATE 05/07/2026
SALESPERSON RYAN WELCH

CUST #:127104

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504

CAR ☐ TRUCK ☒ VAN ☐ OTHER ☐
HOME PHONE OFFICE
E-MAIL CELL

NEW ☒ USED ☐ DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.
	2025	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8AC8SGB93480

COLOR	AUTO TRANS	AIR CONDITION	POWER WINDOWS	AM	AM-FM	CD	CASSETTE	MANAGER
AGATE BL[illegible]	STANDARD ☐	4 x 4 ☐	MOON ROOF ☐					
		POWER SEATS ☐	LEATHER ☐	4☐	6☐	8☐	Mileage 26	

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506.

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl Color
License No. Decal
Serial No.
Lien Holder
Street Address
City
State Zip
Verif. By Good Until
Account # Phone #

TITLE INFORMATION

Lien To CASH DEAL
Address
Lien Code #

350-3310-592200
PATROL
ECOBOOST VEHICLE W/ FORD LIGHT PACKAGE INSTALLED

DEALER SUGGESTED RETAIL PRICE	52629.00
Total Cash Price	52629.00
Trade In Allowance	NA
Trade Difference	52629.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	52632.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	52632.00
	NA
	QUOTE #1
Balance Due Finance or Cash	52632.00

Deposit Rec. #

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc. to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD LINCOLN, Inc. to check any and all credit sources.

PURCHASER'S SIGNATURE
Accepted by BILLY HOWELL FORD LINCOLN, Inc.

Buyer's Signature T. Mason Date 05/07/2026
Sales Manager Date 05/07/2026

< All results





2026 Ford Explorer Police Interceptor Utility AWD

Coldwater, MI (566 mi away)

QUOTE #2

$59,133 Price includes fees

MSRP
$58,825

Dealer rating (3 reviews)
★★★★★

Request information

Check availability

Call (517) 883-4419

Pre-qualify for financing with no impact to your credit score.

CapitalOne CHA

Features

Mileage
10

Drivetrain
All-Wheel Drive

Exterior color
Agate Black

Interior color
Charcoal Black

Engine
285 hp 3.3L V6

Fuel type
Gasoline

Transmission



2026 Ford Explorer
Mileage: 10 · Coldwater, MI (566 mi away)

$59,133

Pre-qualify to know your monthly payment

No impact on credit score

Unlock real rates

Only takes minutes

Get pre-qualified

Overview

Make: Ford

Model: Explorer

Year: 2026

Trim: Police Interceptor Utility AWD

Body type: SUV / Crossover

Exterior color: Agate Black

Interior color: Charcoal Black

Mileage: 10 mi

Condition: New

VIN: 1FM5K8AB3TGB76496

Stock number: TGB76496

Fuel economy

Fuel tank size: 21 gal

Fuel type: Gasoline



2026 Ford Explorer

Mileage: 10 · Coldwater, MI (566 mi away)

$59,133

Engine: 285 hp 3.3L V6

Horsepower: 285 hp

Safety

ABS Brakes

Backup Camera

Curtain Airbags

Driver Airbag

Front Side Airbags

Passenger Airbag

Measurements

Doors: 4 doors

Front legroom: 43 in

Back legroom: 40 in

Cargo volume: 52 cu ft

History

Clean title

No issues reported.

0 accidents reported

No accidents or damage reported.

Pricing

$59,133

CarGurus

MSRP $58,825

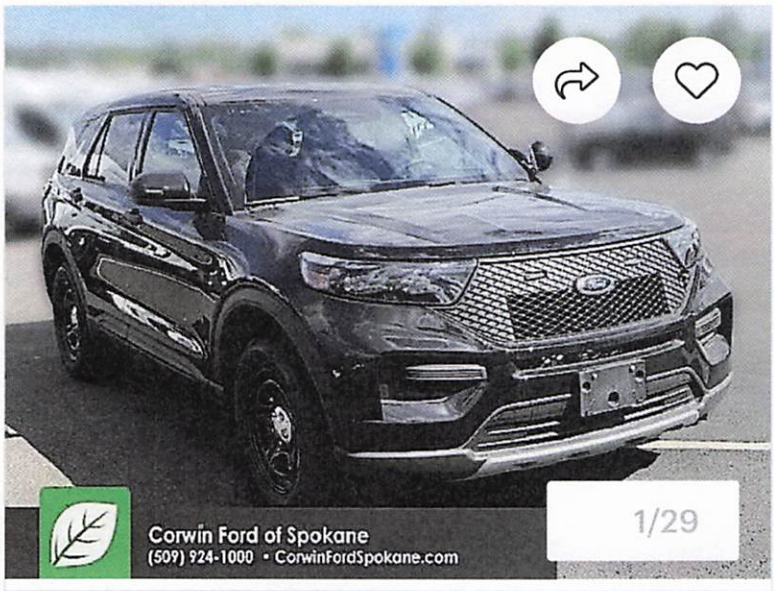


2026 Ford Explorer

Mileage: 10 · Coldwater, MI (566 mi away)

$59,133

< All results



2026 Ford Explorer Police Interceptor Utility AWD

Spokane Valley, WA (1,952 mi away)

QUOTE #3

$57,975 ✓ Price includes fees

MSRP $57,775

Dealer rating (17 reviews) ★★★★☆

Request information

Check availability

Call (509) 210-6167

Chat

Pre-qualify for financing with no impact to your credit score.

CapitalOne CHA

Features

Mileage 10

Drivetrain All-Wheel Drive

Exterior color Agate Black

Interior color Charcoal Black

Engine 285 hp 3.3L V6

Fuel type Gasoline

Transmission

Backup camera

Pre-qualify to know your monthly payment

No impact on credit score

Unlock real rates

Only takes minutes

Get pre-qualified

Overview

Make: Ford

Model: Explorer

Year: 2026

Trim: Police Interceptor Utility AWD

Body type: SUV / Crossover

Exterior color: Agate Black

Interior color: Charcoal Black

Mileage: 10 mi

Condition: New

VIN: 1FM5K8AB1TGB20640

Stock number: 7B20640

Fuel economy

Fuel tank size: 21 gal

Fuel type: Gasoline

Performance

Engine: 285 hp 3.3L V6

Horsepower: 285 hp

Safety

ABS Brakes

Backup Camera

Curtain Airbags

Driver Airbag

Front Side Airbags

Passenger Airbag

Measurements

Doors: 4 doors

Front legroom: 43 in

Back legroom: 40 in

Cargo volume: 52 cu ft

History

Clean title

No issues reported.

0 accidents reported

No accidents or damage reported.

Pricing

$57,975

CarGurus

MSRP $57,775



2026 Ford Explorer

Mileage: 10 · Spokane Valley, WA (1,952 mi away)

$57,975

Billy Howell Ford

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Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

BUYERS ORDER

SPO# 0043908
STOCK NO. H26461
ETCH THEFT PROTECTION
DATE 05/12/2026
SALESPERSON RYAN WELCH

CUST #: 127104

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504
HOME PHONE OFFICE
E-MAIL CELL

CAR ☐ TRUCK XX VAN ☐ OTHER ☐

NEW XX / USED ☐ / DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.
	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8AB3TGB67215

COLOR	AUTO TRANS XX	AIR CONDITION ☐	POWER WINDOWS ☐	AM AM FM CD CASSETTE	MANAGER
AGATE BLACK	STANDARD ☐	4 x 4 ☐	MOON ROOF ☐	4☐ 6☐ 8☐ Mileage 16	
		POWER SEATS ☐	LEATHER ☐		

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein; provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506.

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl. Color
License No. Decal
Serial No.
Lien Holder
Street Address
City
State Zip
Vent By Good Until
Account # Phone #

TITLE INFORMATION

Lien To CASH DEAL
Address
Lien Code #

203-390-542200
SRO 1 OF 5

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	44295.00
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
	Quote #3
Balance Due Finance or Cash	44298.00
Deposit Rec. #	

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELLFORD LINCOLN, Inc. to check any and all credit sources.

PURCHASER'S SIGNATURE

Buyer's Signature X J. Mikan Date 05/12/2026

Accepted by BILLY HOWELL FORD LINCOLN, Inc.
Sales Manager Date 05/12/2026

Billy Howell Ford

BUYERS ORDER

SPC# 0043907
STOCK NO. H26462
ETCH THEFT PROTECTION
DATE 05/12/2026
SALESPERSON RYAN WELCH

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

CUST #:127104

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504
HOME PHONE OFFICE
E-MAIL CELL

CAR ☐ TRUCK ☒ VAN ☐ OTHER ☐

NEW ☒ USED ☐ DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.
	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8AB9TGB67561

COLOR	AUTO TRANS	AIR CONDITION	POWER WINDOWS	AM AM-FM CD CASSETTE	MANAGER
AGATE BLACK	STANDARD ☒	4 x 4 ☐	MOON ROOF ☐	Mileage 7	
		POWER SEATS ☐	LEATHER ☐		

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506.

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl. Color
License No. Decal
Serial No.
Lien Holder
Street Address
City
State Zip
Verif. By Good Until
Account # Phone #

TITLE INFORMATION

Lien To CASH DEAL
Address
Lien Code #

203-3390-542200

SRO 2 OF 5

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	44295.00
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
Balance Due Finance or Cash	44298.00

Deposit Rec. #

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc. to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD LINCOLN, Inc. to check any and all credit sources.

PURCHASER'S SIGNATURE

Buyer's Signature Date 05/12/2026

Accepted by BILLY HOWELL FORD LINCOLN, Inc.
Sales Manager Date 05/12/2026

Billy Howell Ford

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

BUYERS ORDER

SPC# 0043906
STOCK NO. H26463
ETCH THEFT PROTECTION
DATE 05/12/2026
SALESPERSON RYAN WELCH

CUST #:127104

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504

CAR ☐ TRUCK ☒ VAN ☐ OTHER ☐
HOME PHONE OFFICE
E-MAIL CELL

NEW ☒ USED ☐ DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.
	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8AB2TGB66316

COLOR	AUTO TRANS	AIR CONDITION	POWER WINDOWS	AM AM-FM CD CASSETTE	MANAGER
AGATE BLACK	☒ STANDARD ☐	4 x 4 ☐ POWER SEATS ☐	MOON ROOF ☐ LEATHER ☐	4☐ 6☐ 8☐ Mileage 6	

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl. Color
License No Decal
Serial No
Lien Holder
Street Address
City
State Zip
Verif. By Good Until
Account # Phone #

TITLE INFORMATION

Lien To CASH DEAL
Address
Lien Code #

203-3390-542200
3 OF 5

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	~~44295.00~~
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
Balance Due Finance or Cash	44298.00

Deposit Rec. #

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc. to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD LINCOLN, Inc. to check any and all credit sources.

PURCHASER'S SIGNATURE

Buyer's Signature Date 05/12/2026

Accepted by BILLY HOWELL FORD LINCOLN, Inc.
Sales Manager Date 05/12/2026

Billy Howell Ford

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

BUYERS ORDER

SPO# 0043863
STOCK NO H26497
ETCH THEFT PROTECTION
DATE 05/06/2026
SALESPERSON RYAN WELCH

CUST #:127104

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504
HOME PHONE OFFICE
E-MAIL CELL

CAR ☐ TRUCK ☒ VAN ☐ OTHER ☐

NEW ☒ USED ☐ DEMO ☐	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.
	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8AB3TGB64509

COLOR	AUTO TRANS ☒	AIR CONDITION ☐	POWER WINDOWS ☐	AM AM-FM CD CASSETTE	MANAGER
AGATE BLACK	BENCH ☐	4 x 4 ☐	MOON ROOF ☐	4☐ 6☐ 8☐ Mileage 17	
	BOARD ☐	POWER SEATS ☐	LEATHER ☐		

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506.

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl. Color
License No. Decal
Serial No.
Lien Holder
Street Address
City
State Zip
Verif. By Good Until
Account # Phone #

TITLE INFORMATION

Lien To CASH DEAL
Address
Lien Code #

203-3390-592200

4 OF 5

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	44295.00
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
Balance Due Finance or Cash	44298.00

Deposit Rec. #

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc. to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD LINCOLN, Inc. to check any and all credit sources.

Buyer's Signature T. Hall Date 05/06/2026

PURCHASER'S SIGNATURE
Accepted by BILLY HOWELL FORD LINCOLN, Inc.
Sales Manager Date 05/06/2026

Billy Howell Ford

BUYERS ORDER

1805 Atlanta Highway • Cumming, GA 30040
Bus.: (770) 887-2311 • Fax: (770) 887-0080
www.howellford.com

CUST #:127104

SPC# 0043856
STOCK NO. H26478
ETCH THEFT PROTECTION
DATE 05/04/2026
SALESPERSON RYAN WELCH

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE
STATE GA COUNTY HALL ZIP 30504

CAR ☐ TRUCK XX VAN ☐ OTHER ☐
HOME PHONE OFFICE
E-MAIL CELL

NEW / USED / DEMO	YEAR	MAKE	MODEL	BODY TYPE	SERIAL NO.
XX	2026	FORD	EXPLORER POLI	WAGON 4 DOOR	1FM5K8ABXTGB64541

COLOR	AUTO TRANS / STANDARD	AIR CONDITION / 4 x 4 / POWER SEATS	POWER WINDOWS / MOON ROOF / LEATHER	AM / AM-FM / CD / CASSETTE	MANAGER
AGATE BLACK	XX			4☐ 6☐ 8☐ Mileage 17	

SOCIAL SECURITY NUMBER
DATE OF BIRTH

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated herein, then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE LABEL on the vehicle Pursuant to Public Law 85-506.

Customer Signature Exp. Date

TRADE-IN DESCRIPTION

Year Make
Model Type Mileage
Cyl. Color
License No. Decal
Serial No.
Lien Holder
Street Address
City
State Zip
Verif. By Good Until
Account # Phone #

TITLE INFORMATION

Lien To CASH DEAL
Address
Lien Code #

203-3390-542200
5 OF 5

DEALER SUGGESTED RETAIL PRICE	44295.00
Total Cash Price	44295.00
Trade In Allowance	NA
Trade Difference	44295.00
Electronic Filing Fee	NA
Doc Fees	977.00
TAVT	NA
License	NA
Title	NA
Emissions Inspection (Used Only)	NA
GWRA (New Only)	3.00
Subtotal	44298.00
Net Pay Off	NA
Rebate	NA
Cash on Delivery	NA
Balance	44298.00
	NA
Balance Due Finance or Cash	44298.00

Deposit Rec. #

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyer's order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

For the purpose of securing credit, I/We authorize BILLY HOWELL FORD LINCOLN, Inc. to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELLFORD LINCOLN, Inc. to check any and all credit sources.

PURCHASER'S SIGNATURE
Accepted by BILLY HOWELL FORD LINCOLN, Inc.

Buyer's Signature X [signature] 3/5 Date 05/04/2026
Sales Manager [signature] Date 05/04/2026

< All results



2026 Ford Explorer Police Interceptor Utility AWD

Ellijay, GA (42 mi away)

$50,244 ✓ Price includes fees

MSRP
$53,235

Dealer rating (4 reviews)
★★★★★

Features

- **Mileage** 0
- **Drivetrain** All-Wheel Drive
- **Transmission** Automatic
- **Bluetooth**
- **Backup camera**
- **Blind spot monitoring**
- **Parking sensors**

Request information

Check availability

Call (706) 551-7991

Chat

Pre-qualify for financing with no impact to your credit score.

CapitalOne CHA



2026 Ford Explorer
Ellijay, GA (42 mi away)

Quote #1

$50,244

Pre-qualify to know your monthly payment

No impact on credit score

Unlock real rates

Only takes minutes

Get pre-qualified

Overview

Make: Ford

Model: Explorer

Year: 2026

Trim: Police Interceptor Utility AWD

Body type: SUV / Crossover

Mileage: 0 mi

Condition: New

VIN: 1FM5K8AC0TGB30312

Stock number: 1580

Fuel economy

Fuel tank size: 21 gal

Performance

Transmission: Automatic

Drivetrain: All-Wheel Drive

Safety



2026 Ford Explorer

Ellijay, GA (42 mi away)

$50,244

Blind Spot Monitoring

Curtain Airbags

Driver Airbag

Front Side Airbags

Parking Sensors

Passenger Airbag

Measurements

Doors: 4 doors

Front legroom: 43 in

Back legroom: 40 in

Cargo volume: 52 cu ft

History

Clean title

No issues reported.

0 accidents reported

No accidents or damage reported.

Pricing

$50,244

CarGurus

MSRP $53,235

Contact dealer

Selling slowly

On the market longer than average. There may be



2026 Ford Explorer

Ellijay, GA (42 mi away)

$50,244

< All results



2026 Ford Explorer Police Interceptor Utility AWD

Price includes $308 delivery to Gainesville, GA

$51,782 ✓ Price includes fees

MSRP
$50,975

Dealer rating (5 reviews)
★★★★½

Request information

Check availability

Call (334) 518-4422

Chat

Features

Mileage
25

Drivetrain
All-Wheel Drive

Exterior color
Agate Black

Interior color
Black

Engine
285 hp 3.3L V6

Fuel type
Gasoline

Transmission

Backup camera

2026 Ford Explorer
Mileage: 25 · Price includes $308 delivery to Gainesville, GA

$51,782

QUOTE #2
-$308 DELIVERY =
$51,472

Model: Explorer

Year: 2026

Trim: Police Interceptor Utility AWD

Body type: SUV / Crossover

Exterior color: Agate Black

Interior color: Black

Mileage: 25 mi

Condition: New

VIN: 1FM5K8AB1TGB96584

Stock number: B96584

Fuel economy

Fuel tank size: 21 gal

Fuel type: Gasoline

Performance

Transmission: Automatic

Drivetrain: All-Wheel Drive

Engine: 285 hp 3.3L V6

Horsepower: 285 hp

Safety

ABS Brakes

Backup Camera

Curtain Airbags

Driver Airbag

2026 Ford Explorer

Mileage: 25 · Price includes $308 delivery to Gainesville, GA

$51,782

Measurements

Doors: 4 doors

Front legroom: 43 in

Back legroom: 40 in

Cargo volume: 52 cu ft

Delivery & return information

Now you can buy a car you love, even if it isn't nearby. Buy this car from home and get it shipped to your driveway.

Delivery fee
Price includes $308 delivery to Gainesville, GA.

Return policy
If the car delivered isn't as described, request a return within 7 days of arrival.

Delivery time, fees, and return policy may vary per vehicle. Contact dealer for details and to assess the vehicle before shipment. For more about delivery, visit the CarGurus Delivery FAQ.

History

Clean title
No issues reported.

0 accidents reported
No accidents or damage reported.

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 487/2026

SUBJECT: Approve the ratification of the application, award, and any further supplemental funding for the U.S. Office of Community Oriented Policing Services' (COPS) Technology and Equipment Program (TEP) for the Sheriff's Office to purchase a police drone in the amount of $87,280.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: SMF

Recommendation:
Approve

Purpose of Request:
Approve the ratification of the application, award, and any further supplemental funding for the U.S. Office of Community Oriented Policing Services' (COPS) Technology and Equipment Program (TEP) for the Sheriff's Office to purchase a police drone in the amount of $87,280.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

History:

This will be Hall County's first time applying for this funding opportunity.

Facts and Issues:

Options:

The Office of Community Oriented Policing Services (COPS) is the component of the U.S. Department of Justice responsible for advancing the practice of community policing and the Administration's priority of Making America Safe Again by supporting the nation's state, local, territorial, and Tribal law enforcement agencies through information and grant resources.

The Technology and Equipment Program (TEP) is designed to develop and acquire effective law enforcement equipment, technologies, and interoperable communications that assist in responding to and preventing crime and expand the implementation of community policing.

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

Approvals:

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

Attachments:

FY26 COPS Tech. & Equip. NOFO
FY26 COPS Tech. & Equip. Grant Application

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 487/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

Multiple Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	3310-SHERIFFâ€OPERATIONS	331110-FEDERALâ€OPERATING DIRECT	$-87,280.00
2027	250-MULTIPLE GRANT FUND	3310-SHERIFFâ€OPERATIONS	531600-SMALL FURNITURE & EQUIPMENT	$87,280.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JM

Phone:

OMB No. 1103-0098
Approval Expires 05/31/2028

FY 2026 COPS Technology and Equipment Program

Grants.gov Funding Opportunity Number: O-COPS-2026-172583

Application Deadlines in Eastern Time (ET):

1: Complete SF-424 and Submit in Grants.gov: **July 16, 2026, by 4:59 ET**

2: Submit full application in JustGrants: **July 23, 2026, by 4:59 ET**

Community Oriented Policing Services
U.S. Department of Justice

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1. BASIC INFORMATION

Purpose of the Funding

The Office of Community Oriented Policing Services (COPS) is the component of the U.S. Department of Justice responsible for advancing the practice of community policing and the Administration's priority of Making America Safe Again by supporting the nation's state, local, territorial and Tribal law enforcement agencies through information and grant resources.

This is a notice of funding opportunity (NOFO) for the FY26 Technology and Equipment Program (TEP). This noncompetitive, invitational, funding opportunity provides funding to state, territorial, local, Tribal, and other entities designated under the heading "Community Oriented Policing Services, Technology and Equipment Community Projects / COPS Law Enforcement Technology and Equipment" in the Congressional Joint Explanatory Statement – Division C, which is incorporated by reference into Public Law 119-74, to develop and acquire effective law enforcement equipment, technologies and interoperable communications that assist in responding to and preventing crime and expand the implementation of community policing. Equipment funded under this program should meet any applicable requirements of the National Institute of Standards and Technology's Office of Law Enforcement Standards.

See the Eligible Applicants section for eligibility details.

All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

Funding Details

Announcement Type	Initial
Assistance Listing Number	16.710
Statutory Authority	Omnibus Crime Control and Safe Streets Act of 1968, as amended, and the Violent Crime Control and Law Enforcement Act of 1994, Title I, Part Q, Public Law 103-322, 34 U.S.C. § 10381 et seq
Grants.gov Opportunity Number	O-COPS-2026-172583
Expected Total Amount of Funding	$401,406,387
Anticipated Number of Awards	437

Award Type(s)	Grants
Anticipated Award Amount	Up to $20,000,000
Expected Award Period(s)	24 months starting on January 23, 2026

Key Dates and Times

NOFO Release Date	June 2, 2026
Step 1: Grants.gov Deadline	04:59 p.m. ET on July 16, 2026
Step 2: JustGrants Deadline	04:59 p.m. ET on July 23, 2026
Anticipated Notification Date	On or after October 1, 2026

See Questions? at the end of this NOFO for agency contact information.

2. ELIGIBILITY

Eligible Applicants

Eligible applicants are limited to those identified in the Congressional Joint Explanatory Statement (JES) for the projects designated for funding. See FY26 CJS JES. The list of eligible applicants is also provided in the FY26 TEP Application Resource Guide.

Cost Sharing (Match) Requirement: This NOFO does not require cost sharing (match).

Additional Eligibility Factors

- The legal name (or "doing business as" name) associated with the applicant's unique entity identifier (UEI) as registered in the System of Award Management (SAM) must coincide with the agency name listed in the JES.
- State and local governmental entities must comply with 8 U.S.C. §1373, which provides that State and local government entities may not prohibit, or in any way restrict, any government entity or official from sending to, receiving from, maintaining, or exchanging information regarding citizenship or immigration status, lawful or unlawful, of any individual with components of the U.S. Department of Homeland Security or any other federal, state or local government entity. This includes any prohibitions or restrictions imposed or established by a State or local government entity or official.

3. PROGRAM DESCRIPTION

Statutory Authority

Omnibus Crime Control and Safe Streets Act of 1968, as amended, and the Violent Crime Control and Law Enforcement Act of 1994, Title I, Part Q, Public Law 103-322, 34 U.S.C. § 10381 et seq.

Commerce, Justice, Science; Energy and Water Development; and Interior and Environment Appropriations Act, 2026 (Public Law 119-74)

> *$401,406,387 is for a law enforcement technologies and interoperable communications program, and related law enforcement and public safety equipment, which shall be made available for the COPS Tech projects, and in the amounts, specified in the table titled "Community Project Funding/Congressionally Directed Spending" included for this division in the explanatory statement described in section 4 (in the matter preceding division A of this consolidated Act) (Pub. L. No. 119-74, div A, title II (2026)*

The Commerce, Justice, Science; Energy and Water Development; and Interior and Environment Appropriations Act, 2026 (Public Law 119-74) Division A JES lists the designated projects, which the Act incorporates by reference, as stated in relevant part, below—

> *Community Oriented Policing Services, Technology and Equipment Community Projects/COPS Law Enforcement Technology and Equipment ("projects"). The agreement provides $401,406,387 for grants to state, local, Tribal, territorial, and other entities to develop and acquire effective equipment, technologies, and interoperable communications that assist in responding to and preventing crime. The agreement notes that the projects included in this statement should help improve police effectiveness and the flow of information among law enforcement agencies, local government service providers, and the communities they serve. Equipment funded under this program should meet any applicable requirements of the National Institute of Standards and Technology's Office of Law Enforcement Standards. The agreement directs the Department to provide the funding for the projects listed in the table titled, "Community Project Funding/Congressionally Directed Spending" at the end of this joint explanatory statement in the corresponding amounts, which are incorporated by reference in this act.*

Agency Funding Priorities

Unallowable Activities: The COPS Office has identified activities that are unallowable and will not be funded: read the FY26 TEP Application Resource Guide for details. In addition, refer to the Budget section in this NOFO for information on allowable and unallowable costs to help you develop your application.

Goals and Objectives of this Funding Opportunity

Goal 1: Respond to and prevent crime, expand the implementation of community policing, and improve police effectiveness and the flow of information among law enforcement agencies, local government service providers, and the communities they serve.

> **Objective 1:** Develop and acquire effective equipment, technologies, and interoperable communications.

Expected Outcomes

The COPS Office will measure success by reviewing a recipient's submission of performance reports and data and the extent to which project implementation reflects progress toward the goals and objectives of this NOFO.

Deliverables

Recipients do not need to submit any deliverables other than the standard items in the Post-Award Requirements and Administration section.

4. APPLICATION CONTENTS AND FORMAT

Application Contents List

The COPS Office will only consider applications that contain all required parts, which are marked ***REQUIRED*** below. Refer to the DOJ Grant Application Submission Checklist for application instructions. All supporting documents and resources for this program are on the COPS Office Website at https://cops.usdoj.gov/TEP.

Please **do not** include any content, including attachments or language within your application, commenting, modifying, challenging, and/or editing the grant requirements including the terms and conditions. Such content, if included, will not be **reviewed or considered** when evaluating your application nor will any attachment from an applicant unilaterally change the terms of a grant if awarded.

Application Item	Submission Type
Step 1: Grants.gov	
Application for Federal Assistance: SF-424 ***REQUIRED***	Online Form
Step 2: JustGrants	
Standard Applicant Information ***REQUIRED***	Online Form
Data Requested with Application ***REQUIRED***	Online Form
Budget ***REQUIRED***	Online Form
Additional Application Components • Non-Competitive Justification (if applicable) • Consultant Rate Justification (if applicable)	Attachment

Standard Applicant Information *REQUIRED*

Review and edit as needed the information imported from the SF-424 submitted in Grants.gov and add ZIP codes for areas affected by the project.

Proposal Abstract

In JustGrants, enter a proposal abstract briefly summarizing (in 5–6 sentences / 500 words or less) the proposed project. As abstracts for funded projects are public, do not include any personally identifying information (*e.g.,* staff names). The abstract should include names of applicant and partners, project title, purpose of the project (including goal and intended outcome), primary activities for which funds are requested, key partners, and who will benefit (including geographic area to be served). The abstract should be coherent, concise, and able to stand alone as a project summary. The abstract will not be scored but is used throughout the review process.

Write your project abstract for a general public audience without any personally identifiable or law enforcement sensitive information. Avoid using acronyms or terminology unfamiliar to a general public audience. This abstract, along with other federal award information, may be published on publicly available government-wide websites.

Data Requested with Application *REQUIRED*

A copy of the survey questions required for this NOFO can be found at https://cops.usdoj.gov/pdf/2026ProgramDocs/tep/Survey_Questions.pdf.

Budget and Associated Documentation

Budget *REQUIRED*

- Applicants must complete the Budget Detail Worksheet (Web-Based Form) in JustGrants, providing narrative entries in the "additional narrative" field to describe and justify each proposed cost. Read Complete the Application in JustGrants: Budget for more information on completing the form.
- Include only costs that are reasonable, allocable, necessary to implement the project, and directly link to the project title identified in the JES. Costs must be allowable under the funding statute and agency requirements.[1] See the FY26 TEP Application Resource Guide for a nonexhaustive list of allowable and unallowable costs.
- The information in the "additional narrative" field(s) should be mathematically sound and correspond clearly with the information provided in the budget detail worksheets. The narrative should explain how the applicant estimated and calculated all costs and how those costs are necessary to the completion of the proposed project and demonstrate the efficient use of funding in achieving program goals.
- List each cost needed to implement the project under the appropriate cost category.
    - Clearly name and describe each cost.
    - Show the computation of each cost (*e.g.*, cost per unit, number of units, and total cost).
- All items will be reviewed on a case-by-case basis to determine reasonableness and allowability in the context of the allowable and unallowable costs of the program's purpose areas.
- Costs incurred on or after January 23, 2026, the enactment date of Commerce, Justice, Science; Energy and Water Development; and Interior and Environment Appropriations Act, 2026 (Public Law 119-74) but prior to issuance of an award and approval of the project budget by the COPS Office may be reimbursed, but are incurred at the applicant's own risk, as authorized costs will be limited to those approved by the COPS Office.

[1] Read information on unallowable costs that apply to all funding opportunities in 2 C.F.R. Part 200, Subpart E and the DOJ Grants Financial Guide.

Budget/Financial Attachments

- **Non-Competitive Justification (if applicable)**: Applicants should attach the noncompetitive justification or sole source justification as applicable. Additional guidance can be found in the Sole Source Justification Fact Sheet.
- **Consultant Rate Justification (if applicable)**: Applicants should attach the consultant rate justification as applicable. Additional guidance can be found in the Consultant/Contractor Rate Information for COPS Office Awards Fact Sheet.

Disclosures and Assurances

Complete the disclosures, assurances, and certifications in JustGrants. See the FY26 TEP Application Resource Guide for more information.

5. SUBMISSION REQUIREMENTS AND DEADLINES

The DOJ Grant Application Submission Checklist provides instructions for how to submit by the deadlines. Executive Order (E.O.) 12372 (Intergovernmental Review of Federal Programs) applies to this funding opportunity. See the appendices of the FY26 TEP Application Resource Guide for additional information.

Read COPS Office policy for applicants to request late submission due to technical difficulties, severe weather, or natural or manmade disasters in the FY26 TEP Application Resource Guide.

6. APPLICATION REVIEW INFORMATION

The FY26 TEP Application Resource Guide explains the responsiveness review, review criteria, review and selection process including risk review, and deciding official.

7. AWARD NOTICES

Read about the award notification process in the FY26 TEP Application Resource Guide.

8. POST-AWARD REQUIREMENTS AND ADMINISTRATION

Read the FY26 TEP Application Resource Guide for more information about standard award terms and conditions, administrative and national policy requirements, and post-award reporting requirements.

9. QUESTIONS?

NOFO Contact	COPS Office Response Center Phone: 800-421-6770 Email: AskCopsRC@usdoj.gov Hours: 9 a.m. to 5 p.m. ET Monday–Friday (closed federal holidays)
SAM.gov Help Desk	Website: https://sam.gov/content/help Hours: 8 a.m. to 8 p.m. ET Monday–Friday
Grants.gov Help Desk	Phone: 800-518-4726 Email: support@grants.gov Website: https://www.grants.gov/support Hours: 24 hours a day, 7 days a week (closed federal holidays)
JustGrants Help Desk	Phone: 833-872-5175 Email: JustGrants.Support@usdoj.gov Hours: 7 a.m. to 9 p.m. ET Monday–Friday; 9 a.m. to 5 p.m. ET Saturday, Sunday, and federal holidays.



Confirmation

Thank you for submitting your grant application package via Grants.gov. Your application is currently being processed by the Grants.gov system. Once your submission has been processed, Grants.gov will send email messages to advise you of the progress of your application through the system. Over the next 24 to 48 hours, you should receive two emails. The first will confirm receipt of your application by the Grants.gov system, and the second will indicate that the application has either been successfully validated by the system prior to transmission to the grantor agency or has been rejected due to errors.

Please do not hit the back button on your browser.

If your application is successfully validated and subsequently retrieved by the grantor agency from the Grants.gov system, you will receive an additional email. This email may be delivered several days or weeks from the date of submission, depending on when the grantor agency retrieves it.

You may also monitor the processing status of your submission within the Grants.gov system by clicking on the “Track My Application” link listed at the end of this form.

Note: Once the grantor agency has retrieved your application from Grants.gov, you will need to contact them directly for any subsequent status updates. Grants.gov does not participate in making any award decisions.

IMPORTANT NOTICE: If you do not receive a receipt confirmation and either a validation confirmation or a rejection email message within 48 hours, please contact us. The Grants.gov Contact Center can be reached by email at support@grants.gov, or by telephone at 1-800-518-4726. Always include your Grants.gov tracking number in all correspondence. The tracking numbers issued by Grants.gov look like GRANTXXXXXXXX.

If you have questions please contact the Grants.gov Contact Center: support@grants.gov
1-800-518-4726 24 hours a day, 7 days a week. Closed on federal holidays.

The following application tracking information was generated by the system:

Grants.gov Tracking Number:	GRANT14720645
UEI:	USZBJ4CMC7B6
Submitter's Name:	Sommer Green
Assistance Listing Number:	16.710
Assistance Listing Title:	Public Safety Partnership and Community Policing Grants
Funding Opportunity Number:	O-COPS-2026-172583
Funding Opportunity Description:	FY26 COPS Technology and Equipment Program
Agency Name:	Community Oriented Policing Services
Application Name of this Submission:	Hall County, Georgia
Date/Time of Receipt:	Jul 21, 2026 03:01:54 PM EDT

TRACK MY APPLICATION – To check the status of this application, please click the link below:

https://apply07.grants.gov/apply/spoExit.jsp?p=applicants/grant-applications/track-my-application?tracking_num=GRANT14720645

It is suggested you Save and/or Print this response for your records.

WORKSPACE FORM

1-800-518-4726
SUPPORT@GRANTS.GOV

This Workspace form is one of the forms you need to complete prior to submitting your Application Package. This form can be completed in its entirety offline using Adobe Reader. You can save your form by clicking the "Save" button and see any errors by clicking the “Check For Errors” button. In-progress and completed forms can be uploaded at any time to Grants.gov using the Workspace feature.

When you open a form, required fields are highlighted in yellow with a red border. Optional fields and completed fields are displayed in white. If you enter invalid or incomplete information in a field, you will receive an error message. Additional instructions and FAQs about the Application Package can be found in the Grants.gov Applicants tab.

OPPORTUNITY & PACKAGE DETAILS:

Opportunity Number:	O-COPS-2026-172583
Opportunity Title:	FY26 COPS Technology and Equipment Program
Opportunity Package ID:	PKG00293023
Assistance Listing Number:	16.710
Assistance Listing Title:	Public Safety Partnership and Community Policing Grants
Competition ID:	
Competition Title:	
Opening Date:	06/02/2026
Closing Date:	07/21/2026
Agency:	Community Oriented Policing Services
Contact Information:	COPS Office Response Center

APPLICANT & WORKSPACE DETAILS:

Workspace ID:	WS01725138
Application Filing Name:	Hall County, Georgia
UEI:	USZBJ4CMC7B6
Organization:	HALL COUNTY GEORGIA
Form Name:	Application for Federal Assistance (SF-424)
Form Version:	4.0
Requirement:	Mandatory
Download Date/Time:	Jul 22, 2026 12:29:17 PM EDT
Form State:	No Errors

FORM ACTIONS:

FY26 COPS TEP O-COPS-2026-172583

Hall County, Georgia Application

Project Abstract

The "Hall County, Georgia Modernizing Rural Patrol and Subject Tracking via Unmanned Aircraft Technology" initiative utilizes a police drone to help deputies respond faster and more safely to emergencies. Primary activities include thermal nighttime tracking of suspects and missing people, long range zoom identification of vehicles and weapons, rapid crash and crime scene mapping, and can be deployed as a first responder on the scene of a crime or accident. This will allow officers to know what is happening and prepare themselves before they arrive on the scene. The video from the drone gives a clear record of events during incidents, which can be used in court to support fairness and accountability. Hall County citizens, drivers on Hall County roads, and first responders all benefit from safer, quicker, and more informed police responses.

Need for Federal Assistance

Hall County is requesting federal assistance because, while the county recognizes the value of drone technology, the county budget has not had the financial capacity to launch and sustain a fully capable program. The county has and is experiencing rapid population expansion leaving the county budget consumed by essential services such as patrol staffing, jail operations, courts, roads, Fire and EMS. In past budget cycles, the full cost of an advanced drone system, aircraft, thermal and zoom cameras, batteries, secure storage and docking, software, FAA compliant pilot training, data management, and maintenance, has repeatedly placed this capability out of reach without cutting critical services. Instead, the county has had to rely on occasional assistance from neighboring or state agencies for aerial support, leading to delayed or unavailable coverage during time sensitive events like missing persons, armed subjects, or major crashes. Federal funding would allow Hall County to overcome this resource gap, giving deputies and residents reliable access to life saving technology.

Proposed Technology and Equipment Project

Please describe the crime problem(s) that will be addressed with this grant and provide relevant facts or data to show the nature, prevalence, and severity of the problem. Applicants must clearly describe:

- **How this project aligns with the project title listed in the Joint Explanatory Statement;**
- **How this project will fulfill a specific public safety need, assist in responding to and preventing crime, and expand the implementation of community policing;**

- **How the project will improve police effectiveness and the flow of information among law enforcement agencies, local government service providers, and the communities they serve; and**
- **How this project will help agencies reorient their mission toward community-oriented policing or enhance their involvement or commitment to community policing.**

This project will help prevent crime, expand community policing, and meet a clear public safety need in Hall County by giving deputies a safer, more efficient way to see and respond to problems before they escalate. By providing an aerial view of high-risk areas, large events, traffic corridors, and repeat crime locations, the drone allows officers to spot suspicious activity, weapons, or protentional conflicts early, so they can intervene before crimes or violent confrontations occur. Because the drone can quickly check alarms, scan crash scenes, and locate suspects or missing people, deputies spend less time traveling allowing more time for foot patrols, school visits, neighborhood meetings, and addressing direct problems with Hall County citizens. The county has wide rural areas, heavy traffic, and wooded terrain where ground units alone struggle to find missing children and elderly residents or safely contain fleeing suspects without facing dangerous pursuits. It also addresses community demands for transparency by capturing objective video of critical incidents. Real time video sharing with supervisors, and on-scene officers improves information flow and reduces miscommunication, so decisions are based on a common, accurate picture of events. As the drone takes on high risk searching and routine verification tasks, the agency can reorient its mission away from reactive, enforcement only work toward prevention, de-escalation, and partnership with the community, involving residents in setting clear policies, oversight, and public demonstrations that show the technology is being used to protect and serve.

Define the goal and objectives that you are ultimately trying to accomplish through this grant and how the proposed project would fit into an overall effort to address the problems identified above. [Limit your response to a maximum of 500 words.]

Hall County's main goal with this grant is to make the community safer while using its deputies' time more wisely and building stronger trust with residents. The county wants to reduce crime, find missing people faster, avoid dangerous high-speed chases and unwelcome entry into private property, while also giving the public clearer information about what really happens during serious incidents. To do this, the objectives of the project are to: One(1) use the drone as a First Responder to quickly see what is happening at crime scenes, crashes, and missing-person calls; Two(2) improve safety for residents, officers,

and bystanders by using an overhead view to guide safer approaches and reduce the need for risky pursuits; Three(3) speed up documenting wrecks and crime scenes so roads reopen sooner and deputies get back in service faster; Four(4) capture clear video that supports transparency, investigations, and fair reviews of police actions; and Five(5) free up deputies to spend more time in neighborhoods, schools, and community meetings instead of hours searching large areas on foot or in cars. The drone project fits into Hall County's overall effort by filling the gaps that come from having a lot of rural land, busy highways, and limited staff. With this tool, the county can respond smarter and more efficiently, shift from just reacting to 911 calls toward preventing problems and give residents a stronger voice in how technology is used to protect them.

How will you ensure effective implementation of the project? Applicants must identify any applicable governmental and community initiatives which complement or will be coordinated with the proposed project. Include a detailed timeline with key activities and milestones to take place within the life of the grant. [Limit your response to a maximum of 500 words.]

Hall County will ensure effective implementation of this project by assigning clear leadership, integrating the drone into current operations, following strong written policies, and coordinating with existing public-safety initiatives at the county and state level. The Sheriff's Office will designate a UAS Program Coordinator and core team responsible for policy, training, data tracking, and coordination with Patrol, Investigations, Training, and the Real-Time Crime Center, and will adopt detailed procedures covering when the drone can be used, how video is stored, how privacy is protected, and how community questions are handled. The project will complement ongoing Hall County efforts to reduce traffic fatalities, improve rural emergency response, and target rural property crime, while also aligning with Georgia's highway safety, violent crime reduction, and emergency management initiatives, including search and rescue operations.

A phased implementation over roughly 12–18 months will guide progress; Months 1–2, the county will launch the project, assign leaders, finalize procurement, and begin drafting policy; Months 3–4, it will purchase the drone and related equipment and complete core policies while selecting pilot candidates; Months 5–7, pilots will obtain FAA Part 107 certification, complete scenario-based training, run test flights with patrol and the Real-Time Crime Center, and begin community outreach and demonstrations; Months 8–10, the drone will be used operationally on a limited basis for priority calls such as missing persons, serious crashes, and high-risk incidents, with live streaming and baseline data collection on response times, searches, and scene-clearance times; and in Months 11–12, leadership will evaluate results, adjust policies and training, and expand deployment

across more shifts and call types, fully integrating the drone into written patrol and investigative procedures. If the grant period extends to 18 months, the county will further refine the program, formalize coordination with neighboring agencies and state emergency management, and provide regular public and grantor reports on use, safeguards, and outcomes. This structured, policy driven, and coordinated approach will help Hall County deploy the drone responsibly, measurably improve safety and efficiency, and maintain community confidence.

Please provide information on the proposed community policing activities, including partnerships, organizational transformation, and problem solving, that will be implemented or enhanced because of grant funding for this project. [Limit your response to a maximum of 500 words.]

Grant funding for this program will allow Hall County to strengthen and simplify community policing activities through better partnerships, internal changes, and more focused problem solving. Partnerships between the Sheriff's Office will grow by holding regular meetings and demonstrations with schools, neighborhood groups, churches, and businesses to show how the drone works, explain its limits, and answer questions. The agencies can coordinate with Fire/EMS, emergency management, and nearby law enforcement agencies so the drone is available for joint search and rescue, missing child calls, and disaster response, making it a shared community resource rather than just a tactical tool. The department can also involve local leaders, civic groups, and advocacy organizations in reviewing policies on privacy, data storage, and when the drone can and cannot be used, giving residents a real say in how new technology supports their safety. Inside the organization, the grant will help Hall County create a structured UAS program with trained pilots, clear supervision, and written procedures that reflect community policing values like transparency and minimal intrusion. Due to the drone's ability to handle many time consuming search and documentation tasks, deputies will gain more time for nonenforcement contact walking neighborhoods, visiting schools, attending community meetings, and following up with victims and residents. Supervisors can use drone footage in training and debriefings to reinforce de-escalation and communication skills. For problem-solving, the drone will help identify and address repeat issues such as illegal dumping, rural burglaries, traffic crashes at the same intersections, and ongoing trouble spots around certain properties or parking areas. Deputies can use aerial views and mapping to better understand what is happening, then sit down with affected residents, businesses, and other county departments (roads, code enforcement, public works) to design targeted fixes like improved lighting, adjusted traffic patterns, or specific patrol plans. In rural areas, deputies and landowners can work together to map common trespass or theft routes and use the drone to support prevention strategies, not just arrests. For

vulnerable groups, like seniors with dementia, at risk youth, or people in mental health crisis, the county can partner with schools, hospitals, and service providers to create fast response plans to assist finding people by using the drone. Overall, the grant will help Hall County use the drone not just to respond faster, but to build stronger relationships, involve the community in decisions, and solve underlying problems that affect everyday safety.

Please address any applicable consultation with community groups and appropriate private and public agencies in the implementation of the proposed project. [Limit your response to a maximum of 500 words.]

Hall County will implement the project with active input from community groups and coordination with key public and private agencies to make sure it meets local needs and protects community trust. The Sheriff's Office will hold meetings with neighborhood associations, faith-based groups, school leaders, business owners, and civic organizations to explain the drone program's purpose, how and when it will be used, and what safeguards will be in place. These groups will be invited to comment on draft policies related to privacy, data storage, and deployment limits, so rules about when drones can and cannot be used, and how long footage is kept, are shaped by community feedback rather than written solely by law enforcement. The project will also be closely coordinated with Hall County Fire Services, EMS, Emergency Management, the school system, and neighboring law enforcement agencies to develop shared procedures for missing person searches, disaster response, major traffic crashes, and large public events. At the state level, the county will consult with Georgia public safety and emergency management partners to ensure the drone program supports existing highway safety, search and rescue, and mutual aid efforts. Where appropriate, private agencies such as hospitals, mental health providers, large employers, and event venues will be involved in planning how drones can assist with locating vulnerable individuals, improving crowd safety, and documenting major incidents while still respecting privacy laws and confidentiality requirements. Throughout the grant period, Hall County will maintain open lines for public input and will provide regular updates on how the drone is being used, what outcomes it is producing, and what protections are in place. This ongoing consultation with both community groups and partner agencies will help ensure the project is implemented responsibly, improves safety and response capabilities, and maintains the confidence of the residents it is designed to serve.

Please describe to what extent there is community support in your jurisdiction for implementing the proposed award activities. [Limit your response to a maximum of 500 words.]

In Hall County, there is solid and growing community support for a regulated drone program that is clearly focused on safety and emergency response, not general surveillance. Residents who have spoken with the Sheriff's Office tend to support using drones to assist locating missing children and elderly adults, documenting serious crashes, and give an objective view of critical incidents. People are especially supportive when they understand that the drone will help protect families, improve response in rural areas, and reduce dangerous high-speed chases. They also want firm rules on privacy, limits on when drones can be used, and clear policies on how long video is kept. When those safeguards are explained, support for the project increases.

Key governmental partners in the jurisdiction also back the concept. County leadership and public safety officials recognize that Hall County's growth, busy highways, and large rural areas require modern tools to keep up with demand. Hall County Fire Services, EMS, and Emergency Management see the drone as a shared resource for joint operations. The local school system has expressed interest in coordinating on emergency planning and student safety, especially for large campuses and events. At the regional and state level, Georgia public-safety and emergency-management agencies encourage local use of technology that supports highway safety, crime response, and disaster readiness, and the proposed project aligns with those priorities. Together, this feedback from residents and the supportive stance of county and partner agencies indicate a strong base of community and governmental support for implementing a carefully controlled drone program in Hall County.

Please describe to what extent the award activities will impact the other components of the criminal justice system in your jurisdiction. [Limit your response to a maximum of 500 words.]

The drone project will affect several parts of Hall County's criminal justice system by improving safety, evidence, and coordination. For law enforcement, drones will change how deputies respond to calls by giving them a quick aerial view of scenes and unknown issues they would be walking into. This can reduce dangerous pursuits and blind entries and help officers choose safer tactics. For prosecutors, defense attorneys, and the court system, video footage will provide evidence about the event, which can make it easier to resolve cases, support appropriate plea agreements, and identify weak or unfounded charges, saving time and resources. For the jail and corrections, safer tactics and better information may mean some situations are resolved in the field through medical care, de-escalation, or referrals to services instead of arrest. The project will also support other public-safety partners like Fire, EMS, and Emergency Management by offering a shared tool to assess crashes, fires, hazardous materials incidents, and search and rescue operations. Finally,

the program will build community trust. This project will be guided by clear policies and community input, reflecting responsible use of drone footage in investigations, showing residents that decisions are based on accurate information and subjects to review.

Budget Narrative:

Hall County, Georgia is requesting Ten (10) Matrice 4T Universal Edition drones, Ten (10) Matrice 4T spotlights, and Thirty (30) Matrice 4-series batteries to operate a true county-wide, 24/7 public-safety program rather than an occasional specialty unit. Ten drones allow coverage of multiple zones across the county, support overlapping shifts, and provide backup when an aircraft is down for maintenance or training. This fleet size also lets the Sheriff's Office respond to large or simultaneous incidents. Ten spotlights are required so each aircraft can safely operate at night without sharing equipment. Having a dedicated spotlight on every drone improves visibility during searches, provides scene lighting for fire/EMS, and increases safety by making the aircraft more visible. Thirty batteries, three per aircraft, are needed so drones can stay in the air during long or repeated missions without long downtime for charging. This battery pool supports continuous operations during extended searches, busy call periods, and severe weather events, while still leaving capacity for regular training and qualification flights. To ensure the requested equipment is cost effective and competitively priced, Hall County obtained three separate vendor quotes and used those to determine the most reasonable and responsible configuration and pricing for the program.

Total Request: $87,280

Federal Request: $87,280

Cost Share/Match: $0



Your application GRANT14720645 has been successfully submitted for FY26 COPS Technology and Equipment Program on 07-22-2026 04:09 PM ET

For more information go to www.justicegrants.usdoj.gov
JustGrants is operated under the U.S. Department of Justice

Standard Applicant Information

Project Information

Project Title

Hall County, Georgia Modernizing Rural Patrol and Suspect Tracking via Unmanned Aircraft Technology

Federal Estimated Funding (Federal Share)

87280.0

Total Estimated Funding

87280.0

Proposed Project Start Date

10/1/26

Applicant Estimated Funding (Non-Federal Share)

0.0

Proposed Project End Date

9/30/27

Program Income Estimated Funding

0.0

Areas Affected by Project (Cities, Counties, States, etc.)

Gainesville City
Hall County
Georgia State

Type Of Applicant

Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

—

Type of Applicant 3: Select Applicant Type:

—

Other (specify):

—

Application Submitter Contact Information

Application POC Prefix Name

—

Application POC First Name

Sommer

Application POC Middle Name

—

Application POC Last Name

Green

Application POC Suffix Name

—

Organizational Affiliation
Hall County, Georgia

Title
Grants Manager

Email ID
sgreen@hallcounty.org

Phone Number
770-297-5503

Fax Number
——

ORINumber
——

Executive Order and Delinquent Debt Information

Is Application Subject to Review by State Under Executive Order 12372? *

b. Program is subject to E.O. 12372 but has not been selected by the State for review

---

Is the Applicant Delinquent on Federal Debt?
No

SF424 Attachments (4)

Name	Date Added
manifest.txt	7/21/26
Form SF424_4_0-V4.0.pdf	7/21/26
SF424_4_0-1234-Hall Co. Location map.pdf	7/21/26
GrantApplication.xml	7/21/26

Authorized Representative

Law Enforcement Executive Information

Title

Finance Director

Prefix Name

Mr.

First Name	Middle Name	Last Name
Taylor	——	Samples

Suffix Name

——

Government Executive Information

Title

Finance Director

Prefix Name

Mr.

First Name	Middle Name	Last Name
Taylor	——	Samples

Suffix Name

——

Verify Legal Name, Doing Business As, and Legal Address

Legal Name

HALL COUNTY GEORGIA

Doing Business As

UEI

USZBJ4CMC7B6

Legal Address

Street 1

2859 BROWNS BRIDGE RD

Street 2

City	State	Zip/Postal Code
GAINESVILLE	GA	30504

CongressionalDistrict	Country
07	USA

Certification

The legal name + Doing Business As (DBA) and legal address define a unique entity in the system as represented in its entity profile. The profile legal name and address is applicable to ALL applications and awards associated to this fiscal agent.

1. If this information is correct confirm/acknowledge to continue with completion of this application.

I confirm this is the correct entity.

Signer Name

Sommer Green

Certification Date / Time

07/22/2026 04:09 PM

2. If the information displayed does not accurately represent the legal entity applying for federal assistance:
   a. Contact your Entity Administrator.
   b. Contact the System for Award Management (SAM.gov) to update the entity legal name/address.

3. If the above information is not the entity for which this application is being submitted, Withdraw/Delete this application. Please initiate a new application in Grants.gov with using the correct UEI/SAM profile.

Proposal Abstract *

The “Hall County, Georgia Modernizing Rural Patrol and Subject Tracking via Unmanned Aircraft Technology” initiative utilizes a police drone to help deputies respond faster and more safely to emergencies. Primary activities include thermal nighttime tracking of suspects and missing people, long range zoom identification of vehicles and weapons, rapid crash and crime scene mapping, and can be deployed as a first responder on the scene of a crime or accident. This will allow officers to know what is happening and prepare themselves before they arrive on the scene. The video from the drone gives a clear record of events during incidents, which can be used in court to support fairness and accountability. Hall County citizens, drivers on Hall County roads, and first responders all benefit from safer, quicker, and more informed police response.

Data Requested with Application *

› **TEP NOFO FY2026**

Proposal Narrative

Budget and Associated Documentation

Budget Summary

Budget Category	Total Cost
Sworn Officer Positions:	$0.00
Civilian or Non-Sworn Personnel:	$0.00
Travel:	$0.00
Equipment:	$87,280.00
Supplies:	$0.00
SubAwards:	$0.00
Procurement Contracts:	$0.00
Other Costs:	$0.00
Total Direct Costs:	$87,280.00
Indirect Costs:	$0.00
Total Project Costs:	$87,280.00
Federal Funds:	$87,280.00
Match Amount:	$0.00
Program Income:	$0.00

Budget / Financial Attachments

Non-competitive Justification

No documents have been uploaded for Non-Competitive Justification

Consultant Rate Justification

No documents have been uploaded for Consultant Rate Justification

Additional Attachments

No documents have been uploaded for Additional Attachments

Budget and Associated Documentation

DOES THIS BUDGET CONTAIN CONFERENCE COSTS WHICH IS DEFINED BROADLY TO INCLUDE MEETINGS, RETREATS, SEMINARS, SYMPOSIA, AND TRAINING ACTIVITIES? ____

Base Salary and Fringe Benefits for Sworn Officer

Personnel

Instructions

List each position by title and name of employee, if available. Show the annual salary rate and the percentage of time to be devoted to the project. Compensation paid for employees engaged in grant activities must be consistent with that paid for similar work within the applicant organization. In the narrative section, please provide a specific description of the responsibilities and duties for each position, and explain how the responsibilities and duties support the project goals and objectives outlined in your application.

Year 1

Year 1

Personnel Detail

Name	Position	Salary	Rate	Time Worked	Percentage of Time (%)	Total Cost
No items						

Personnel Total Cost

$0

Additional Narrative

Fringe Benefits

Instructions

Fringe benefits should be based on the actual known costs or an approved negotiated rate by a Federal Agency. If not based on an approved negotiated rate, list the composition of the fringe benefit package. Fringe benefits are for the personnel listed in Personnel budget category listed and only for the percentage of time devoted to the project. In the narrative section, please provide a specific description for each item

Year 1

Fringe Benefit Detail

Name	Base	Rate (%)	Total Cost
No items			

Fringe Benefits Total Cost

$0

Additional Narrative

Travel

Instructions

Itemize travel expenses for staff personnel (e.g. staff to training, field interviews, advisory group meeting, etc.). Describe the purpose of each travel expenditure in reference to the project objectives. Show the basis of computation (e.g., six people to 3-day training at $X airfare, $X lodging, $X subsistence). In training projects, travel and meals for trainees should be listed separately. Show the number of trainees and the unit costs involved. Identify the location of travel, if known; if unknown, indicate "location/dates to be determined." In the narrative section, please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application.

Year 1

Travel Detail

Purpose of Travel	Location	Type of Expense	Basis	Cost	Quantity	# Of Staff	# Of Trips	Total Cost	Non-Federal Contribution	Federal Request
No items										

Travel Total Cost

$0

Equipment

Instructions

List non-expendable items that are to be purchased (Note: Organization's own capitalization policy for classification of equipment should be used). Expendable items should be included in the "Supplies" category Applications should analyze the cost benefits of purchasing versus leasing equipment, especially high cost items and those subject to rapid technological advances. Rented or leased equipment costs should be listed in the "Contracts" data fields under the "Sub awards" (Sub grants)/Procurement Contracts" category. In the budget narrative, explain how the equipment is necessary for the success In the budget narrative, explain how the equipment is necessary for the success of the project, and describe the procurement method to be used. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1

Equipment Detail

Equipment Item	# of Items	Cost	Total Cost	Non-Federal Contribution	Federal Request
AL 1 Spotlight Matrice 4 Series	10.00	$473.00	$4,730.00		$4,730.00
Matrice 4T Universal Edition	10.00	$7,400.00	$74,000.00		$74,000.00
Matrice 4 Series Battery	30.00	$285.00	$8,550.00		$8,550.00

Equipment Total Cost

$87,280

Additional Narrative

Hall County, Georgia is requesting Ten (10) Matrice 4T Universal Edition drones, Ten (10) Matrice 4T spotlights, and Thirty (30) Matrice 4-series batteries to operate a true county-wide, 24/7 public-safety program rather than an occasional specialty unit. Ten drones allow coverage of multiple zones across the county, support overlapping shifts, and provide backup when an aircraft is down for maintenance or training. This fleet size also lets the Sheriff's Office respond to large or simultaneous incidents. Ten spotlights are required so each aircraft can safely operate at night without sharing equipment. Having a dedicated spotlight on every drone improves

visibility during searches, provides scene lighting for fire/EMS, and increases safety by making the aircraft more visible. Thirty batteries, three per aircraft, are needed so drones can stay in the air during long or repeated missions without long downtime for charging. This battery pool supports continuous operations during extended searches, busy call periods, and severe weather events, while still leaving capacity for regular training and qualification flights. To ensure the requested equipment is cost effective and competitively priced, Hall County obtained three separate vendor quotes and used those to determine the most reasonable and responsible configuration and pricing for the program.

Supply Items

Instructions

List items by type (office supplies, postage, training materials, copy paper, and expendable equipment items costing less than $10,000, such as books, hand held tape recorders) and show the basis for computation. Generally, supplies include any materials that are expendable or consumed during the course of the project. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1

Supply Item Detail

Purpose of Supply Items	# of Items	Unit Cost	Total Cost	Non-Federal Contribution	Federal Request
No items					

Supplies Total Cost

$0

Construction

Instructions

As a rule, construction costs are not allowable. In some cases, minor repairs or renovations may be allowable. Consult with the DOJ grant-making component before budgeting funds in this category. In the narrative section, please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application.

Year 1

Construction Detail

Purpose of Construction	Description of Work	# of Items	Cost	Total Cost	Non-Federal Contribution	Federal Request
No items						

Construction Total Cost

$0

Subawards

Instructions

Subawards (see "Subaward" definition at 2 CFR 200.92) : Provide a description of the Federal Award activities proposed to be carried out by any subrecipient and an estimate of the cost (include the cost per subrecipient, to the extent known prior to the application submission). For each subrecipient, enter the subrecipient entity name, if known. Please indicate any subaward information included under budget category Subawards (Subgrants) Contracts by including the label "(subaward)" with each subaward category.

Year 1

Subaward (Subgrant) Detail

Description	Purpose	Consultant	Country	State/U.S. Territory	City	Total Cost	Non-Federal Contribution	Federal Request
No items								

Subawards Total Cost

$0

Add Consultant Travel

Procurement contracts (see “Contract” definition at 2 CFR 200.22): Provide a description of the product or service to be procured by contract and an estimate of the cost. Indicate whether the applicant’s formal, written Procurement Policy or the Federal Acquisition Regulation is followed. Applicants are encouraged to promote free and open competition in awarding procurement contracts. A separate justification must be provided for sole source procurements in excess of the Simplified Acquisition Threshold set in accordance with 41 U.S.C. 1908 (currently set at $250,000) for prior approval. Please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application. Consultant Fees: For each consultant enter the name, if known, service to be provided, hourly or daily fee (8-hour day), and estimated time on the project. Unless otherwise approved by the COPS Office, approved consultant rates will be based on the salary a consultant receives from his or her primary employer. Consultant fees in excess of $650 per day require additional written justification, and must be pre-approved in writing by the COPS Office if the consultant is hired via a noncompetitive bidding process. Please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application. Please visit https://cops.usdoj.gov/grants for a list of allowable and unallowable costs for this program.

Instructions

Procurement contracts (see “Contract” definition at 2 CFR 200.1): Provide a description of the product or service to be procured by contract and an estimate of the cost. Indicate whether the applicant’s formal, written Procurement Policy or the Federal Acquisition Regulation is followed. Applicants are encouraged to promote free and open competition in awarding procurement contracts. A separate justification must be provided for noncompetitive procurements in excess of the Simplified Acquisition Threshold set in accordance with 41 U.S.C. 1908 (currently set at $250,000).

Consultant Fees: For each consultant enter the name, if known, service to be provided, hourly or daily fee (8-hour day), and estimated time on the project. Written prior approval and additional justification is required for consultant fees in excess of the DOJ grant-making component's threshold for an 8-hour day.

In the narrative section, please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application.

Year 1

Procurement Contract Detail

Description	Purpose	Consultant	Country	State/U.S. Territory	City	Total Cost	Non-Federal Contribution	Federal Request

No items

Do you need Consultant Travel?

No

Procurement Cost

$0

Other Direct Costs

Instructions

List items (e.g., rent, reproduction, telephone, janitorial or security services, and investigative or confidential funds) by type and the basis of the computation. For example, provide the square footage and the cost per square foot for rent, or provide a monthly rental cost and how many months to rent. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1

Other Cost Detail

Description	Quantity	Basis	Costs	Length of Time	Total Costs	Non-Federal Contribution	Federal Request

No items

Other Costs Total Cost

$0

Indirect Costs

Instructions

Indirect costs are allowed only if: a) the applicant has a current, federally approved indirect cost rate; or b) the applicant is eligible to use and elects to use the “de minimis” indirect cost rate described in 2 C.F.R. 200.414(f). (See paragraph D.1.b. in Appendix VII to Part 200—States and Local Government and Indian Tribe Indirect Cost Proposals for a description of entities that may not elect to use the “de minimis” rate.) An applicant with a current, federally approved indirect cost rate must attach a copy of the rate approval, (a fully-executed, negotiated agreement). If the applicant does not have an approved rate, one can be requested by contacting the applicant’s cognizant Federal agency, which will review all documentation and approve a rate for the applicant organization, or if the applicant’s accounting system permits, costs may be allocated in the direct costs categories. (Applicant Indian tribal governments, in particular, should review Appendix VII to Part 200—States and Local Government and Indian Tribe Indirect Cost Proposals regarding submission and documentation of indirect cost proposals.) All requested information must be included in the budget detail worksheet and budget narrative. In order to use the “de minimis” indirect rate an applicant would need to attach written documentation to the application that advises DOJ of both the applicant’s eligibility (to use the “de minimis” rate) and its election. If the applicant elects the de minimis method, costs must be consistently charged as either indirect or direct costs, but may not be double charged or inconsistently charged as both. In addition, if this method is chosen then it must be used consistently for all federal awards until such time as the applicant entity chooses to negotiate a federally approved indirect cost rate.

Year 1

Indirect Cost Detail

Description	Base	Indirect Cost Rate	Total Cost	Non-Federal Contribution	Federal Request

		Rate	Total Cost	Contribution	Request

No items

Indirect Costs Total Cost

$0

Additional Narrative

Memoranda of Understanding (MOUs) and Other Supportive Documents

Memoranda of Understanding (MOUs) and Other Supportive Documents

Upload

The recommended files to upload are PDF, Microsoft Word and Excel.

Name	Category	Created by	Date Added
Drone Quote - M4T $2810$29 Hall County Intel.pdf	Memoranda of Understanding (MOUs) and Other Supportive Documents	Sommer Green	07/22/2026

Additional Application Components

Additional Attachments

No documents have been uploaded for Additional Attachments

Disclosures and Assurances

No Lobbying Activities

The applicant is not required to submit a lobbying disclosure under 31 U.S.C. 1352 for this application.

No documents have been uploaded for Disclosure of Lobbying Activities

DOJ Certified Standard Assurances *

U.S. DEPARTMENT OF JUSTICE

CERTIFIED STANDARD ASSURANCES

On behalf of the Applicant, and in support of this application for a grant or cooperative agreement, I certify under penalty of perjury to the U.S. Department of Justice ("Department"), that all of the following are true and correct:

(1) I have the authority to make the following representations on behalf of myself and the Applicant. I understand that these representations will be relied upon as material in any Department decision to make an award to the Applicant based on its application.

(2) I certify that the Applicant has the legal authority to apply for the federal assistance sought by the application, and that it has the institutional, managerial, and financial capability (including funds sufficient to pay any required non-federal share of project costs) to plan, manage, and complete the project described in the application properly.

(3) I assure that, throughout the period of performance for the award (if any) made by the Department based on the application--

a. the Applicant will comply with all award requirements and all federal statutes and regulations applicable to the award;
b. the Applicant will require all subrecipients to comply with all applicable award requirements and all applicable federal statutes and regulations; and
c. the Applicant will maintain safeguards to address and prevent any organizational conflict of interest, and also to prohibit employees from using their positions in any manner that poses, or appears to pose, a personal or financial conflict of interest.

(4) The Applicant understands that the federal statutes and regulations applicable to the award (if any) made by the Department based on the application specifically include statutes and regulations pertaining to civil rights and nondiscrimination, and, in addition--

a. the Applicant understands that the applicable statutes pertaining to civil rights will include section 601 of the Civil Rights Act of 1964 (42 U.S.C. § 2000d); section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); section 901 of the Education Amendments of 1972 (20 U.S.C. § 1681); and section 303 of the Age Discrimination Act of 1975 (42 U.S.C. § 6102);
b. the Applicant understands that the applicable statutes pertaining to nondiscrimination may include section 809(c) of Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c)); section 1407(e) of the Victims of Crime Act of 1984 (34 U.S.C. § 20110(e)); section 299A(b) of the Juvenile Justice and Delinquency Prevention Act of 2002 (34 U.S.C. § 11182(b)); and that the grant condition set out at section 40002(b)(13) of the Violence Against Women Act (34 U.S.C. § 12291(b)(13)), which will apply to all awards made by the Office on Violence Against Women, also may apply to an award made otherwise;
c. the Applicant understands that it must require any subrecipient to comply with all such applicable statutes (and associated regulations); and
d. on behalf of the Applicant, I make the specific assurances set out in 28 C.F.R. §§ 42.105 and 42.204.

(5) The Applicant also understands that (in addition to any applicable program-specific regulations and to applicable federal regulations that pertain to civil rights and nondiscrimination) the federal regulations applicable to the award (if any) made by the Department based on the application may include, but are not limited to, 2 C.F.R. Part 2800 (the DOJ "Part 200 Uniform Requirements") and 28 C.F.R. Parts 22 (confidentiality - research and statistical information), 23 (criminal intelligence systems), 38 (regarding faith-based or religious organizations participating in federal financial assistance programs), and 46 (human subjects protection).

(6) I assure that the Applicant will assist the Department as necessary (and will require subrecipients and contractors to assist as necessary) with the Department's compliance with section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 306108), the Archeological and Historical Preservation Act of 1974 (54 U.S.C. §§ 312501-312508), and the National Environmental Policy Act of 1969 (42 U.S.C. §§ 4321-4335), and 28 C.F.R. Parts 61 (NEPA) and 63 (floodplains and wetlands).

(7) I assure that the Applicant will give the Department and the Government Accountability Office, through any authorized representative, access to, and opportunity to examine, all paper or electronic records related to the award (if any) made by the Department based on the application.

(8) If this application is for an award from the National Institute of Justice or the Bureau of Justice Statistics pursuant to which award funds may be made available (whether by the award directly or by any subaward at any tier) to an institution of higher education (as defined at 34 U.S.C. § 10251(a)(17)), I assure that, if any award funds actually are made available to such an institution, the Applicant will require that, throughout the period of performance--

a. each such institution comply with any requirements that are imposed on it by the First Amendment to the Constitution of the United States; and
b. subject to par. a, each such institution comply with its own representations, if any, concerning academic freedom, freedom of inquiry and debate, research independence, and research integrity, at the institution, that are included in promotional materials, in official statements, in formal policies, in applications for grants (including this award application), for accreditation, or for licensing, or in submissions relating to such grants, accreditation, or licensing, or that otherwise are made or disseminated to students, to faculty, or to the general public.

(9) I assure that, if the Applicant is a governmental entity, with respect to the award (if any) made by the Department based on the application--

a. it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. §§ 4601-4655), which govern the treatment of persons displaced as a result of federal and federally-assisted programs; and
b. it will comply with requirements of 5 U.S.C. §§ 1501-1508 and 7324-7328, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

(10) If the Applicant applies for and receives an award from the Office of Community Oriented Policing Services (COPS Office), I assure that as required by 34 U.S.C. § 10382(c)(11), it will, to the extent practicable and consistent with applicable law--including, but not limited to, the Indian Self- Determination and Education Assistance Act--seek, recruit, and hire qualified members of racial and ethnic minority groups and qualified women in order to further effective law enforcement by increasing their ranks within the sworn positions, as provided under 34 U.S.C. § 10382(c)(11).

(11) If the Applicant applies for and receives a DOJ award under the STOP School Violence Act program, I assure as required by 34 U.S.C. § 10552(a)(3), that it will maintain and report such data, records, and information (programmatic and financial) as DOJ may reasonably require.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the Applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that the Department's awards, including certifications provided in connection with such awards, are subject to review by the Department, including by its Office of the Inspector General.

Please Acknowledge *

Signed

SignerID

sgreen@hallcounty.org

Signing Date / Time

7/22/26 4:06 PM

DOJ Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements; Law Enforcement and Community Policing *

U.S. DEPARTMENT OF JUSTICE

CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; DRUG-FREE WORKPLACE REQUIREMENTS; COORDINATION WITH AFFECTED AGENCIES

Applicants should refer to the regulations and other requirements cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations or other cited requirements before completing this form. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the U.S. Department of Justice ("Department") determines to award the covered transaction, grant, or cooperative agreement.

1. LOBBYING

As required by 31 U.S.C. § 1352, as implemented by 28 C.F.R. Part 69, the Applicant certifies and assures (to the extent applicable) the following:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If the Applicant's request for Federal funds is in excess of $100,000, and any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this Federal grant or cooperative agreement, the Applicant shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities" in accordance with its (and any DOJ awarding agency's) instructions; and

(c) The Applicant shall require that the language of this certification be included in the award documents for all subgrants and procurement contracts (and their subcontracts) funded with Federal award funds and shall ensure that any certifications or lobbying disclosures required of recipients of such subgrants and procurement contracts (or their subcontractors) are made and filed in accordance with 31 U.S.C. § 1352.

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

A. Pursuant to Department regulations on nonprocurement debarment and suspension implemented at 2 C.F.R. Part 2867, and to other related requirements, the Applicant certifies, with respect to prospective participants in a primary tier "covered transaction," as defined at 2 C.F.R. § 2867.20(a), that neither it nor any of its principals--

(a) is presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) has within a three-year period preceding this application been convicted of a felony criminal violation under any Federal law, or been convicted or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, tribal, or local) transaction or private agreement or transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion or receiving stolen property, making false claims, or obstruction of justice, or commission of any offense indicating a lack of business integrity or business honesty that seriously and directly affects its (or its principals') present responsibility;

(c) is presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, tribal, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and/or

(d) has within a three-year period preceding this application had one or more public transactions (Federal, State, tribal, or local) terminated for cause or default.

B. Where the Applicant is unable to certify to any of the statements in this certification, it shall attach an explanation to this application. Where the Applicant or any of its principals was convicted, within a three-year period preceding this application, of a felony criminal violation under any Federal law, the Applicant also must disclose such felony criminal conviction in writing to the Department (for OJP Applicants, to OJP at Ojpcompliancereporting@usdoj.gov; for OVW Applicants, to OVW at OVW.GFMD@usdoj.gov; or for COPS Applicants, to COPS at AskCOPSRC@usdoj.gov), unless such disclosure has already been made.

3. FEDERAL TAXES

A. If the Applicant is a corporation, it certifies either that (1) the corporation has no unpaid Federal tax

liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, that is not being paid in a timely manner pursuant to an agreement with the authority

responsible for collecting the tax liability, or (2) the corporation has provided written notice of such an unpaid tax liability (or liabilities) to the Department (for OJP Applicants, to OJP at Ojpcompliancereporting@usdoj.gov; for OVW Applicants, to OVW at OVW.GFMD@usdoj.gov; or for COPS Applicants, to COPS at AskCOPSRC@usdoj.gov).

B. Where the Applicant is unable to certify to any of the statements in this certification, it shall attach an explanation to this application.

4. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, as implemented at 28 C.F.R. Part 83, Subpart F, for grantees, as defined at 28 C.F.R. §§ 83.620 and 83.650:

A. The Applicant certifies and assures that it will, or will continue to, provide a drug-free workplace by--

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in its workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about--

(1) The dangers of drug abuse in the workplace;
(2) The Applicant's policy of maintaining a drug-free workplace;
(3) Any available drug counseling, rehabilitation, and employee assistance programs; and
(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the award be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the award, the employee will--

(1) Abide by the terms of the statement; and
(2) Notify the employer in writing of the employee's conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the Department, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title of any such convicted employee to the Department, as follows:

For COPS award recipients - COPS Office, 145 N Street, NE, Washington, DC, 20530;

For OJP and OVW award recipients - U.S. Department of Justice, Office of Justice Programs, ATTN: Control Desk, 999 North Capitol Street, NE Washington, DC 20531.

Notice shall include the identification number(s) of each affected award;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency; and

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

5. COORDINATION REQUIRED UNDER PUBLIC SAFETY AND COMMUNITY POLICING PROGRAMS

As required by the Public Safety Partnership and Community Policing Act of 1994, at 34 U.S.C. § 10382(c)(5), if this application is for a COPS award, the Applicant certifies that there has been appropriate

coordination with all agencies that may be affected by its award. Affected agencies may include, among others, Offices of the United States Attorneys; State, local, or tribal prosecutors; or correctional agencies.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the Applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that the Department's awards, including certifications provided in connection with such awards, are subject to review by the Department, including by its Office of the Inspector General.

Please Acknowledge *

Certified

SignerID

sgreen@hallcounty.org

Signing Date / Time

7/22/26 4:07 PM

Other Disclosures and Assurances

No documents have been uploaded for Other Disclosures and Assurances

Declaration and Certification to the U.S. Department of Justice as to this Application Submission

By [taking this action], I --

1. Declare the following to the U.S. Department of Justice (DOJ), under penalty of perjury: (1) I have authority to make this declaration and certification on behalf of the applicant; (2) I have conducted or there was conducted (including by the applicant's legal counsel as appropriate, and made available to me) a diligent review of all requirements pertinent to and all matters encompassed by this declaration and certification.

2. Certify to DOJ, under penalty of perjury, on behalf of myself and the applicant, to the best of my knowledge and belief, that the following are true as of the date of this application submission: (1) I have reviewed this application and all supporting materials submitted in connection therewith (including anything submitted in support of this application by any person on behalf of the applicant before or at the

time of the application submission and any materials that accompany this declaration and certification); (2) The information in this application and in all supporting materials is accurate, true, and complete information as of the date of this request; and (3) I have the

authority to submit this application on behalf of the applicant.

3. Declare the following to DOJ, under penalty of perjury, on behalf of myself and the applicant: (1) I understand that, in taking (or not taking) any action pursuant to this declaration and certification, DOJ will rely upon this declaration and certification as a material representation; and (2) I understand that any materially false, fictitious, or fraudulent information or statement in this declaration and certification (or concealment or omission of a material fact as to either) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies under the federal False Claims Act (including under 31 U.S.C. §§ 3729-3730 and/or §§ 3801-3812) or otherwise.

Please Acknowledge *

Signed

SignerID

sgreen@hallcounty.org

Signing Date / Time

7/22/26 4:09 PM

Other

No documents have been uploaded for Other

Certified

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 485/2026

SUBJECT: Approve the FY 2027 School Security Program annual agreement between Hall County and the Hall County Board of Education, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: LSB

Recommendation:
Approve

Purpose of Request:

Approve the FY 2027 School Security Program annual agreement between Hall County and the Hall County Board of Education, subject to review and approval by the County Attorney.

History:
Beginning with the 1999 – 2000 academic year the Hall County Sheriff's Office, the Hall County Board of Commissioners, and the Hall County School System instituted and established a School Resource Officer Program, which placed a Deputy Sheriff in each of the middle and high schools within the Hall County School System for the purpose of providing Law Enforcement Services for the School System. The School Resource Officer Program has received overwhelming acceptance and support from the participating entities and the community in general. The School Resource Officer Program has been extremely successful in creating a safe environment in the Hall County School System as well as providing the students with outstanding role models. Funded 70% by the School Board and 30% by the Hall County Sheriff's Office.

Facts and Issues:

Options:

The purpose of this Memorandum of Agreement (MOA) between the Hall County Sheriff's Office, the Hall County Board of Commissioners, and the Hall County School System is to institute and establish and maintain a School Security Program, which places a Deputy Sheriff in each of the Middle and High Schools within the Hall County School System for the purpose of providing Law Enforcement Services for the School System.

Funding Requested	$ 995,272.00
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-08-13

Approvals:

Submit	Approve	Budget	Finance
SC	SC	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
Memorandum of Agreement FY27

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 485/2026

Funds Requested: $ 995,272.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	100-GENERAL FUND	3323-SHERIFFâ€PATROL	611000-OPERATING TRANSFERS OUT	$995,272.00

Budget Transfer Items:

Additional Information/Comments:

The total SRO budget for FY2026 is $ 3,317,572 of which 30% is funded within the Sheriff's operating budget ($995,272), and 70% by the Hall County Board of Education ($2,322,300).

Contact for Questions: CMM

Phone: 3145

Hall County Sheriff's Office
School Security Program

FY 2027 - 2026/2027 Academic Year Budget

MEMORANDUM OF AGREEMENT

1. **PURPOSE:** The purpose of this Memorandum of Agreement (MOA) between the Hall County Sheriff's Office (hereinafter referred to as "Sheriff's Office"), the Hall County Board of Commissioners (hereinafter referred to as "Commission"), and the Hall County School System (hereinafter referred to as "School System") is to institute and establish and maintain a School Resource Program by providing Law Enforcement Services. This program consists of School Resource Officers in Elementary, Middle, and High Schools. Each Elementary School Resource Officer will be responsible for two schools each.

2. **BACKGROUND:** Beginning with the 1999 – 2000 academic year the Sheriff's Office, the Commission, and the School System instituted and established a School Resource Officer program which placed a Deputy Sheriff in each of the middle and high schools within the School System for the purpose of providing Law Enforcement Services for the School System. In 2025 – 2026 academic year the Sheriff's Office added positions to increase presence in the elementary schools. The School Resource Officer Program has received overwhelming acceptance and support from the participating entities and the community in general. The School Resource Officer Program has been extremely successful in creating a safe environment in the School System as well as providing the students with outstanding role models. It is the desire of the Sheriff's Office, the Commission, and the School System to fund and continue the School Resource Officer Program and to understand the financial responsibility of each entity as to those expenditures of the School Resource Officer Program not covered by grant monies.

3. **BY AND THROUGH AGREEMENT HEREIN,** the Sheriff's Office, the Commission, and the School System hereby agree to the following as it relates to the School Resource Officer Program:

4. **SERVICES PROVIDED:**

   A. School Resource Officers: The Sheriff's Office will provide Law Enforcement Services to the School System by providing a School Resource Officer at each of the School Systems Middle Schools and High Schools, nine (9) Officers that will be assigned to two (2) Elementary Schools each, and one (1) Lieutenant to manage the unit, for a total of twenty-five (25) School Resource Officers in the program. Three (3) of these officers have a K9 partner. The School System is responsible for all K9 expenses. The School System will also provide funding to equip the five (5) new positions. The Sheriff's Office and School System together will continue to split salaries and benefits 70/30 for the twenty-five (25) positions.

   B. Crossing Guards: The Sheriff's Office will provide a part-time crossing guard at mutually agreed upon schools throughout the county at the same 70/30 split mentioned above.

   C. Event/Function Security: Extra duty job slots needed for Security at sporting events, dances, school system functions, etc. will be filled by Sheriff's Office Deputy's on an as needed basis as requested by the School System. These Deputy's will be funded through an extra duty arrangement with the Sheriff's Office and School System at $50/hour using the same 70/30 split. Scheduling for these events will be handled through the Sheriff's Office and monthly reporting will be provided to the School System with worked details for these events.

5. **FUNDING:** For **FY2027**, which encompasses the **2026 – 2027** academic years, the total budget for the School Security Program will be projected at **$3,317,572**. This will fund the School Resource Officer's salaries, overtime, operating supplies, fuel, training costs, Crossing Guards, and Event/Function Security as requested. These funds shall be provided by the Commission and the School System based on the previously agreed 70% (School System) 30% (Commission) split. Thus, the School System will be responsible for **$2,322,300** and the Commission will be responsible for **$995,272**. There is no Grant Funding for **FY2027**. If the total expenditure were to go over or are under the above projected budget for whatever reason, this account will be reconciled at year end at the agreed upon 70/30 split. A monthly review of actual expenditure can be presented as requested.

6. **RECORDS:** All records pertaining to the School Security Program will be collected and maintained by the Sheriff's Office. These records shall include

employee personnel files, monthly reports, and statistical data. All criminal reports will be maintained by the Sheriff's Office Records Division and will be subject to the Georgia Open Records Laws.

7. **DURATION, MODIFICATION, AND TERMINATION:** The Sheriff's Office, the Commission, and the School System desire to continue the School Security Program for **FY2027**, the **2026 – 2027** academic year. The Program may not be terminated during the fiscal year; however, the program may be terminated at the end of a fiscal year by either party. The party desiring to terminate the program shall notify the other parties of their intentions in writing sixty (60) days prior to terminating the program and only at the conclusion of the fiscal year.

8. **AUTHORITY:** All Sheriff's Office personnel assigned to the School Resource Program shall always remain under the chain of command and control of the Sheriff's Office.

9. **FACILITIES AND EQUIPMENT**: The School System will provide office space for each School Resource Officer at the respective school. All equipment and vehicles shall remain the property of the Sheriff's Office and shall be used and maintained in accordance with Sheriff's Office policy.

10. **EMPLOYMENT RIGHTS**: Sheriff's Office employees assigned to the School Security Program remain employees of the Sheriff's Office and shall not be penalized in any way for participating in the School Resource Program. This includes all employment rights, promotional opportunities, training opportunities, or fringe benefits.

11. **REVIEW AND REVISION:** The School Resource Program shall be reviewed annually by all parties. Any modifications to this agreement must be in writing and agreed upon by all parties. This Memorandum of Agreement shall remain in effect for the entire fiscal year of **2027**.

12. **FORCE AND EFFECT:** This MOA, which consists of thirteen (13) sections on four (4) pages, will enter effect upon the signature of all parties and will remain in effect until **June 30, 2027**.

13. **THEREFORE,** in affirming this Memorandum of Agreement, the entities hereto, by and through their respective representatives, have executed this document this _____ day of _____, **2026**.

_____
Gerald Couch, Sheriff

_____
Will Schofield, Superintendent of Schools

_____
David Gibbs, Commission Chairman

_____
Attest: Jennifer Rivera, County Clerk

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 484/2026

SUBJECT: Approve the intergovernmental agreement between Hall County, the Hall County Board of Education, the Hall County Sheriff's Office, the Hall County Solicitor General and the Hall County Clerk of Superior and State Courts with regard to enforcement of the prohibition on unlawfully passing a school bus, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: LSB

Recommendation:
Approve

Purpose of Request:
Approve the intergovernmental agreement between Hall County, the Hall County Board of Education, the Hall County Sheriff's Office, the Hall County Solicitor General and the Hall County Clerk of Superior and State Courts with regard to enforcement of the prohibition on unlawfully passing a school bus, subject to review and approval by the County Attorney.

History:

Facts and Issues:
Last school year, there were 359 citations issued for overtaking a stopped school bus within the first month of school (August 2025). Based on that data at that time, we are estimating 350 violations per month with only 50 of the 300 school buses outfitted with cameras installed. Numbers would be estimated higher with additional cameras installed. The danger to school children is more prevalent than what these 359 citations depict in the year. The ultimate goal is to drive down violations and increase safety.

Options:

Funding Requested $ 0.00

Are funds within current budget?	No
Source of Funds	N/A
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-08-13

Approvals:

Submit	Approve	Budget	Finance
SC	SC	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

IGA

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 484/2026

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CMM

Phone: 3145

STATE OF GEORGIA
COUNTY OF HALL

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT, (hereinafter, "Agreement") is made and entered into this _____ day of _____, 2026, by and among the **HALL COUNTY SCHOOL DISTRICT** by and through the **HALL COUNTY BOARD OF EDUCATION** (hereinafter, the "Board of Education"), **HALL COUNTY, GEORGIA** (hereinafter, the "County"), the **HALL COUNTY SHERIFF** (hereinafter, the "Sheriff"), the **HALL COUNTY SOLICITOR GENERAL** (hereinafter, the "Solicitor General"), and the **HALL COUNTY CLERK OF COURT** (hereinafter, the "Clerk of Court"). The Board of Education, the County, the Sheriff, the Solicitor General, and the Clerk of Court may be referred to individually as a "party" and collectively as the "parties."

W I T N E S S E T H:

WHEREAS, the parties to this Agreement are governmental entities and constitutional officers authorized to enter into this Agreement and to perform the duties described herein; and

WHEREAS, Article IX, Section III, Paragraph I of the Georgia Constitution allows governmental entities to enter into intergovernmental contracts not to exceed 50 years for joint services, for the provision of services, or for the joint or separate use of facilities and equipment; and

WHEREAS, O.C.G.A § 40-6-163 authorizes the use of recorded images for enforcement of the prohibition on unlawfully passing a school bus; and

WHEREAS, pursuant to O.C.G.A § 40-6-163, law enforcement agencies having jurisdiction within County boundaries are empowered to enforce civil and criminal traffic laws, investigate suspected violations of traffic laws, and issue citations to motorists for violations thereunder; and

WHEREAS, O.C.G.A § 40-6-163 authorizes local governing authorities to enter into an intergovernmental agreement to offset expenses regarding the implementation and ongoing operation of video recording devices serving the purpose of captioning recorded images of motor vehicles unlawfully passing a school bus;

NOW, THEREFORE, in consideration of the mutual promises and understandings made in this Agreement, and for other good and valuable consideration, the Board of Education, the County, and the Sheriff agree as follows:

SECTION 1. RECITALS

The foregoing recitals, each being true, are made a part of this Agreement by reference.

SECTION 2. TERM

The term of this Agreement shall commence upon the last date that this Agreement has been executed and delivered by each of the parties and shall terminate upon the passing of any of the following events, whichever occurs first:

a) Fifty (50) years from the date of commencement of this Agreement;

b) Upon sixty (60) days written notice from any party evidencing the governing body's adoption of a binding resolution declaring its intentions to terminate this Agreement;

c) Upon thirty (30) days written notice of intent to terminate for cause from any party after due notice and an opportunity to cure a material breach have been afforded in conformance with the notice requirements of this Agreement; or

d) Upon thirty (30) days after the Board of Education ceases to have a contract with a third party to supply and maintain the equipment and devices and supply the images necessary to comply with O.C.G.A. § 40-6-163.

SECTION 3. REPRESENTATIONS OF THE PARTIES

Each party hereto makes the following representations and warranties which are specifically relied upon by all of the other parties as a basis for entering into this Agreement:

a) All parties have the legal authority to enter into this Agreement under the laws of the State of Georgia and the United States of America;

b) All parties agree to perform and complete all of the obligations described herein;

c) All parties stipulate that this Agreement shall be binding upon the parties and their assigns, employees, agents, representatives, and successors in office for the fifty-year term of this Agreement as authorized by law; and

d) All parties agree that they are subject to O.C.G.A. § 40-6-163.

SECTION 4. OBLIGATIONS OF THE BOARD OF EDUCATION

a) Procurement of Devices and Equipment. The Board of Education shall enter into an agreement to procure devices and equipment which are capable of performing in accordance with the requirements of O.C.G.A. § 40-6-163. The Board of Education shall be responsible for installing the devices and equipment on the Board of Education's school buses.

b) Costs. The Board of Education shall be financially responsible for all costs associated with the following:

   i. procurement of the devices and equipment;

   ii. any scheduled maintenance contract provided by the manufacturer or supplier of the devices and equipment; and

   iii. costs associated with transferring the data to the Sheriff in furtherance of O.C.G.A § 40-6-163.

c) Inspection. The Board of Education shall provide the County, Sheriff, and their designated representatives access to the devices and equipment during and subsequent to the installation process at times mutually convenient to the Board of Education, the County, and the Sheriff. Said access shall not be unreasonably withheld.

d) Access to Generated Data. The Board of Education shall provide to the Sheriff all authorizations, access information, and other data necessary for the Sheriff to access and utilize the data generated from the devices and equipment in furtherance of O.C.G.A. § 40-6-163.

SECTION 5. OBLIGATIONS OF HALL COUNTY

a) Operation of Courts. The County shall allocate resources for the prosecution of violations of O.C.G.A. § 40-6-163 in County courts designated to hear violations of O.C.G.A. § 40-6-163 and shall take all steps necessary to facilitate the duties of the Board of Education and the Sheriff created by this Agreement and O.C.G.A. § 40-6-163.

b) Compensation. For purposes of this subsection, "net amount" means the amount of civil penalties actually collected and received from violations of O.C.G.A. § 40-6-163 after deduction of any third-party vendor fees, payment processing fees, refunds, chargebacks, or other costs expressly authorized by law or contract relating to the collection of such penalties. The parties acknowledge that the Board of Education may receive the net amount of civil penalties through a third-party contractor retained in connection with the administration of this program.

On a monthly basis, the Board of Education shall remit to Hall County sixty percent (60%) of the net amount of civil penalties received by the Board of Education during the preceding month pursuant to O.C.G.A. § 40-6-163. Upon receipt, Hall County, as the governing body for purposes of O.C.G.A. § 40-6-163(d), shall allocate such funds as follows:

Sheriff's Office — 50% of the net amount;

Solicitor General's Office — 5% of the net amount; and

Clerk of Court — 5% of the net amount.

Such allocations shall be deposited into the respective restricted funds or accounts maintained by the County for the benefit of those offices and shall be used solely for purposes authorized by O.C.G.A. § 40-6-163.

The Board of Education shall retain the remaining forty percent (40%) of the net amount as consideration for providing access to and use of the Board of Education's school buses, associated administrative support, and school transportation safety measures necessary to facilitate enforcement of O.C.G.A. § 40-6-163.

All funds distributed pursuant to this Agreement shall be used in a manner consistent with O.C.G.A. § 40-6-163 and shall be devoted to law enforcement, public safety, court administration related to the enforcement of O.C.G.A. § 40-6-163, student transportation safety, and other governmental functions directly necessary to implement and enforce O.C.G.A. § 40-6-163.

All parties acknowledge that enforcement of O.C.G.A. § 40-6-163 requires the coordinated involvement and support of the Clerk of Court and the Solicitor General's Office. The parties further acknowledge that the Clerk of Court and Solicitor General perform necessary functions related to the processing, adjudication, prosecution, disposition, administration of proceedings arising under O.C.G.A. § 40-6-163. Accordingly, the allocation of funds to those offices is intended to support the enforcement and public safety objectives authorized under O.C.G.A. § 40-6-163, including the enforcement of school bus stop-arm violations and the promotion of student safety. All parties agree that the compensation due to the Board of Education constitutes consideration for providing access to and use of the Board of Education's school buses, associated insurance, administrative expense, and school transportation safety measures necessary to facilitate enforcement of O.C.G.A. § 40-6-163 and to promote student safety.

SECTION 6. OBLIGATIONS OF THE SHERIFF

a) Obligations under O.C.G.A. § 40-6-163. The Sheriff acknowledges that the Sheriff's Office and its qualified employees shall serve as "law enforcement" as that term is used in O.C.G.A. § 40-6-163 and shall fulfill the duties therein assigned to law enforcement, including but not limited to issuing citations, sending notices, preparing verifications and summons, serving as a witness when necessary, and otherwise facilitating prosecution of violations under O.C.G.A. § 40-6-163 with the costs of said law enforcement duties being borne by the Sheriff.

b) Cooperation with the Board of Education and County. The Sheriff agrees to cooperate with the Board of Education and the County to receive and process physical evidence demonstrating violations of O.C.G.A. § 40-6-163 and shall comply with all laws and procedures regarding evidence and chain of custody.

c) Reporting. The Sheriff shall provide the County and the Board of Education with written reports during the term of this Agreement, to include the following information:

   i. summary report of all citations issued for violations of O.C.G.A. § 40-6-163 within thirty (30) days of the issuance of said citation;

   ii. summary report of all notices, summons, and certifications prepared pursuant to O.C.G.A. § 40-6-163 within thirty (30) days of the issuance of same; and

iii. periodic written amendments of the reports listed in this subsection to reflect all updates and changes to the information contained therein.

SECTION 7. OBLIGATIONS OF THE CLERK OF COURT

a) **Court Administration.** The Clerk of Court shall perform those duties assigned by applicable law and those ministerial and administrative functions customarily performed by the Clerk of Court that are reasonably necessary to facilitate the processing, adjudication, and disposition of citations issued pursuant to O.C.G.A. § 40-6-163.

b) **Cooperation.** The Clerk of Court shall cooperate with the Board of Education, the County, the Sheriff's Office, and the Solicitor General's Office as reasonably necessary to implement this Agreement with respect to citations issued pursuant to O.C.G.A. § 40-6-163.

c) **Records.** The Clerk of Court shall maintain court records relating to citations and proceedings arising under O.C.G.A. § 40-6-163 in accordance with applicable law and records retention requirements.

SECTION 8. OBLIGATIONS OF THE SOLICITOR GENERAL

a) Prosecution. Subject to applicable law and any separate memorandum of understanding or resolution adopted by the County, the Solicitor General shall prosecute or otherwise represent the County in proceedings arising under O.C.G.A. § 40-6-163 to the extent authorized by law.

b) Cooperation. The Solicitor General shall cooperate with the Board of Education, the County, the Sheriff's Office, and the Clerk of Court in the review, preparation, prosecution, and disposition of citations issued pursuant to O.C.G.A. § 40-6-163.

SECTION 9. OWNERSHIP AND CONTROL OF DATA

As between the Board of Education, the County, and the Sheriff, the data generated by the devices and equipment which are the subject of this Agreement ("generated data") shall at all times remain the property of the Board of Education.

Notwithstanding the Board of Education's ownership of the generated data, the Sheriff shall have the right to retain, duplicate, preserve, disclose, and utilize such generated data as reasonably necessary for law enforcement purposes, prosecution of violations of O.C.G.A. § 40-6-163, court proceedings, evidence preservation, compliance with discovery obligations, public records compliance, audits, records

retention requirements, and any other purpose required by applicable law. Nothing contained herein shall be construed to transfer ownership of the generated data from the Board of Education or otherwise diminish the Board of Education's ownership interest therein.

Except as expressly authorized in the preceding paragraph, neither the County nor the Sheriff shall have the right to duplicate, mirror, alter, destroy, or tamper with the generated data except as otherwise expressly approved by the Board of Education and only for the furtherance of this Agreement. The parties acknowledge that access to and disclosure of generated data shall be governed by applicable federal and state law, including the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq., and any applicable exemptions thereto.

SECTION 10. FORCE MAJEURE

If, by reason of *force majeure*, any party hereto shall be rendered unable wholly, or in part, to carry out its obligations under this Agreement, then if such party shall give written notice in full particulars of such force majeure to the other party within a reasonable time after occurrence of the event or cause relied on, the obligation of the party giving such notice, so far as it is affected by such force majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period, and any such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term "*force majeure*" as employed herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, acts of a public enemy, orders, refusals or denials of any required permit(s) of any kind from the government of the United States or the State of Georgia, or any agency thereof, or any civil or military authority, insurrections, riots, epidemics, earthquakes, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines, or inability on the part of the Board of Education to operate buses with the devices and equipment described herein because of any of the above-stated instances, or on account of any other cause not reasonably within the control of the party claiming such inability.

SECTION 11. BREACH OF CONTRACT

In the event that any party to this Agreement contends that any other party has breached the terms of this Agreement, written notice of the breach shall be forwarded to the other parties by certified mail. If the stated breach is not remedied within thirty (30) days of the receipt of said notice, the aggrieved party

may submit a claim to dispute resolution, as provided in the section below entitled "Dispute Resolution" or declare in writing that the offending party has failed to cure their breach and the Agreement is thereby terminated.

SECTION 12. DISPUTE RESOLUTION

The parties hereby agree to submit any controversy arising under this Agreement for non-binding mediation. Any party may file a petition in the Superior Court of Hall County with notice to all other parties and request that the presiding judge appoint a neutral mediator within thirty (30) days of receipt of the petition.

Where the mediation is unsuccessful, the neutral party or parties shall prepare a report which shall be provided to each governing authority and made a public record. The cost of mediation authorized by this section shall be shared equally by the disputing parties. Thereafter, any party who remains aggrieved may file suit in the Superior Court of Hall County to enforce any breach of this Agreement following ten (10) days written notice to the other parties of the aggrieved party's intent to file suit.

SECTION 13. NOTICES

Any notices required to be sent under the provisions of this Agreement shall be delivered in writing to the parties at the following addresses:

Board of Education: Hall County School District, Office of the Superintendent 711 Green Street, Gainesville, GA 30501	**County**: Hall County Commissioners' Office Attn: County Administrator P.O. Drawer 1435 Gainesville, GA 30503	**Clerk of Court:** Clerk of Courts' Office Hall County Courthouse P.O. Box 1275 Gainesville, GA 30503	**Solicitor General:** Solicitor General's Office Hall County Courthouse 225 Green Street SE 1st Floor Gainesville, GA 30501	**Sheriff**: Hall County Sheriff's Office 2859 Browns Bridge Road Gainesville, GA 30504

All notices shall be sent to the successors in office to any of the persons signing this Agreement.

SECTION 14. MISCELLANEOUS PROVISIONS

a) Headings in this Agreement are used for convenience only and will not be construed to limit or derogate from the meaning of each clause;

b) This Agreement may be signed in counterparts (including electronic or facsimile transmission); each counterpart will be deemed an original and all taken together shall constitute one and the same instrument;

c) None of the parties to this Agreement shall assign any of the obligations or benefits of this Agreement without the mutual written consent of all parties; and

d) This Agreement represents the parties' entire understanding and complete agreement on the subject matter contained herein and supersedes any prior or contemporaneous agreements, representations or understandings, either written or verbal. This Agreement may not be modified or amended except by a mutually agreed writing that is signed by an authorized representative of each party and, to the extent required by law, made effective by authentication.

SECTION 15. SOVEREIGN IMMUNITY

Nothing contained herein shall be construed as a waiver of any sovereign immunity, governmental immunity, official immunity, or other immunity or limitation of liability available to any party under the Constitution and laws of the State of Georgia. Each party shall remain responsible for the acts and omissions of its own officers, employees, and agents.

IN WITNESS WHEREOF, the undersigned hereby affix their hands and seals this ___ day of _____, 2026.

[SIGNATURES ON FOLLOWNG 2 PAGES]

HALL COUNTY BOARD OF EDUCATION:

By: _____
Name: William Schofield
Title: Superintendent
Authorized Representative

Attest

By: _____
Name: _____
Title: _____

[Seal]

HALL COUNTY, GEORGIA:

By: _____
Name: David Gibbs
Title: Chairman

Attest

By: _____
Name: Jennifer Rivera
Title: County Commission Clerk

[Seal]

HALL COUNTY SHERIFF:

By: _____
Name: Gerald Couch
Title: Sheriff

Attest

By: _____
Name: _____
Title: _____

[Seal]

HALL COUNTY SOLICITOR GENERAL:

By: _____
Name: Inez Grant
Title: Solicitor General

Attest

By: _____
Name: _____
Title: _____

[Seal]

HALL COUNTY CLERK OF COURT:

By: _____
Name: Mark Pettitt
Title: Clerk of Court

Attest

By: _____
Name: _____
Title: _____

[Seal]

APPROVED AS TO FORM:

_____
Justin R. Lawhon
County Attorney

AGENDA ITEM

Tax Assessors

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 482/2026

SUBJECT: Approve the annual renewal of the software purchase agreement for homestead auditing and administration for the Tax Assessors Office to The Exemption Project, Inc. (dba TrueRoll) of Chicago, IL. The estimated annual cost is $79,576.00.

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: JS

Recommendation:
Approve.

Purpose of Request:
Approve the annual renewal of the software purchase agreement for homestead auditing and administration for the Tax Assessors Office to The Exemption Project, Inc. (dba TrueRoll) of Chicago, IL. The estimated annual cost is $79,576.00.

History:

Facts and Issues:
This renewal is for year two (2) of a three (3) year agreement.

Options:

Funding Requested	$ 79,576.00
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-08-15

Approvals:

Submit	Approve	Purchasing	Budget

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

Attachments:

Financial Supplement
Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 482/2026

Funds Requested: $ 79,576.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	100-GENERAL FUND	1550-TAX ASSESSOR	521000-PROFESSIONAL SERVICES	$79,576.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JS

Phone: 770-531-6722

The Exemption Project Inc dba TrueRoll
320 W Ohio St Ste 3W
Chicago, IL 60654 US
+12147966141
finance@trueroll.io
www.trueroll.io

TrueRoll

BILL TO
Hall County, GA
PO Box 1435
Gainesville, GA 30503

INVOICE 1871

DATE 07/07/2026 **TERMS** Net 30

DUE DATE 08/06/2026

PAYMENT PERIOD
Annual

MAKE CHECK PAYABLE:
The Exemption Project, Inc.

SERVICE PERIOD:
07/01/26-06/30/27

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/01/2026	**Homestead Analysis (Annual Contract)**	End-to-End Homestead Administration: Proactive Monitoring, Application Vetter, and Investigation Reports (25)	1	79,576.00	79,576.00

Remit check payments to:
The Exemption Project (dba TrueRoll)
301 W Grand Ave #344
Chicago, IL 60654
Please be advised that the link for electronic funds transfer is located within the emailed invoice link. If you receive an unsolicited email or call purporting to alter our banking information, please call us immediately at: 708-505-9432.

TOTAL DUE **$79,576.00**

Ways to pay

BANK

View and pay

ENTERED 7/16/26

Req. 2027|9270244

SOFTWARE SERVICES AGREEMENT

THIS SOFTWARE AGREEMENT (THE "AGREEMENT") IS ENTERED INTO ON October 1, 2025 (THE "EFFECTIVE DATE") BETWEEN Hall County, GA ("CUSTOMER")

AND

THE EXEMPTION PROJECT, INC., (D.B.A. TrueRoll™)
A DELAWARE CORPORATION AT 320 W OHIO ST. STE 3W, CHICAGO, IL 60654 ("COMPANY").

1.1 WHEREAS, the Customer requests Company to deliver services related to the accuracy of their tax roll and primary residence based homesteads/exemptions/credits/deductions ("Services").

1.2 WHEREAS, the Services will assist the Customer in fulfilling its statutory obligations under the state tax code;

1.3 WHEREAS, Company agrees to provide Services for the Customer under the terms of this Agreement;

1.4 WHEREAS, Company will provide said Services in exchange for the annual fee established in this contract

1.5 THEREFORE, under these terms of this Agreement, Company agrees to deliver Services described below. The services selected by the customer to initiate this agreement is identified as ("Services").

Software & Services
End-to-End Homestead Administration™: Full Suite: TrueRoll's world-leading end-to-end eligibility audit, monitoring, and change detection system for homestead administration includes both Application Vetter™ and Proactive Monitoring™. Delivered through a comprehensive, web-based administration suite, our solution manages the dynamic eligibility of property tax benefits—such as homesteads, exemptions, deductions, and credits—across new (paper or electronic) and existing homesteads as their eligibility changes.
25 Investigation Reports Delivered / year Investigators will provide a specified number of Investigation Reports per year that contain a recommendation and annotated evidence of an unqualified homestead. Includes up to the same number of ad hoc investigation requests.

Implementation Scope: Implementation is supported by existing products and basic refresh processes est 0 - 20 hours	
Pricing	
Annual Subscription	$79,576
One-Time Setup	$1,500
Payment Schedule	
Year 1 (Pro-rated Annual Subscription + Setup)	$63,370
Year 1 Term ("Initial Term")	October 1, 2025 - June 30, 2026
Year 2 (Annual Subscription)	$79,576
Year 2 Term ("First Renewal Term")	July 1, 2026 - June 30, 2027
Year 3 (Annual Subscription)	$79,576
Year 3 Term ("Second Renewal Term")	July 1, 2027 - June 30, 2028

1.6 All work performed by the Company will be under the direct supervision and control of the Customer. Notwithstanding, this Agreement requires Company to use its best efforts to ensure that the Customer's goals in retaining Company will be fulfilled.

1.7 The Customer agrees to make available requested electronic versions of the most recent tax roll data, previous audit details where applicable, and exemption application forms where applicable, for the calendar years for which the Services to be performed are applicable. Such information will be provided within the law.

1.8 Company will provide its Services under state and local regulations that govern this Agreement. Subject to the terms hereof, Company will provide Customer with reasonable technical support services under Company's standard practice. The Company's standard practice is available at www.trueroll.io/terms or in writing upon request.

2. RESTRICTIONS AND RESPONSIBILITIES

2.1 The Customer will not, directly or indirectly: reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Services or any software, documentation or data related to the Services; modify, translate, or create derivative works based on the Services or any software (except to the extent permitted by Company or authorized within the Services). If in the course of providing the Services Company receives any feedback from the Customer relating to the Services ("**Customer Feedback**"), Company is free to use such Customer Feedback. The Customer hereby assigns and agrees to assign all of its rights in the Customer Feedback to Company, without any right to compensation.

2.2 The Customer represents, covenants, and warrants that the Customer will use the Services only in compliance with Company's standard published policies located at https://www.trueroll.io/service-use-policy then in effect (the "**Policy**"), provided that the Policy is presented to the Customer, and all applicable laws and regulations. Although Company has no obligation to monitor the Customer's use of the Services, Company may do so and may prohibit any use of the Services it believes may be (or alleged to be) in violation of the foregoing.

2.3 The Customer will obtain and maintain any equipment and ancillary services needed to connect to, access or otherwise use the Services, including, without limitation, modems, hardware, servers, software, operating systems, networking, web servers (collectively, "**Equipment**"). The Customer will also maintain the security of the Equipment, the Customer account, passwords (including but not limited to administrative and user passwords) and files, and be responsible for all uses of the Customer account or the Equipment with or without the Customer's knowledge or consent.

3. CONFIDENTIALITY; PROPRIETARY RIGHTS

3.1 During the normal course of business, either party may disclose or make available information about its business affairs, products, confidential intellectual property, trade secrets, third-party confidential information, and other sensitive or proprietary information to each other, whether orally or in written, electronic, or other form or media/in written or electronic form or media, whether or not marked, designated, or otherwise identified as "confidential" (collectively, "**Proprietary Information**"). Proprietary Information of Company includes non-public information regarding features, functionality and performance of the Service. Proprietary Information of the Customer includes non-public data and other content, in any form or medium, provided by the Customer to Company to enable the provision of the Services, but that is not provided, collected or generated by Company ("**Customer Data**"). Proprietary Information does not include information that, at the time of disclosure is: (a) in the public domain; (b) known to the receiving party at the time of disclosure; (c) rightfully obtained by the receiving party on a non-confidential basis from a third party; or (d) independently developed by the receiving party. The receiving party shall not disclose the disclosing party's Proprietary Information to any person or entity, except to the receiving party's employees who have a need to know the Proprietary Information for the receiving party to exercise its rights or perform its obligations hereunder. Notwithstanding the foregoing, each party may disclose Confidential Information to the limited extent required (i) in order to comply with the order of a court or other governmental body, or as otherwise necessary to comply with applicable law (e.g., public record laws, freedom of information laws, etc); or (ii) to establish a party's rights under this Agreement, including to make required court filings. On the expiration or termination of the Agreement, upon written request the receiving party shall promptly return to the disclosing party all copies, whether in written, electronic, or other form or media, of the disclosing party's Proprietary Information, or destroy all such copies and certify in writing to the disclosing party that such Proprietary Information has been destroyed. However, the receiving party can retain Proprietary Information to the extent contained in deleted emails and electronic documents which are archived by or on behalf of the receiving party consistent with the receiving party's

standard archival processes but which, in the ordinary course of operations, are not accessible by the individuals who created or received such emails or documents. Each party's obligations of non-disclosure with regard to Proprietary Information are effective as of the Effective Date and will expire 5 years from the date first disclosed to the receiving party.

3.2 The Customer grants to Company the right to use Customer Data to the fullest extent necessary or useful for Company to perform Services offered by the Company, enforce this Agreement, and exercise Company's rights as stated herein. Company owns all Service Data. **"Service Data"**. Service Data is defined as information and data that Company derives or aggregates from (a) Company's performance of the Services and operation of its software, all improvements, enhancements or modifications thereto, (b) any software, applications, inventions or other technology developed in connection with the implementation of the Services or support, (c) all intellectual property rights related to any of the foregoing, and (d) any data that is equivalent to, based on, or derived from the Customer Data and has been provided to the Customer as part of the Services.

3.3 Notwithstanding anything to the contrary, Company has the right to collect and analyze data and other information relating to the provision, use and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning Customer Data and data derived therefrom), and Company will be free (during and after the term hereof) to (i) use such information and data to improve and enhance the Services and for other development, diagnostic and corrective purposes in connection with the Services and other Company offerings, and (ii) disclose such data solely in aggregate or other de-identified form in connection with its business. No rights or licenses are granted except as expressly set forth herein including the resale of the Customer's data granted to Company by the Customer which is expressly prohibited.

4. PAYMENT OF FEES

4.1 The Customer will pay Company the fees described in this contract or the applicable Proposal for the Services in accordance with the terms therein (the **"Fees"**). Company reserves the right to change the Fees or applicable charges and to institute new charges and Fees at the end of the Initial Term or then current renewal term, upon 30 days prior notice to the Customer (which may be sent by email). If the Customer believes that Company has billed the Customer incorrectly, the Customer must contact Company no later than 60 days after the closing date on the first billing statement in which the alleged error or problem appeared, in order to receive an adjustment or credit. Inquiries should be directed to Company's customer support department.

4.2 Company will bill through an annual invoice unless otherwise requested by customer, in which case, full payment for invoices issued in any given year must be received by Company 30 days after the mailing date of the invoice. If the Customer fails to make any undisputed payment when due, without limiting Company's other rights and remedies: (i) Company may charge interest on the past due amount at the rate of 1.5% per month calculated daily and compounded monthly or, if lower, the highest rate permitted under applicable law; (ii) the Customer will reimburse all expenses, including reasonable attorney's fees, incurred by Company to collect any undisputed, unpaid Fees owed by the Customer and (iii) if such failure

continues for 10 days or more, Company may terminate the contract under which the Fees are unpaid, terminate all Services, or suspend its performance of Services until the Customer pays the undisputed Fees in full. The Customer shall be responsible for all taxes associated with Services other than U.S. taxes based on Company's net income.

4.3 Company's goal is to provide the Customer with a value of at least equal to the Fee as provided in Section 4.1. for the Initial Term. If the value provided by the Services in the form of the total of both the back taxes collected and the assessed value added to the tax roll (collectively called "Total Revenue Value Received") that the Services help to discover is less than the Fee for the Initial Term, Company will refund the difference between the paid Fee and the Total Revenue Value Received after the Initial Term. In order to qualify for a refund, the Customer must, within 30 days of the end of the Initial Term submit proof that the Customer did apply Company's Services correctly and that the value added to the tax roll is less than the Fees paid for the Term and the back taxes on all discovered historically unqualified exemptions was attempted to be recovered to the full extent of the state's laws. All refunds are discretionary as determined by Company. To further clarify, Company will not provide refunds for requests made after the 30 day refund period from the end of the Initial Term and all Fee payments must be made on a timely basis.

5. TERM AND TERMINATION

5.1 The initial term of this Agreement commences as of the Effective Date. Unless terminated earlier pursuant any of the Agreement's express provisions, the term will continue in effect until one (1) year from such date (the "Initial Term"). This Agreement will automatically renew for additional successive one (1) year terms for up to a total of four (4) renewal terms unless earlier terminated pursuant to this Agreement's express provisions or either party gives the other party written notice of non-renewal at least [30] days prior to the expiration of the then-current term (together with the Initial Term, the "**Term**"). Each successive year renewal price increase shall be no greater than 5% of the previous year's fee. The Customer shall be notified in writing at least thirty (30) days prior to the end of the service Term should the price increase be greater than 5%.

5.2 In addition to any other remedies it may have, either party may terminate this Agreement upon a material breach of this Agreement by the other party (a) immediately, upon written notice to the other party, if the breach is non-remediable, or (b) 30 days after giving written notice to the other party if the other party has failed to cure a remediable breach or provide a written plan of cure reasonably acceptable to the non-breaching party.

5.3 Upon termination of this Agreement, Customer access to the Services will be immediately discontinued. The Company will securely archive all data associated with the Customer, including data provided by the Customer ("Customer Provided Data"), data generated or derived

through the Services ("Derived Data"), and data entered by end-users ("**Customer Entered Application Data**," such as notes entered into the application by Customer end-users). The archived data will be encrypted and retained in compliance with all applicable state-mandated record retention requirements.

5.4 This Agreement will remain active from the Effective Date until the date on which the Term between the parties expires or is terminated. Upon expiration or termination of the Agreement, the Customer will pay all due and unpaid Fees without further notice.

5.5 The rights and obligations of the parties set forth in this Section and in Sections which by their nature should survive termination will survive termination, including, without limitation, accrued rights to payment, confidentiality obligations, warranty disclaimers, indemnification and limitations of liability.

6. LIMITED WARRANTY AND DISCLAIMER

Company shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Company or by third-party providers, or because of other causes beyond Company's reasonable control, but Company shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption. HOWEVER, COMPANY DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES AND IMPLEMENTATION SERVICES ARE PROVIDED "AS IS" AND COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS, COURSE OF PERFORMANCE, COURSE OF DEALING AND USAGE OF TRADE.

7. INDEMNITY

7.1 Each party (the "**Indemnifying Party**") shall defend and indemnify the other party (the "**Indemnified Party**") only to the extent permitted by law from and against any damages, liabilities, losses, and costs, including reasonable attorney's fees (collectively, "**Losses**") incurred by the Indemnified Party arising out of claims asserted by a third party against the Indemnified Party to the extent that the Losses are caused by the Indemnifying Party's breach of any of its obligations under this Agreement.

7.2 Company shall hold the Customer harmless from and against any Losses against out of any claim brought against the Customer for direct infringement by the Service of any United States intellectual property right existing as of the Effective Date; provided, Company is promptly notified of any and all threats, claims and proceedings related thereto and given reasonable assistance and the opportunity to assume sole control over defense and settlement; and further provided that such obligation will not apply to the extent any infringement arises.

from (a) any use of the Services in a manner not authorized by this Agreement or Company, or (b) Company's modification of the Services as instructed by Customer. If a court makes a final, non-appealable determination that the Services are infringing, then Company will, at its expense: (y) modify the Services to be non-infringing without materially affecting Company's obligations to the Customer under this Agreement, or (z) obtain for the Customer a license to continue using the Services. If neither of the foregoing is commercially practicable, Company may terminate this Agreement and the Customer's rights hereunder and provide the Customer a refund of any prepaid, unused fees for the Service. This Section sets forth the Customer's sole and exclusive remedies for any claim of infringement related to the Services under this Agreement.

8. LIMITATION OF LIABILITY

NOTWITHSTANDING ANYTHING TO THE CONTRARY, EXCEPT FOR BODILY INJURY OF A PERSON, NEITHER COMPANY NOR ITS OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES WILL BE LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY OR CORRUPTION OF DATA OR COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL LOSS OR DAMAGES OF ANY KIND OR FOR ANY LOSS THAT COULD HAVE BEEN AVOIDED BY THE CUSTOMER'S USE OF REASONABLE DILIGENCE; (C) FOR ANY MATTER BEYOND COMPANY'S REASONABLE CONTROL; OR (D) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID BY THE CUSTOMER TO COMPANY FOR THE SERVICES UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT COMPANY HAS BEEN ADVISED OR SHOULD HAVE BEEN AWARE OF THE POSSIBILITY OF SUCH DAMAGES.

9. PRIVACY LAWS: DPPA / GLBA & FCRA

The Customer agrees to comply with applicable privacy laws and:

Understands that End-to-end homestead administration solution results may contain sensitive information governed by federal and state privacy protection laws, including the Federal Driver's Privacy Protection Act of 1994 ("DPPA"), the Gramm-Leach-Bliley Act ("GLBA"), and the Fair Credit Reporting Act ("FCRA"). Accordingly, the Customer hereby represents, acknowledges, and agrees to comply with all federal and state laws regarding privacy and disclosure of personal information, including the DPPA, GLBA, and FCRA; is eligible to receive personal driver's license and motor vehicle records information under the DPPA because its intended use of such information pursuant to this Agreement is permitted by the DPPA; shall not use, disclose, transmit, or in any way release any information it receives from the Company to any unauthorized employee, agent, or third party in violation of the DPPA, GLBA, FCRA, or any other privacy protection law; shall use current and updated security and internal controls to protect the personal information of individuals it receives from a breach of security. Breach of the

security of the system means the compromise of the security, confidentiality, or integrity of computerized data that results in, or there is a reasonable basis to conclude has resulted in, the unauthorized acquisition of and access to personal information maintained by the Customer; transmission of personal information received via e-mail or unencrypted via the internet is strictly prohibited; is responsible for ensuring that its employees, agents, or representatives with access or control over personal information received from the Company are trained and educated with regards to the requirements of the DPPA.

Understands the Company is not a "Consumer Reporting Agency," as defined by the FCRA (15 U.S.C. 1681, et seq.) and TrueRoll End-to-End Homestead Administration suite, and all its associated products and services results do not constitute a "consumer report," as defined by FCRA, and shall not be subject to FCRA requirements.

10. MISCELLANEOUS

(a) SEVERABILITY. If any provision of this Agreement is found to be unenforceable or invalid in any respect under any applicable law or rule in any jurisdiction, a court will, if possible, modify the provision to the extent required to make it valid and enforceable. Regardless, the invalidity, illegality or unenforceability of a provision will not affect any other provision, or the enforcement of the provision in any other jurisdiction.

(b) ASSIGNMENT. This Agreement is not assignable, transferable or sublicensable by the Customer except with Company's prior written consent. Company may transfer and assign any of its rights and obligations under this Agreement without consent, after giving reasonable notice in advance to the Customer.

(c) FORCE MAJEURE. With the exception of the Customer's payment obligations, neither party shall be liable for any default or delay in the performance of its obligations hereunder, if and to the extent such failure or delay is caused by any circumstances beyond such party's reasonable control, including but not limited to acts of God, war, terrorism, natural disasters, earthquakes, fire, riots, floods, invasion, riot or other civil unrest, strikes, labor stoppages or slowdowns or other industrial disturbances, pandemics or passage of law or any action taken by a governmental or public authority, including imposing an embargo.

(d) COMPLETE AGREEMENT. This Agreement, together with each Proposal, is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement.

(e) AMENDMENT AND WAIVER. This Agreement may be amended only with the consent of the affected parties, in writing. A provision of the Agreement may be waived only with the written consent of the party against whom the waiver is asserted. A waiver will be effective only in the specific instances and for the limited purposes for which given, and must be explicit. No action or inaction by a party will be considered an implied waiver.

(f) INDEPENDENT CONTRACTOR. Company shall be as an agent of the Customer in performing the Services as provided by this Agreement. However, no other agency, partnership, joint venture, or employment is created as a result of this Agreement and the Customer does not have any authority of any kind to bind the Company in any respect whatsoever.

(g) In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and reasonable attorneys' fees.

(h) NOTICES. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested.

If to the Customer: Hall County, GA PO Box 1435 Gainesville, GA 30503 Email: purchasing@hallcounty.org	If to Company: The Exemption Project, Inc. Attn: Finance The Exemption Project (dba TrueRoll, Inc.) 301 W Grand Ave #344 Chicago, IL 60654 Email: finance@trueroll.io

(i) GOVERNING LAW. This Agreement shall be governed by the laws of the State of Georgia without regard to its conflict of law provisions.

(k) DISPUTE RESOLUTION. All disputes relating to the interpretation of this Agreement or the rights of the parties hereunder will be exclusively settled by arbitration administered by the American Arbitration Association ("**AAA**") under its Commercial Arbitration Rules; provided, however, the parties are not barred from seeking appeal within the AAA. Disputes involving $75,000 or less shall use the AAA's Expedited Rules. The parties shall mutually agree upon a single commercial arbitrator, and in the absence of agreement, the AAA shall select the arbitrator. The place of arbitration will be Atlanta, GA. The parties shall share equally in the costs of arbitration payable to the AAA, including the arbitrator. The award of the arbitrator will be accompanied by a reasoned opinion, and the parties agree to participate in the AAA's optional appellate process should one party so desire, at such party's expense. Judgment on an arbitration award may be entered in accordance with the Federal Arbitration Act in any federal court having jurisdiction. Either party may, notwithstanding the above, seek equitable relief in any proper court to enjoin a breach or threatened breach of any obligations under this agreement that might cause irreparable harm without any requirement to post bond. ***The***

parties agree that this mandatory arbitration provision represents an irrevocable and unconditional waiver of the right to a trial by jury in any legal action relating to this Agreement.

(l) LIMITATION OF ACTIONS. No action, regardless of form or substance, arising out of this Agreement or the performance or nonperformance of any obligation hereunder may be brought more than one year after a party knew or should have known of the occurrence of the event giving rise to such cause of inaction by a party and the failure to act within that time will be considered an implied waiver.

(m) BILLING CONTACT: All invoices under this Agreement will be sent electronically and will be deemed to have been duly given when received.

Billing Contact To Be Confirmed by Customer	Name: Hall County, Georgia Email: accountspayable@hallcounty.org Title: AP Supervisor Phone Number: 770-531-7102 Mailing Address: PO Box 1435 / Gainesville, GA 30503 Other email addresses to CC on invoice: rswatson@hallcounty.org

The parties have signed this Agreement on the Effective Date.

The Exemption Project, Inc. (TrueRoll™)	Customer Hall County, Georgia
Jan Rothhammer Signature Jan Rothhammer, Controller _____ Name, Title	9/25/2025 Signature David Gibbs, Chairman _____ Name, Title

APPROVED AS TO FORM
Justin R. Lawhon
Justin R. Lawhon,
Senior Assistant County Attorney

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Executive Session

REPORT TO: **Work Session (08/10/26)**

REPORT TO: **Voting Meeting (08/13/26)**

ITEM NO: 540/2026

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

Meetings:

Work Session Date: 08/10/26 **Voting Meeting Date:** 08/13/26

Executive Summary:

Presenter: CA

Recommendation:
N/A

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

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments: