# 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, October 19, 2026 - 03:00 PM**

## Call to Order

## Central Services

1 Approve the award of Task Order #2027-010 Replace Five (5) HVAC RT Units at Children with Special Needs Building and Two (2) Units the Avita Facility to Conditioned Air Systems Inc. of Gainesville, GA, in the amount of $108,461.00.

2 Approve the award of Task Order #2027-008 Fleet Maintenance Commercial Driveway Project to The Dickerson Group, Inc. of Lawrenceville, GA, in the amount of $179,881.00.

3 Approve the award of Task Order #2027-021 Boiler Replacement at the Hall County Jail for Central Services to Conditioned Air Systems, Inc. of Gainesville, GA, in the amount of $197,000.00.

## Community Services and Parks

4 Approve the award of IFB #023-47 Butler Park Multipurpose Artificial Turf for Parks & Leisure Services to Advanced Sports Surfaces, LLC of Kennesaw, GA, in the amount of $387,220.00.

## County Attorney

5 Approve the employment agreement for the Probate Court Staff Attorney.

## Court Administration

6 Approve the Commercial Rental Agreement between Hall County, GA and 9th Judicial District Mediation for office space at 311 Jesse Jewell Parkway, Suite 104 to provide office space for two (2) Superior Court judges for Court Administration, subject to review and approval by the County Attorney.

7 Approve the Memorandum of Understanding between Avita Community Partners and Hall County in regards to assisted outpatient treatment and mental health court liaison services, subject to review and approval by the County Attorney.

**Financial Services**

8 Approve the annual renewal of the agreement with ADP, Inc. for the purpose of providing payroll services for all County departments, and authorization for the Chairman to execute any necessary documents to effectuate the renewal; subject to review and approval by the County Attorney. The estimated annual cost is $358,053.00.

**Fire Rescue**

9 Approve the purchase to remount three (3) Osage ambulances for Fire Rescue to Ten-8 Fire and Safety, LLC of Bradenton, FL, in the amount of $1,073,481.00.

**Human Resources**

10 Approve the employment agreement for the Chief Appraiser for the Board of Tax Assessors.

**Planning & Zoning**

11 **4510 Browns Bridge Road | Rezone |** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Uses permitted in H-B |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

12 **4510 Browns Bridge Road | Special Use |** to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Vehicle Sales |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

13 **4510 Browns Bridge Road | Variance to Section 6.2 |** to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Vehicle sales |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

14 **2109 Microwave Tower Road | Rezone |** from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Second single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

15 **2109 Microwave Tower Road | Variance to Section 4.4 |** to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

16 **2109 Microwave Tower Road | Variance to Section 7.8.11 |** to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Keeping of livestock and poultry |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

17 **4138 Price Road | Rezone |** from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 **| Proposed Use: Second single-family dwelling |** Commission District 2 **| Brian Norris, applicant**

18 **4031 Wiley Road | Variance to Section 4.3 |** to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 **| Proposed Use: Impervious surface |** Commission District 3 **| Kevin Pethel, applicant**

19 **5586 Ransom Free Road | Amend Conditions |** on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 **| Use: Agri-entertainment event venue |** Commission District 3 **| Hall County, applicant**

20 **6541 Henry Smith Road | Amend Conditions |** on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 **| Use: Rural business |** Commission District 3 **| Hall County, applicant**

21 **1563 Calvary Church Road | Amend Conditions |** on a 12.75± acre tract located on the east side of Calvary Church Road approximately 264 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 **| Use: Inert landfill |** Commission District 4 **| Hall County, applicant**

**Public Works and Utilities**

22 First Public Hearing to amend Chapter 3.100 of the Official Code of Ordinances of Hall County, GA with regard to Development Impact Fees.

*Public Hearing to occur at the October 22, 2026 Voting Meeting.*

23 Approve the acceptance of $1,094,825.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in The Village at Chestnut Ridge Subdivision. Commission District 1.

**Solicitor of State Court**

24 Approve the continuation award and any supplemental funding of the FY 2027 Victims of Crime Act (VOCA) Grant for the Solicitor's Office to provide direct support to crime victims in the amount of $125,741.00, 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.

## Commission Time

## 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

## County Administrator

## 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 (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 688/2026

**SUBJECT:** Approve the award of Task Order #2027-010 Replace Five (5) HVAC RT Units at Children with Special Needs Building and Two (2) Units the Avita Facility to Conditioned Air Systems Inc. of Gainesville, GA, in the amount of $108,461.00.

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KI

**Recommendation:**
Approve.

**Purpose of Request:**
Approve the award of Task Order #2027-010 Replace Five (5) HVAC RT Units at Children with Special Needs Building and Two (2) Units the Avita Facility to Conditioned Air Systems Inc. of Gainesville, GA, in the amount of $108,461.00.

**History:**
Conditioned Air Systems is a current vendor for Hall County and is in good standing with the County.

**Facts and Issues:**
This task order was a result of the competitively bid RFQ/P #44-034 Demand Services for On-Call HVAC Contractors.

**Options:**

| | |
|---|---|
| **Funding Requested** | $ 108,461.00 |
| **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 | KI | KI | AY |
| **Budget** | **Finance** | **Attorney** | **Administration** |
| JM | TS | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**
Financial Supplement
Bid Tab Summary
Signature Cover Sheet
Task Order Agreement

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 688/2026

**Funds Requested:** $ 108,461.00

**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 | 1565-BUILDINGS AND MAINTENANCE | 541300-BUILDING AND IMPROVEMENTS | $108,461.00 |

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** KI

**Phone:** 770-531-6823

| Task Order #2027-010<br>BID TAB SUMMARY | Replace 5 RTU's at CWSN and 2 units at Avita | | HVAC Contractors Contract #47-007 |
|---|---|---|---|
| **Bidders** | **Conditioned Air Systems, Inc.** | **Lawson AC** | **Capital City** |
| Location | Gainesville, GA | Gainesville, GA | Norcross, GA |
| Avita Facility | | | |
| Brand/Manufacturer: | Carrier | Carrier | Rheem |
| List energy ratings, and efficiencies | EER 11.2 / IEER 15.5 Furnace 92 | EER 11.2 / IEER 15.5 AFUE92.1% | 14.8 IEER/11.2 EER |
| Unit #1 Price: | $24,258.00 | $28,500.00 | $48,000.00 |
| Unit #2 Price: | $24,258.00 | $29,800.00 | $48,000.00 |
| Avita Total: | $48,516.00 | $58,300.00 | $96,000.00 |
| Children with Special Needs Building | | | |
| Brand/Manufacturer: | Carrier | Carrier | Rheem |
| Unit #1 Price: | $12,282.00 | $14,995.00 | $15,790.00 |
| Unit #2 Price: | $11,088.00 | $13,785.00 | $14,850.00 |
| Unit #3 Price: | $11,088.00 | $13,785.00 | $14,850.00 |
| Unit #4 Price: | $14,399.00 | $16,995.00 | $22,920.00 |
| Unit #5 Price: | $11,088.00 | $13,795.00 | $14,850.00 |
| Children with Special Needs Total | $59,945.00 | $73,355.00 | $83,260.00 |
| **Grand Total:** | **$108,461.00** | **$131,655.00** | **$179,260.00** |

| | |
|---|---|
| BIDS EMAILED: | 6 |
| BIDS EMAILED TO HALL CO CONTRACTORS | 6 |
| BIDS RECEIVED: | 3 |
| BIDS RECEIVED FROM HALL CO CONTRACTORS | 3 |
| NO BIDS: | 0 |

# Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

## CONTRACT EXECUTION SIGNATURE REQUEST


POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
**Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR
**Elizabeth White**

PURCHASING MANAGER
**Andrew Youngblood**


Date: September 25, 2026

To: David Gibbs, Chairman, BOC

From: Connie Barnes, Purchasing Supervisor

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 2027-010

Bid/Contract Name: Replace 5 HVAC RT Units at Children with Special Needs Building & 2 HVAC Units at the Avita Facility

Department(s) Requesting Contract: Building Maintenance

Award Recipient Name: Conditioned Air Systems, Inc.

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Spend:

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount: $108,461.00

☐ Product Contract Estimated Amount:

Comment:

Approve Task Order #2027-010, Replace 5 HVAC RT Units at Children with Special Needs Building & 2 HVAC Units at the Avita Facility to Conditioned Air Systems, Inc, of Gainesville, GA. The FY 2027 estimated amount has been reviewed against the approved FY 2027 budget by Finance.

HALL COUNTY
GEORGIA
We have it all in Hall

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GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
**Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR
**Elizabeth White**

PURCHASING MANAGER
**Andy Youngblood**

# Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

# Task Order # 2027-010

For the provision of

## Replace 5 HVAC RT Units at Children with Special Needs Building & 2 HVAC Units at the Avita Facility

Demand Services for On-Call HVAC Contractors Contract #47-007

**PROJECT DESCRIPTION**

Hall County, Georgia is issuing this Task Order #2027-010 to Demand Services On-Call HVAC Contractors to replace HVAC units.

**SCHEDULE OF EVENTS**

**Issue Date:** Thursday, September 3, 2026
**Mandatory Site Visit:** Thursday, September 10, 2026, at 9:00am. We will start at the Avita Facility, 3509 Mabrey Road, Gainesville, GA 30501 and then proceed to the Children with Special Needs Building located at 440 Prior St. SE, Gainesville, GA 30501
**Bidder Questions Due Date:** Tuesday, September 15, 2026.
**Response to Bidder Questions Due Date:** Friday, September 18, 2026
**Bid Due Date:** Thursday, September 24, 2026, by 2:00pm

**Bidding Process:** Bidders must respond with their Task Order proposals via e-mail to cbarnes@hallcounty.org by 2:00pm EST Thursday, September 24, 2026.

**Mandatory Pre-Bid Meeting Address:** The pre-bid meeting will start promptly at 9:00am, Thursday, September 10th, 2026 at the Avita Facility, 3509 Mabrey Road, Gainesville, GA 30501 and then proceed to the Children with Special Needs Building located at 440 Prior St. SE, Gainesville, GA 30501

**Questions:** All communications must be directed solely to Connie Barnes, Issuing Officer, at cbarnes@hallcounty.org for questions or clarifications of the TO requirements.

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

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

the County any sales and use tax as a separate line item. The Contractor may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

**SCOPE OF WORK**
**(Avita Facility– 2 Split System HVAC Units)**
3509 Mabrey Road
Gainesville, GA 30501

- This is a turnkey job.
- Materials and labor to replace two (2) split system HVAC units that feed the office area (located in the mechanical room).
- Units to be Trane, Carrier, York, Bryant or equal. List energy ratings, and efficiencies.
- Match tonnage and BTU's of existing units. The existing Air ease furnace that is a single furnace set-up, is to be converted to a "twinned" style , similar to the first unit as you enter.
- Make sure the evaporator coil is designed to work in a " twinned furnace "type setup.
- Make sure units are capable of twinning.
- Install new gas shutoff and gas flex connectors between the hard pipe and gas valves.
- Make sure the furnaces have the proper cfm to supply 400 cfm per ton, minimum.
- Offset the ductwork on the existing single unit so that there is a good space between the wall and the new twinned units.
- Install properly sized filter racks in the return ducts for each unit. Filter racks shall be purchased from a company that makes filter racks (for example Famco).
- Install auxiliary drain pan and overflow switch under each furnace.
- Use a flex connector between the supply connection of the evaporator coil and the supply duct.
- Furnish a duct detector for each unit and power it from the unit. Wire so that it will shut the unit down on alarm.
- Supply a new honey well 8000 WIFI thermostat with new wire from the unit to the thermostat
- Supply a new line set, sized for the unit, from the evaporator coil to the new outside unit.
- Supply new thermostat wire from the indoor unit to the outdoor unit.
- Install a new condenser pad
- Install a liquid line sight glass at/ near the outdoor unit.
- Install a new fused disconnect for each condenser, Size the fuses to match the unit's need and supply 3 spare fuses for each. Supply new seal tight flex conduit from the new disconnect to the unit, with new wire.
- Units shall have the new A2L refrigerant.
- Make sure all duct connections are airtight with duct seal and tape.
- Install a new pvc condensate drain with a union on each side of the trap for easy cleaning.
- Trap shall be an EZ trap 83211 or equal. Series this switch with the auxiliary pan switch.
- Pipe to the nearest drain and strap to floor every 5 feet.
- Replace all furnace vent piping, intake and exhaust. Properly seal wall penetrations and install bug screens.

- Supply one case of each size filter for each unit.
- Units shall come with a 5 year parts and labor warranty
- Meet all national state and local codes.
- Install according to MFG. instructions
- Provide start up paperwork showing amps, volts, superheat, subcooling, supply temp, return temp. Check gas pressure and set it if necessary. Also Start up in heat mode to insure it works properly.
- **This work will be awarded now but performed on cool days in October. Only one unit will be down at a time.**

Brand/Manufacturer: Carrier

List energy ratings, and efficiencies: EER 11.2 / IEER 15.5 Furnace 92

Unit #1 Price: $24,258

Unit #2 Price: $24,258

**SCOPE OF WORK**
**(Children with Special Needs Building – 5 HVAC RT Units)**
440 Prior Street, SE
Gainesville, GA 30501

- Remove and dispose of existing units one (1), two (2), four (4), twelve (12), and fifteen (15).
- This is a turnkey job, parts, labor, crane etc.
- Replace units with same size units (tonnage, cfm, and btu's, heat and cool).
- We prefer Carrier because they have a unit that will "drop in" on the curb.
- Other brands will be considered, but bidder will be responsible for any modifications/curb adapters, etc.
- Install new pvc trap with a union on each condensate connection.
- Replace existing disconnect with new, like kind, disconnect.
- Replace thermostat with a new Honeywell 8000 WIFI thermostat.
- Turn old thermostats over to building maintenance.
- Job/equipment is to be warranted parts and labor for 5 years.
- No damage is to be done to the roof.
- All work will meet local state and national codes.
- Install to MFG instructions.
- Units to have new refrigerant A2L type.
- Include one case of filters for each unit.
- Label each unit with a weatherproof label of the unit number. And breaker number that feeds that unit. (i.e. RTU 1 Breaker LP 22)

- Write inside the control panel "installed by CAS 5-year warranty and date of install"
- Label new thermostat with RTU number
- **Job is to be completed in one day**

**Price Units Individually:**

Unit #1 Price: $12,282

Unit #2 Price: $11,088

Unit #4 Price: $11,088

Unit #12 Price: $14,399

Unit #15 Price: $11,088

Brand/Manufacturer: Carrier

Conditioned Air Systems Inc.
(Full Legal Corporate Name)

By: Michael D Conley

Title: Commercial Field Supervisor

Print Name: Michael D Conley

Sworn to and subscribed before me this

25 Day of September, 2025.

Notary Public: Michele Lynn Helms

Notary commission expires: 2/28/27

MICHELE LYNN HELMS NOTARY PUBLIC COMMISSION EXPIRES Feb. 28, 2027 JACKSON COUNTY, GA

**HALL COUNTY, GEORGIA**

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

Date: _____

Attestation: _____
Commission Clerk

# AGENDA ITEM

## Central Services

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 686/2026

**SUBJECT:** Approve the award of Task Order #2027-008 Fleet Maintenance Commercial Driveway Project to The Dickerson Group, Inc. of Lawrenceville, GA, in the amount of $179,881.00.

## Meetings:

**Work Session Date:** 10/19/26

**Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KI

**Recommendation:**
Approve.

**Purpose of Request:**
Approve the award of Task Order #2027-008 Fleet Maintenance Commercial Driveway Project to The Dickerson Group, Inc. of Lawrenceville, GA, in the amount of $179,881.00.

**History:**
The Dickerson Group is a current vendor for Hall County and is in good standing with the County.

**Facts and Issues:**
This task order was a result of the competitively bid RFQ/P #46-004 Demand Services for Concrete Contractors.

**Options:**

| | |
|---|---|
| **Funding Requested** | $ 179,880.30 |
| **Are funds within current budget?** | Yes |
| **Source of Funds** | 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 |
|---|---|---|---|

| Buyer | Submit | Approve | Purchasing |
|---|---|---|---|
| CB | KI | KI | AY |
| **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 686/2026

**Funds Requested:** $ 179,880.30

**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 | 4900-FLEET MAINTENANCE | 541300-BUILDING AND IMPROVEMENTS | $179,880.30 |

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** KI

**Phone:** 770-531-6823

| Task Order #2027-008<br>BID TAB SUMMARY | Fleet Maintenance Commercial Driveway Project | | | Concrete Contractors<br>Contract # 46-004 |
|---|---|---|---|---|
| **Bidders** | **The Dickerson Group** | **Chattahoochee Group, Inc.** | **Ryals Bros.** | **Lagniappe Development** |
| Location | Lawrenceville, GA | Clermont, GA | Lula, GA | Buford, GA |
| Estimated Time for Completion | 5 Days | 7 Days | 12 Days | 60 days |
| Lump Sum Amount - Total | $179,880.30 | $220,753.00 | $259,100.00 | $270,048.71 |
| | $179,880.30 (with GAB)<br>$137,880.30 (Without GAB) | *** See Note Below**<br>Bond not included<br>price includes #4 rebar 24' OCEW in new driveway<br>Price includes 8" under new driveway<br>sawcut 10' quiares<br>Deductive Alternate:<br>Deduct GAB under driveway (adequate subgrade onsite) = ($12,474) | | |

| | |
|---|---|
| BIDS EMAILED: | 4 |
| BIDS EMAILED TO HALL CO CONTRACTORS | 4 |
| BIDS RECEIVED: | 0 |
| BIDS RECEIVED FROM HALL CO CONTRACTORS | 0 |
| NO BIDS: | 0 |

# Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

## CONTRACT EXECUTION SIGNATURE REQUEST


POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
**Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR
**Elizabeth White**

PURCHASING MANAGER
**Andrew Youngblood**


Date: September 24, 2026

To: David Gibbs, Chairman, BOC

From: Connie Barnes, Purchasing Supervisor

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 2027-008

Bid/Contract Name: Fleet Maintenance Commercial Driveway Project

Department(s) Requesting Contract: Building Maintenance

Award Recipient Name: The Dickerson Group

Contract Description: Pave Commercial Driveway/Parking Lot at 1670 Barber Road, Gainesville, GA 30503

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Spend:

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount:$179,880.30

☐ Product Contract Estimated Amount:

Comment:

Approve Task Order #2027-008 to Pave Commercial Driveway/Parking lot at 1670 Barber Road, Gainesville, GA 30503 to The Dickerson Group of Lawrenceville, GA. The FY 2027 estimated amount has been reviewed against the approved FY 2027 budget by Finance.

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
**Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR
**Elizabeth White**

PURCHASING MANAGER
**Andy Youngblood**

# Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

# Task Order #2027-008

August 18, 2026

## For the provision of
## Commercial Driveway Project

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

**PROJECT DESCRIPTION**

Hall County, Georgia Fleet Maintenance Division is issuing this Task Order #2027-008 to Demand Services On-Call Concrete Contractors to pave commercial driveway/parking lot at 1670 Barber Road, Gainesville, GA 30503.

**SCHEDULE OF EVENTS**

**Issue Date:** Tuesday, August 18, 2026
**Mandatory Pre-Bid Site Visit:** Tuesday, September 1, 2026, 10:00am **or** Wednesday, September 2, 2026 10:00am (only one visit required)
**Bidder Questions Due Date:** Friday, September 4, 2026
**Response to Bidder Questions Due Date:** Thurs, September 10, 2026
**Bid Due Date:** Thursday, September 17, 2026, by 2:00pm

**Bidding Process:** Bidders must respond with their Task Order proposals via e-mail to cbarnes@hallcounty.org by 2:00pm EST Thursday, September 17th, 2026

**Mandatory Pre-Bid Meeting Address:** The pre-bid meeting will start promptly at 10:00am Tuesday, September 1, 2026, **or** 10:00am Wednesday, September 2, 2026 (only one visit required) located at 1670 Barber Road, Gainesville, GA 30503.

**Questions:** All communications must be directed solely to Connie Barnes, Issuing Officer, at cbarnes@hallcounty.org for questions or clarifications of the TO requirements.

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

**Taxes**: The County is exempt from State of Georgia Local Sales and Use Tax. The Bidder understands and acknowledges that it is responsible for any sales and use taxes it may incur. The Bidder will not charge or invoice the County any sales and use tax as a separate line item. The Contractor

may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

**SCOPE OF WORK:**

17,000 sq.ft. 8" thick 5,000psi Ready mix commercial rated Concrete Driveway. (Attachment A)

5,000 psi compression strength at 28 days.

#4 steel rebar installed on 16" - 24" center.

All laps shall be double tied with rated rebar tie wire.

At correct spacing according to ASTM standard specifications.

Sub Grade and sub-base should Meet 95% Density. A standard test.
Test can use determine 95% had been achieved.
Example: ASTM 0698 Or D1557

Materials - Crushed stone or suitable aggregate
Sub-Base materials a Shall Be a Minimal of 8".

Use the 90 min. rule as Detailed under ASTM- C94 for Ready Mix concrete.

**Expansions Joints**

Install at 8' not to exceed 12'.
This will allow concrete to expand and contract natural without cracking.

**Saw cut crack control joints**

All saw cut control joint should conform to ACI (American Concrete Guidelines) ACI 302.IR.

Hand-tooled Joints are not recommended.

**Concrete surface finishing and Sealing**

All finished Concrete finished surfaces "SHALL have a very lightly boomed finished surface".

All sealing materials should be a commercial grade "DOT" approved for heavy use commercial Driveway surfaced installed per manufactures instructions.

Example: Foundational Armor sxSOOO or Ghostshiefd Siloxa-Tek 8500. Or a material of equal specifications

Other references: ASTM 03, C39, CISO, C260, C309, C494, C698, C920 and other project related specifications

Any Deviation from these specifications "SHALL BE SUBMITED TO HALL COUNTY CENTRIAL SERVICES CONSTRUCTION DIVISION BEFORE PROCEEDING WITH ANY ADDITIONAL WORK. ANY AND ALL.

ADDITIONAL WORK SHALL ONLY COMMENCE WITH A PROPERLY APROVED CHANGE ORDER IN WRITTING

$179,880.30 With GAB
$137,880.30 Without GAB

**Lump Sum Bid $**_____

**Estimated Time for Completion:** 5 Days

The Dickerson Group Inc
(Full Legal Corporate Name)

By: Chris Youngblood

Title: Project Manager

Print Name: Chris Youngblood

Sworn to and subscribed before me this

17th Day of September, 2026.

Notary Public: _____

Notary commission expires: 2028

**HALL COUNTY, GEORGIA**

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

Date: _____

Attestation: _____
Commission Clerk

# AGENDA ITEM

## Central Services

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 731/2026

**SUBJECT:** Approve the award of Task Order #2027-021 Boiler Replacement at the Hall County Jail for Central Services to Conditioned Air Systems, Inc. of Gainesville, GA, in the amount of $197,000.00.

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KI

**Recommendation:**
Approve.

**Purpose of Request:**
Approve the award of Task Order #2027-021 Boiler Replacement at the Hall County Jail for Central Services to Conditioned Air Systems, Inc. of Gainesville, GA, in the amount of $197,000.00.

**History:**

**Facts and Issues:**
The existing boiler has failed, and the lead time for a new boiler is 12 weeks. A temporary boiler is currently being rented until a new boiler can be installed.

The Task Order was sent to all 4 Plumbing companies in the Demand Services pool, Contract #47-003. Only 2 responses were received.

**Options:**

| | |
|---|---|
| **Funding Requested** | $ 197,000.00 |
| **Are funds within current budget?** | Yes |
| **Source of Funds** | 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 | KI | KI | AY |
| **Budget** | **Finance** | **Attorney** | **Administration** |
| JM | TS | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

Financial Supplement
Bid Tab
Signature Request Cover Sheet
Task Order

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 731/2026

**Funds Requested:** $ 197,000.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

Capital Projects Fund

**Budget Transfer Requested:**

No

**Funding Source Items:**

| Fiscal Year | Fund | Division | Account | Amount |
|---|---|---|---|---|
| 2027 | 350-CAPITAL PROJECTS FUND | 3326-SHERIFFâ€JAIL | 541300-BUILDING AND IMPROVEMENTS | $197,000.00 |

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** KI

**Phone:** 770-531-6823

| Task Order #2027-021 BID<br>TAB SUMMARY | Replace boiler Hall CTY Jail<br>Plumbing Contractors Contract #47-003 | |
|---|---|---|
| **Bidders** | **Conditioned Air Systems, Inc.** | **Freedom Plumbing** |
| Location | Gainesville, GA | Gainesville, GA |
| Option #1 replace with 2 boilers | $378,000.00 | 234,504.09 |
| Lead time equipment | 12 weeks | 12 weeks |
| Lead time start up | 2 weeks | 2 weeks |
| Option #2 replace with one boiler | $197,000.00 | $222,509.08 |
| Lead time equipment | 12 weeks | 12 weeks |
| Lead time start up | 2 weeks | 2 weeks |
| Included Warranty | 1 yr labor/Parts/3yr tank | 3 yr water heater/ 2yr labor |
| Optional Warranty 3-5 yr tank only | | |
| Optional Warranty option 1 | $12,983.00 | N/A |
| Optional Warranty option 2 | $11,976.00 | N/A |

| | |
|---|---|
| BIDS EMAILED: | 4 |
| BIDS EMAILED TO HALL CO CONTRACTORS | 4 |
| BIDS RECEIVED: | 2 |
| BIDS RECEIVED FROM HALL CO CONTRACTORS | 2 |
| NO BIDS: | 1 |
| NO RESPONSE: | 1 |

# Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

## CONTRACT EXECUTION SIGNATURE REQUEST


POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
**Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR
**Elizabeth White**

PURCHASING MANAGER
**Andrew Youngblood**


Date: October 15, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 2027-021

Bid/Contract Name: Boiler Replacement at Hall County Jail

Department(s) Requesting Contract: Central Services

Award Recipient Name: Conditioned Air Systems

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Spend:

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount: $197,000.00

☐ Product Contract Estimated Amount:

Comment:

Approve the award of Task Order #2027-021 Jail Boiler Replacement for Central Services to Conditioned Air Systems of Gainesville, GA in the amount of $197,000.00.
The existing boiler has failed, and the lead time for a new boiler is 12 weeks. A temporary boiler is currently being rented until a new boiler can be installed.
The FY 2027 estimated amount has been reviewed against the approved FY 2027 budget by Finance.

HALL COUNTY
GEORGIA
We have it all in Hall

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FINANCIAL SERVICES DIRECTOR
**Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR
**Elizabeth White**

PURCHASING MANAGER
**Andy Youngblood**

Hall County Government
FINANCIAL SERVICES
PURCHASING DIVISION

# Task Order #2027-021

For the provision of

# Boiler Replacement at Hall County Jail

Demand Services for On-Call Plumbing Contractors
Contract #47-003

**PROJECT DESCRIPTION**
Hall County, Georgia Sheriff's department is issuing this Task Order #2027-021 to Demand Services On-Call Plumbing Contractors to replace two (2) boilers at Hall County Jail located at 1700 Barber Rd Gainesville GA 30507.

**SCHEDULE OF EVENTS**
**Issue Date:** Thursday, September 24, 2026
**Mandatory Pre-Bid Meeting:** Tuesday, September 29, 2026, at 9:00am
**Bidder Questions Due Date:** Friday, October 2, 2026, by 5:00pm
**Response to Bidder Questions Due:** Monday, October 5, 2026
**Bid Due Date:** Thursday, October 8, 2026, by 2:00pm

**Bidding Process:** Bidders must respond with their Task Order proposals via e-mail to ddimizio@hallcounty.org by 2:00pm EST Thursday, October 8, 2026.

**Mandatory Pre-Bid Meeting Address:** The pre-bid meeting will start promptly at 9am located at Hall County Jail located at 1700 Barber Rd Gainesville GA 30507. Time is of the essence as the existing boiler has failed. Contractors who do not attend the pre-bid meeting will not be allowed to submit a bid.

**Questions:** All communications must be directed solely to Dani Dimizio, Issuing Officer, at ddimizio@hallcounty.org for questions or clarifications of the TO requirements.

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

**Taxes**: The County is exempt from State of Georgia Local Sales and Use Tax. The Bidder understands and acknowledges that it is responsible for any sales and use taxes it may incur. The Bidder will not charge or invoice the County any sales and use tax as a separate line item. The Contractor

may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

**Bonds:** The awarded bidder is required to obtain a performance equal to 100% of the awarded sum prior to the issuance of a Notice to Proceed.

**SCOPE OF WORK:**
This is a turnkey project. The awarded bidder shall supply all necessary labor, tools, and materials to complete the project.

The awarded contractor shall have a boiler certification from the State of Georgia.

**The Hall County Jail is a secure facility. All workers may be subject to enhanced security measures at the discretion of Jail Staff, including inspection of tools and materials by a K-9 Unit.** Under no circumstances may workers interact with inmates for any reason. Additionally, workers must always have an escort by Jail Staff when moving about the facility. This is to ensure the safety of workers and inmates alike.

**Option 1:**
The proposed system is designed to provide approximately 1,200 gallons of combined storage capacity through two (2) independent 600-gallon electric boilers. A redundant configuration is intended to provide operational flexibility and allow one (1) boiler to remain in service while the other is isolated for maintenance or service, subject to final system design and manufacturer requirements.

- Remove and dispose of the existing A.O. Smith DHE1250 electric boiler and 1,200-gallon storage tank.
- Furnish and install redundant domestic hot water heating system consisting of (2) new A.O. Smith DVE600 electric boilers, upright vertical round water heaters Each will produce 150 KW/600-gallon capacity.

The scope also includes the replacement of the associated thermal expansion tank, 1,200-gallon storage tank, mixing valve, domestic hot water recirculation pumps, and affected piping components, as well as the necessary piping and electrical modifications required to accommodate the two-boiler configuration.

The new boilers must be spaced appropriately to meet the manufacturer's installation instructions and allow for serviceability. Isolation valves on each inlet and outlet shall be installed to allow for balancing of water flow to ensure proper flow through each boiler. All boilers and equipment shall be installed according to the manufacturer's instructions and shall meet local, state, and national codes. The awarded contractor shall consult with the manufacturer to ensure the twinned units will operate properly.

The awarded contractor shall also:
- Coordinate with Jail Staff to determine the best date and time to complete the boiler replacement and installation.

- The awarded contractor will be required to work around the temporary piping/hookup of an existing portable boiler that had to be installed due to catastrophic failure of the existing boiler.
- Obtain the necessary boiler permits prior to commencement of the project.
- Isolate the domestic water supply and electrical power serving the existing electric boiler system.
- Utilize proper lockout/tagout (LOTO) procedures during water and electrical isolation.
- Drain the existing boiler and associated domestic hot water piping system as required.
- Disconnect, remove, and dispose of the following existing equipment:
  - A.O. Smith DHE1250 electric boiler
  - 1,200-gallon storage tank
  - (1) 77-gallon thermal expansion tank
  - Lawler 805 mixing valve
  - (4) Bell & Gossett PL35B domestic hot water recirculating pumps
  - Associated piping, valves, fittings, pressure gauges, temperature gauges, insulation, and related components.
- Provide (1) onsite dumpster for disposal of removed equipment and construction-related trash and debris.
- Furnish and install (2) new A.O. Smith DVE600 electric boilers configured as a redundant domestic hot water heating system. Include any additional concrete to expand the existing pad or include cost for a new pad.
- Provide and install the necessary boiler piping and valving to allow each boiler to be individually isolated for service and maintenance while maintaining operation of the remaining boiler, where system conditions permit.
- Provide and install one (1) new 1,200-gallon storage tank equal to the existing one or similar in fit, form, and function.
- Provide and install (1) new 77-gallon thermal expansion tank, or appropriately sized replacement based on final system requirements.
- Provide and install (1) new Lawler 805 mixing valve, or appropriately sized equivalent as required by the final system configuration.
- Provide and install (4) new Bell & Gossett domestic hot water recirculating pumps.
- Provide and install new copper piping, valves, fittings, temperature gauges, pressure gauges, check valves, isolation valves, and associated components required to complete the new redundant boiler system.
- Configure the domestic hot water piping to properly distribute flow between the two (2) new electric boilers and the existing building domestic hot water system.
- Provide appropriate isolation and service valves to allow individual boilers and major system components to be removed from service for future maintenance.
- Reconnect the new boiler system to the existing domestic hot water distribution and recirculation system.
- Contract with a licensed electrician to provide and complete all necessary electrical connections, feeders, disconnects, controls, and associated electrical work required for the two (2) new electric boilers, subject to available electrical capacity.
- Contract with a qualified insulation contractor to replace insulation on exposed copper piping affected by the boiler replacement and new installation.
- Restore the domestic water supply to the newly installed boiler system.
- Fill both boilers and purge air and debris from the system.
- Restore electrical power to the newly installed boiler system.
- Coordinate and perform factory startup of the newly installed A.O. Smith DVE600 boilers.

- Test and balance the completed system to verify proper operation, flow, and desired domestic hot water temperatures.
- Test and balance the Lawler 805 mixing valve.
- Test and balance the (4) newly installed domestic hot water recirculation pumps.
- Verify proper operation of each boiler individually and verify the redundant system configuration.
- Inspect all new pipe and equipment connections to verify proper operation and ensure the system is free of leaks.
- Coordinate with the local boiler inspector to schedule and complete required final inspections.
- Clean the work area upon completion.
- Remove all construction-related trash, debris, packaging, and remove equipment from the site.

**Lump Sum Bid for Option 1: $** 378,000.00

Lead time on equipment from factory Current lead time is 12 weeks from release.

Estimated Time for Completion from time of tearing out the old boiler to startup of new boilers:

2 weeks

**Option 2:**

Remove and dispose of existing boiler.
Furnish and install one (1) DHE 1250 boiler (same as existing equipment).

The awarded contractor shall also:

- Coordinate with Jail Staff to determine the best date and time to complete the boiler replacement and installation.
- The awarded contractor will be required to work around the temporary piping/hookup of an existing portable boiler that had to be installed due to catastrophic failure of the existing boiler.
- Obtain the necessary boiler permits prior to commencement of the project.
- Isolate the domestic water supply and electrical power serving the existing electric boiler system.
- Utilize proper lockout/tagout (LOTO) procedures during water and electrical isolation.
- Drain the existing boiler and associated domestic hot water piping system as required.
- Disconnect, remove, and dispose of the following existing equipment:
  - A.O. Smith DHE1250 electric boiler
  - 1,200-gallon storage tank
  - (1) 77-gallon thermal expansion tank
  - Lawler 805 mixing valve
  - (4) Bell & Gossett PL35B domestic hot water recirculating pumps
  - Associated piping, valves, fittings, pressure gauges, temperature gauges, insulation, and related components.
- Provide (1) onsite dumpster for disposal of removed equipment and construction-related trash and debris.

- Furnish and install (1) new A.O. Smith DHE1250 boiler. Include any additional concrete to expand the existing pad or include cost for a new pad.
- Provide and install one (1) new 1,200-gallon storage tank equal to the existing one or similar in fit, form, and function.
- Provide and install (1) new 77-gallon thermal expansion tank, or appropriately sized replacement based on final system requirements.
- Provide and install (1) new Lawler 805 mixing valve, or appropriately sized equivalent as required by the final system configuration.
- Provide and install (4) new Bell & Gossett domestic hot water recirculating pumps.
- Provide and install new copper piping, valves, fittings, temperature gauges, pressure gauges, check valves, isolation valves, and associated components required to complete the new redundant boiler system.
- Reconnect the new boiler system to the existing domestic hot water distribution and recirculation system.
- Contract with a licensed electrician to provide and complete all necessary electrical connections, feeders, disconnects, controls, and associated electrical work required for the one (1) new electric boiler, subject to available electrical capacity.
- Contract with a qualified insulation contractor to replace insulation on exposed copper piping affected by the boiler replacement and new installation.
- Restore the domestic water supply to the newly installed boiler system.
- Fill the boiler and purge air and debris from the system.
- Restore electrical power to the newly installed boiler system.
- Coordinate and perform factory startup of the newly installed A.O. Smith DHE1250.
- Test and balance the completed system to verify proper operation, flow, and desired domestic hot water temperatures.
- Test and balance the Lawler 805 mixing valve.
- Test and balance the (4) newly installed domestic hot water recirculation pumps.
- Verify proper operation of the boiler and verify the system configuration.
- Inspect all new pipe and equipment connections to verify proper operation and ensure the system is free of leaks.
- Coordinate with the local boiler inspector to schedule and complete required final inspections.
- Clean the work area upon completion.
- Remove all construction-related trash, debris, packaging, and remove equipment from the site.

Lump sum bid for Option 2: replace existing boiler with drop-in replacement boiler.
$ 197,000.00

Lead time of boiler from factory: Current lead time is 12 weeks from release

Estimated time of completion from tear out of old boiler until new boiler is started up
2-WEEKS

**Warranty:**
Equipment and labor warranty offered for Option1: (1) YEAR LABOR WARRANTY
(1) YEAR PARTS WARRANTY – SEE ATTACHED
(3) YEAR TANK WARRANTY – SEE ATTACHED

Equipment and labor warranty offered for Option2: SAME AS OPTION #1

Optional manufacturer's extended warranty (if available). Please explain and include cost:

AO SMITH OFFERS A 3-5yr tank only warranty

OPTION 1 - 12,983.00

OPTION 2 - #11,476.00

* PROPOSAL INCLUDES RE-INSULATING REPLACED PIPING AND EXPANSION TANK

Conditioned Air Systems
(Full Legal Corporate Name)

By: ANDY Kahnavskes

Title: President

Print Name: Andy Kahnavskes

Sworn to and subscribed before me this

8 Day of October, 2026.

Notary Public:

Notary commission expires: 5.20.28

Tamara Brandy Browning NOTARY EXPIRES GEORGIA 05/20/28 PUBLIC Hall COUNTY

**HALL COUNTY, GEORGIA**

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

Date: _____

Attestation: _____
Commission Clerk

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# AGENDA ITEM

## Community Services and Parks

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 669/2026

**SUBJECT:** Approve the award of IFB #023-47 Butler Park Multipurpose Artificial Turf for Parks & Leisure Services to Advanced Sports Surfaces, LLC of Kennesaw, GA, in the amount of $387,220.00.

## Meetings:

**Work Session Date:** 10/19/26

**Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** BH

**Recommendation:**
Approve.

**Purpose of Request:**
Approve the award of IFB #023-47 Butler Park Multipurpose Artificial Turf for Parks & Leisure Services to Advanced Sports Surfaces, LLC of Kennesaw, GA, in the amount of $387,220.00.

**History:**

**Facts and Issues:**

**Options:**

Parks and Leisure requested this IFB to convert a natural turf multipurpose field to a modern artificial turf system. The goal of the project is to enhance the usability, safety, and long-term sustainability of a heavily used public recreation space while integrating the new turf seamlessly with existing sidewalks and site infrastructure.

This project aims to:

• Increase field availability and extend playable hours throughout the year.

• Improve safety and surface consistency across a wide range of recreational uses.

• Reduce ongoing maintenance needs and long-term operational costs.

• Support growing community demand for reliable, high use athletic facilities.

8 vendors were emailed the bid, of which 0 went to Hall County vendors. 5 responses were received, of which 0 were hall county vendors. There were 0 "no bids".

| | |
|---|---|
| **Funding Requested** | $ 387,220.00 |
| **Are funds within current budget?** | Yes |
| **Source of Funds** | Various |
| **Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** | Yes |
| **Has it been reviewed by the County Attorney?** | Yes |
| **Is there a deadline for this item?** | |

**Approvals:**

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

**Attachments:**

Financial Supplement
Bid Tab
Contract Cover Sheet
Contract - Advanced Sports Surfaces, LLC
EXHIBIT C - Cost Proposal Worksheet

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 669/2026

**Funds Requested:** $ 387,220.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

Various

**Budget Transfer Requested:**

No

**Funding Source Items:**

| Fiscal Year | Fund | Division | Account | Amount |
|---|---|---|---|---|
| 2027 | 325-SPLOST IX | 6210-PARKS AND LEISURE SERVICES | 541400-INFRASTRUCTURE | $200,000.00 |
| 2027 | 301-IMPACT FEES FUND | 6210-PARKS AND LEISURE SERVICES | 541400-INFRASTRUCTURE | $110,898.36 |
| 2027 | 324-SPLOST VIII | 6220-PARKS | 541400-INFRASTRUCTURE | $76,321.64 |

**Budget Transfer Items:**

**Additional Information/Comments:**

We will adjust the funding / cash flow on the CIP as part of mid-year to move the $ 200K down to Butler Park for SPLOST IX, and move the Sardis Creek Improvements to an out-year.

**Contact for Questions:** BH

**Phone:** 770-535-8280

| IFB #023-47 BID TABULATION | Butler Park Multipurpose Artificial Turf | | | | |
|---|---|---|---|---|---|
| **Bidders** | **Jensen Contracting** | **Deluxe Athletics LLC** | **GeoSurfaces Southeast, Inc** | **Advanced Sports Services, LLC** | **Sports Fields, Inc.** |
| **Location** | **Cleveland, GA** | **Marietta, GA** | **St Gabriel, LA** | **Kennesaw, GA** | **Canton, GA** |
| Turn-Key Lump Sum | $387,420.00 | $505,775.00 | $437,055.00 | $387,220.00 | $598,733.00 |
| Estimated Time to Completion | 8-10 Weeks | 75 Days from award | 30 Days | 2-3 Weeks | 75 Days |
| | | 31 Days from mobilization | | | |

| | |
|---|---|
| Bids Sent | 8 |
| Bids sent to Hall County Vendors | 0 |
| Proposal Received & Reviewed | 5 |
| Proposal Received from Hall County Vendors | 0 |
| No Response | 0 |

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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
**Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR
**Elizabeth White**

PURCHASING MANAGER
**Andrew Youngblood**

# Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

## CONTRACT EXECUTION SIGNATURE REQUEST

Date: October 9, 2026

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 023-47

Bid/Contract Name: Butler Park Multipurpose Artificial Turf

Department(s) Requesting Contract: Parks and Leisure

Award Recipient Name: Advanced Sports Surfaces, LLC

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Projected Spend: $N/A

☐ Price Increase Requested Increase Percentage: 0%

☒ Project/Service Contract FY 27 Estimated Amount:$387,220

☐ Product Contract Estimated Amount:

Comment:

Parks and Leisure requested this IFB to convert a natural turf multipurpose field to a modern artificial turf system. The goal of the project is to enhance the usability, safety, and long-term sustainability of a heavily used public recreation space while integrating the new turf seamlessly with existing sidewalks and site infrastructure.
This project aims to:
• Increase field availability and extend playable hours throughout the year
• Improve safety and surface consistency across a wide range of recreational uses
• Reduce ongoing maintenance needs and long-term operational costs
• Support growing community demand for reliable, high use athletic facilities.

After reviewing the bid proposals, Parks and Leisure has requested that Advanced Sports Surfaces, LLC, be awarded this project as they are the low-cost bidder.
The FY 2027 Estimated Amount has been reviewed against the approved FY 2027 budget by Finance.

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**Andrew Youngblood**

# Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION
Exhibit B – Contract for Services

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #023-47

For the provision of

# Butler Park Multipurpose Artificial Turf

**ARTICLE #101 – INTRODUCTION**

This Contract for Butler Park Multipurpose Artificial Turf (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 Advanced Sports Surfaces LLC which is principally located at 1965 Vaughn Road Kennesaw, GA 30144 Suite C (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**
Nic Murphy
Recreation Superintendent
Parks & Community Services
4175 Nopone Rd.
Gainesville, GA 30506
nmurphy@hallcounty.org
Ph: (678) 865-6737

**COUNTY ISSUING OFFICER**
Julie Dorough
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
jdorough@hallcounty.org
Ph: (770) 535-7270

**CONTRACTOR'S CONTACT INFORMATION**

Contact Name(s): Andrew Barksdale - owner
Jim Watts - owner

Email Address(es): Andrew@advsportssurfaces.com / jrwatts3@yahoo.com

Phone Number(s): Andrew (864) 363-4718 / Jim (770) 655-9794

Physical Address: 1965 Vaughn Rd. Suite C 1

City/State/ZIP: Kennesaw, Georgia 30144

**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 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 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 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.**

**H. Liquidated Damages. N/A for this project.**

## 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:** Required for all contracts.

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

**Additional Provisions:**

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

**General Liability Insurance:** Required for all service contracts.

- $2,000,000 General Aggregate
- $2,000,000 Products & Completed Operations Aggregate
- $1,000,000 Each Occurrence
- $1,000,000 Personal & Advertising Injury
- $500,000 Damages to Premises/Fire/Legal
- $5,000 Medical Payments

**Commercial Auto Liability Insurance:** Required for all service contracts, except for goods and/or services that are remote in nature and/or are delivered by a professional delivery service.

- $1,000,000 Combined Single Limit Or $500,000 per Person/$1,000,000 per Occurrence
- $100,000 Property Damage
- $1,000 for Medical Payments (no fault coverage)

**Additional Provisions:**

- Uninsured 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 written 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.

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**

The Contractor must furnish to the County a performance bond, 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 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 project**

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
Exhibit G – Scored Questions

**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 – Federal Suspension and Debarment Compliance**

In accordance with 2 CFR 200.214 and 2 CFR Part 180.300, if this procurement is funded in whole or in part by federal grant funds, the County is prohibited from awarding contracts to parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs. If applicable, by submitting a proposal in response to this IFB, the Bidder certifies to the best of its knowledge and belief that neither it, its principals, nor its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from entering into covered transactions by any Federal department or agency. Respondents are required to complete, sign, and return the attached *Debarment and Suspension Certification Form* with their proposal. Failure to submit this certification if required may render the proposal non-responsive.

**ARTICLE #132 – 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 #133 – 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 #134 – CONTRACT TERMS AND CONDITIONS**

1. All purchases must comply with the Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. If any conflict or ambiguity arises between the terms and conditions herein and the Official Code of Hall County, the latter will govern.
3. The terms and conditions set 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:

Advanced Sports Surfaces LLC

By: _____

Print Name: ANDREW BARKSDALE

Title: Owner

Sworn to and subscribed before me this

10 Day of September, 2026.

Notary Public: _____

Notary commission expires: 11/21/26

[Seal or Stamp]

BARRY L STROUP
NOTARY PUBLIC
BARTOW COUNTY, GEORGIA
MY COMMISSION EXPIRES NOVEMBER 21, 2026

**HALL COUNTY, GEORGIA**

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
**Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR
**Elizabeth White**

PURCHASING MANAGER
**Andrew Youngblood**

# Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

## EXHIBIT C
## COST PROPOSAL WORKSHEET

IFB #023-47, Butler Park Multipurpose Artificial Turf

Company Name: Advanced Sports Surfaces, LLC

Bidder's Name: Jim Watts - owner

Bidder's Signature: Jim Watts

Date: 9/14/26

This turnkey installation to include: site preparation, grading improvements, drainage enhancements, synthetic turf installation, infill placement, secure perimeter transitions, and any other service necessary to convert the existing natural turf multipurpose field into a modern artificial turf system.

LUMP SUM BID $ 387,220.00

Estimated time to complete project 2-3 weeks

# AGENDA ITEM

## County Attorney

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 671/2026

**SUBJECT:** Approve the employment agreement for the Probate Court Staff Attorney.

## Meetings:

**Work Session Date:** 10/19/26

**Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** JL

**Recommendation:**
Approve.

**Purpose of Request:**

Approve the employment agreement for the Probate Court Staff Attorney.

**History:**
Nia Evereteze is currently employed as Staff Attorney for the Hall County Probate Court. The proposed Employment Agreement will transition her employment from the Hall County Civil Service System to employment pursuant to an individual employment agreement, as permitted by the Hall County Civil Service Act.

**Facts and Issues:**

**Options:**

| | |
|---|---|
| The proposed Employment Agreement provides that Ms. Evereteze will continue to serve as Staff Attorney for the Hall County Probate Court but will do so pursuant to an individual employment agreement in lieu of membership in the Hall County Civil Service System. Under the Agreement, Ms. Evereteze will serve at the pleasure of the Probate Judge, who will retain authority to direct, supervise, discipline, and terminate her employment. The Agreement provides for an annual salary of $85,000, which Ms. Evereteze is already receiving, together with County employee benefits, and will be effective October 8, 2026. No additional funding is required for the position. The purpose of the Agreement is to transition Ms. Evereteze from the Civil Service System to contractual employment and to establish a form of agreement that may be used for future Probate Court Staff Attorneys employed outside the Civil Service System. | Approve or deny. |

| | |
|---|---|
| **Funding Requested** | $ 0.00 |
| **Are funds within current budget?** | Yes |
| **Source of Funds** | N/A |
| **Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** | Yes |
| **Has it been reviewed by the County Attorney?** | Yes |
| **Is there a deadline for this item?** | 2026-10-08 |

**Approvals:**

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

**Attachments:**

Employment Agreement

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 671/2026

**Funds Requested:** $ 0.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

N/A

**Budget Transfer Requested:**

No

**Funding Source Items:**

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:**

**Phone:**

**EMPLOYMENT AGREEMENT FOR**
**PROBATE COURT STAFF ATTORNEY**

**THIS AGREEMENT is** made and entered into this 22nd day of October, 2026, by and among the Honorable Patty Walters Laine, **PROBATE JUDGE OF HALL COUNTY, GEORGIA**, hereinafter referred to as the "Probate Judge," **NIA EVERETEZE,** herein referred to as the "Employee", and **HALL COUNTY, GEORGIA,** hereinafter referred to as the "County," and all of whom agree as follows:

**WITNESSETH**

**WHEREAS,** the Probate Judge possesses the authority to appoint, supervise, and remove the Staff Attorney of the Hall County Probate Court and desires to employ the Employee as Staff Attorney to the Hall County Probate Court; and

**WHEREAS,** the Employee desires to accept such employment and to perform legal, judicial, administrative, advisory, and related services for the Probate Court; and

**WHEREAS,** the County desires to approve the employment of the Employee as the Staff Attorney to the Hall County Probate Court upon the terms set forth herein and to provide the compensation and benefits provided under this Agreement; and

**WHEREAS,** in consideration of the employment, compensation, benefits, and other terms and conditions provided under this Agreement, the Employee desires to accept employment pursuant to the terms of this Agreement in lieu of membership in the Hall County Civil Service System; and

**WHEREAS,** the parties acknowledge that this Agreement is intended to constitute a contractual employment agreement pursuant to Section II of the Hall County Civil Service Act and to create a contractual employment relationship exempt from the Hall County Civil Service System;

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

**SECTION 1. Employment**

The Probate Judge hereby employs the Employee as Staff Attorney to the Hall County Probate Court, and the Employee hereby accepts such employment, upon the terms and conditions set forth herein. The Employee shall be a full-time employee assigned to the Hall County Probate Court and shall perform such legal, judicial, administrative, advisory, and/or related duties, functions, and assignments as may be specified and assigned by the Probate Judge.



NE Initials

In the performance of such duties, functions, and assignments, the Employee shall exercise independent professional judgment consistent with applicable law, ethical obligations, and any policies and procedures applicable to the Hall County Probate Court.

The Probate Judge shall possess the authority to direct, supervise, and control the Employee's work and, subject to applicable law and the terms of this Agreement, to suspend, discipline, or terminate the Employee. Nothing in this Agreement shall be construed to confer upon the County Administrator or the Hall County Board of Commissioners authority to direct the Employee's work or to appoint, supervise, discipline, or remove the Employee.

**SECTION 2.** **Term of Employment; Exempt Status**

**A.** This Agreement shall commence on the Effective Date and shall continue until terminated as provided herein.

The parties acknowledge and agree that this Agreement is entered into pursuant to Section II of the Hall County Civil Service Act, Chapter 2.120 of the Official Code of Hall County, as amended from time to time, and is intended to satisfy the requirements thereof for establishing a contractual employment relationship exempt from the Hall County Civil Service System.

The Employee acknowledges and agrees that she accepts employment pursuant to this individual employment agreement in lieu of membership in the Hall County Civil Service System. The Employee further acknowledges and agrees that she is not a civil service employee and does not possess any rights, protections, grievance procedures, hearing rights, appeal rights, or other benefits afforded under the Hall County Civil Service Act. The Employee further acknowledges that she possesses no property interest in continued employment with Hall County or the Hall County Probate Court.

Unless otherwise required by law, the Employee serves at the pleasure of the Probate Judge and may be terminated, removed, suspended, reassigned, demoted, or otherwise separated from employment by the Probate Judge at any time, with or without cause and with or without notice.



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Nothing contained herein shall be construed as creating a guarantee of employment for any specific duration.

**B.** Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign from employment at any time.

**SECTION 3. Termination**

**A.** The Probate Judge may terminate this Agreement and the Employee's employment at any time, with or without cause and with or without notice, subject only to applicable law.

**B.** The Employee may resign at any time. In the event the Employee voluntarily resigns her position, the Employee agrees to provide at least thirty (30) days written notice of resignation whenever reasonably practicable unless otherwise agreed by the Probate Judge.

**C.** Upon termination of employment, the Employee shall be entitled only to compensation and benefits earned and accrued through the effective date of separation as provided by applicable law and County policy. The Employee shall not be entitled to severance pay, separation pay, liquidated damages, future compensation, or any other post-employment compensation unless expressly authorized by separate written action or agreement of the Hall County Board of Commissioners.

**SECTION 4. Compensation and Benefits**

The County agrees to pay the Employee for her services rendered pursuant to this Agreement an annual base salary of **$ 85,000.00**, payable in installments at the same time as other employees of the County are paid, subject to budgetary appropriations and any lawful cost-reduction measures adopted by the County. The Employee's compensation may be adjusted from time to time pursuant to County budgetary actions, compensation plans, personnel policies, cost-of-living adjustments, merit increases, or other lawful actions of the County. The County further agrees to provide employee benefits to the Employee in accordance with County policies, employee benefit plans, and applicable law, as such policies and plans may be amended from time to time.



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Nothing in this Section shall be construed to authorize an arbitrary reduction in the Employee's individual compensation or to limit the Probate Judge's authority to make compensation recommendations for the Employee within the Probate Court's approved budget, subject to any approval or appropriation required by law or County policy.

**SECTION 5. Political Activity**

**A.** If the Employee becomes a candidate for elective office and such candidacy creates an actual or potential conflict of interest with the Employee's official duties, materially interferes with the Employee's ability to perform the duties of the position, or is otherwise prohibited by applicable law, ethical obligations, or County policy, the Employee shall promptly notify the Probate Judge. The Probate Judge may require the Employee to resign, take a leave of absence, recuse herself from certain matters, or take such other action as may be necessary to address the conflict or comply with applicable law, ethical obligations, or County policy.

**B.** During the term of this Agreement, the Employee shall not:

(1) Engage in political activity that creates an actual conflict of interest with the Employee's official duties;

**(2)** Knowingly solicit, accept, or receive political contributions in violation of law;

**(3)** Use or attempt to use official authority, County resources, or official influence to affect the outcome of an election or political campaign; or

**(4)** Engage in any political activity prohibited by applicable law, County policy, the Georgia Rules of Professional Conduct, or other ethical rules applicable to the Employee.

**SECTION 6. Professional Dues, Subscriptions and Professional Development**

**A.** Subject to budgetary appropriations and approval by the Probate Judge, the County agrees to pay the Employee's annual bar dues, professional membership dues, subscription costs, continuing legal education expenses, and seminar expenses incurred by the Employee in connection with the Employee's duties.

**B.** Subject to budgetary appropriations and approval by the Probate Judge, the County may



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pay or reimburse reasonable travel, lodging, meals, registration fees, and related expenses incurred in connection with official Probate Court business or professional development activities.

**SECTION 7. Professional Licensure and Ethical Obligations**

**A.** As a condition of employment, the Employee shall maintain all licenses, qualifications, certifications, and other credentials required by law or by the Probate Judge for the Staff Attorney position. If the position requires admission to the practice of law in the State of Georgia, the Employee shall remain duly licensed and in good standing with the State Bar of Georgia throughout the term of employment.

**B.** The Employee shall promptly notify the Probate Judge of any disciplinary complaint, grievance, suspension, disbarment, administrative suspension, criminal charge, criminal conviction, or other matter that may materially affect the Employee's ability to perform the duties of the position or maintain any required professional license, qualification, certification, or credential.

**C.** The Employee shall comply with all applicable federal, state, and local laws, the Georgia Rules of Professional Conduct, County policies applicable to the Employee, any policies and procedures of the Hall County Probate Court, and all ethical obligations associated with the position.

D. The loss, suspension, expiration, revocation, or failure to maintain any license, qualification, certification, or legal authority required for the performance of the Employee's duties may constitute grounds for disciplinary action by the Probate Judge, including immediate termination of employment.

**SECTION 8. Confidentiality**

The Employee acknowledges that, during the course of employment, she may have access to confidential, privileged, sensitive, or otherwise non-public information, including but not limited to personnel records, protected personal information, law enforcement information, court records, information maintained in County or Probate Court information systems, and other information



NE Initials

exempt from public disclosure under applicable law.

The Employee shall maintain the confidentiality of such information and shall not disclose, use, copy, remove, or permit the disclosure of such information except as necessary in the performance of official duties or as authorized or required by applicable law, court order, ethical obligation, or applicable official policy.

Nothing in this Agreement shall be construed to authorize the disclosure of information protected by the attorney-client privilege, work-product doctrine, judicial confidentiality requirements, statutory confidentiality provisions, or other legal protections.

Upon separation from employment, the Employee shall return all Probate Court and County records, files, documents, electronically stored information, equipment, and other property in the Employee's possession or control, subject to any applicable record retention requirements.

The obligations contained in this Section shall survive the termination of employment and shall remain enforceable to the fullest extent permitted by law.

**SECTION 9. Defense and Indemnification**

The County shall defend, indemnify, and hold harmless the Employee to the extent provided by and subject to the terms, conditions, limitations, exclusions, and requirements set forth in the Hall County Defense and Indemnification Ordinance, as amended from time to time.

Nothing contained in this Agreement shall be construed to create any independent right to defense, indemnification, reimbursement, insurance coverage, or payment of attorneys' fees beyond those rights, if any, provided by applicable law or the Hall County Defense and Indemnification Ordinance.

Nothing contained herein shall expand, diminish, waive, or modify any rights, immunities, defenses, limitations, or obligations established by applicable law or County ordinance.



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**SECTION 10. General Provisions**

**A. Entire Agreement.** This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes all prior negotiations, representations, understandings, and agreements. Any amendment hereto must be in writing and executed by the parties.

**B. Severability.** If any provision of this Agreement, or any portion thereof, is later determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect to the fullest extent permitted by law.

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

**D. Effective Date**. This Agreement shall become effective on the 22nd day of October, 2026, and shall remain in effect until terminated in accordance with the terms of this Agreement.

**E. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**IN WITNESS WHEREOF,** the parties have executed this Agreement on the date first written above.

[SIGNATURES ON FOLLOWNG PAGE]



NE Initials

**PROBATE JUDGE OF HALL COUNTY, GEORGIA**

Honorable Patty Walters Laine, Judge
Probate Court of Hall County

**EMPLOYEE:**

Nia Evereteze

**HALL COUNTY, GEORGIA**

John T. Gentry, Jr., Interim County Administrator

**ATTEST:**

**(SEAL)**

Jennifer Rivera
County Commission Clerk

**APPROVAL AS TO FORM:**

Justin R. Lawhon, County Attorney



NE Initials

# AGENDA ITEM

## Court Administration

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 721/2026

**SUBJECT:** Approve the Commercial Rental Agreement between Hall County, GA and 9th Judicial District Mediation for office space at 311 Jesse Jewell Parkway, Suite 104 to provide office space for two (2) Superior Court judges for Court Administration, subject to review and approval by the County Attorney.

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** JS

**Recommendation:**
Approve.

**Purpose of Request:**
Approve the Commercial Rental Agreement between Hall County, GA and 9th Judicial District Mediation for office space at 311 Jesse Jewell Parkway, Suite 104 to provide office space for two (2) Superior Court judges for Court Administration, subject to review and approval by the County Attorney.

**History:**

**Facts and Issues:**

**Options:**

| | |
|---|---|
| **Funding Requested** | $ 4,800.00 |
| **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 | Budget | Finance |
|---|---|---|---|

| Submit | Approve | Budget | Finance |
|---|---|---|---|
| JR | JS | JM | TS |

| Attorney | Administration | Clerk |
|---|---|---|
| JL | CR | JR |

**Attachments:**

Financial Supplement
Agreement

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 721/2026

**Funds Requested:** $ 4,800.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

General Fund

**Budget Transfer Requested:**

Yes

**Funding Source Items:**

| Fiscal Year | Fund | Division | Account | Amount |
|---|---|---|---|---|
| 2027 | 100-GENERAL FUND | 2100-COURT ADMINISTRATION | 522310-BUILDING RENTAL | $4,800.00 |

**Budget Transfer Items:**

| Fiscal Year | Fund | Division | Account | Amount |
|---|---|---|---|---|
| 2027 | 100-GENERAL FUND | 1500-GENERAL SERVICES | 579000 - GENERAL CONTINGENCY | $-4,800.00 |
| 2027 | 100-GENERAL FUND | 2100-COURT ADMINISTRATION | 522310-BUILDING RENTAL | $4,800.00 |

**Additional Information/Comments:**

**Contact for Questions:**

**Phone:**

STATE OF GEORGIA
COUNTY OF HALL

**COMMERCIAL RENTAL AGREEMENT FOR OFFICE SPACE**

THIS RENTAL AGREEMENT ("Agreement") is made and entered into as of the ____ day of November, 2026 ("Effective Date"), by and between:

LESSOR: 9TH Judicial District Mediation
Address: 311 Jesse Jewell Parkway, Suite 104, Gainesville, Georgia, 30501
Phone: 770-535-6909
Email: 9thmediation@gmail.com

and

LESSEE: Hall County, Georgia
For use by: Northeastern Judicial Circuit
Address: 2875 Browns Bridge Road, Gainesville, Georgia, 30504.
Phone/Email: 770-535-8288

Collectively, the "Parties."

## 1. RECITALS

WHEREAS, the Lessor owns or is authorized to lease certain office space located at 311 Jesse Jewell Parkway, Suite 104, Gainesville, Georgia ("Building"); and

WHEREAS, the Lessee desires to lease office space for governmental and administrative use;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties agree as follows:

## 2. DEFINITIONS

For purposes of this Agreement, the following definitions apply:

"Premises" refers to the two (2) interior offices designated for Lessee's use.

"Common Areas" refers to shared hallways, conference rooms, break rooms, restrooms, and copier/printing areas.

"Access Credentials" refers to keys, access cards, entry codes, or other tools enabling Building access.

"Term" refers to the duration specified in Section 3.

## 3. TERM

The Term shall commence on November 1, 2026, and continue through April 30, 2027, unless terminated earlier or renewed as provided in Section 4.

## 4. RENEWAL AND TERMINATION NOTICE

Following expiration of the initial Term, this Agreement may renew on a month-to-month basis.

The Lessee shall provide thirty (30) days' written notice of intent to renew or vacate.

Either Party may terminate the Agreement during the initial term or any renewal period with thirty (30) days' written notice.

## 5. RENT AND PAYMENT TERMS

Monthly Rent: $800.00. Rent shall be due on the 5th day of each month. Payments shall be made payable to 9th Judicial District Mediation. Accepted payment method(s): check(s) and/or electronic payment.

## 6. USE OF PREMISES

The Premises shall be used solely for official governmental and administrative purposes of the Northeastern Judicial Circuit.

Lessee shall comply with all applicable federal, state, and local laws, regulations, ordinances, and Building policies.

## 7. ACCESS TO BUILDING

The Lessee shall have twenty-four (24) hour access to the Building and the Premises.

The Lessor shall provide all Access Credentials necessary for lawful access.

The Lessee shall safeguard all Access Credentials and return them upon termination of the Agreement.

Access may be restricted temporarily due to emergencies, security protocols, or maintenance activities, with reasonable prior notice for non-emergency restrictions.

## 8. SECURITY REQUIREMENTS

The Lessee shall comply with all Building security protocols, including after-hours access procedures and alarm system requirements.

The Lessee is responsible for ensuring doors are secured following any after-hours entry.

The Lessor retains exclusive control over all Building security systems.

## 9. EMERGENCY ACCESS AND RESPONSE

The Lessor may enter the Premises without prior notice in the event of an emergency involving life safety, structural integrity, or property protection.

The Lessee shall provide two (2) emergency contacts who can be reached at all times.

The Lessee shall comply with posted emergency procedures, evacuation protocols, and directives.

Nothing in this Agreement restricts the Lessor's lawful inspection rights under Georgia law.

## 10. MAINTENANCE AND REPAIRS

The Lessor shall maintain the Building and Common Areas except where damage has been caused by the Lessee's negligence or misuse.

The Lessee shall promptly report any maintenance concerns.

## 11. UTILITIES AND SERVICES

The following utilities/services are included as part of Rent:

[x ] Electricity [x ] Water [x ] Internet [x ] Janitorial Services [x ] Other: Copier, Phones.

The Lessee's personal property is not covered by any Lessor insurance policy.

## 12. INSURANCE

The Lessee shall maintain such insurance as it customarily maintains for its governmental operations and as required by law.

## 13. INDEMNIFICATION

To the extent permitted by law and subject to all applicable immunities and defenses, the Lessee shall indemnify, defend, and hold harmless the Lessor from all claims arising from the Lessee's acts, omissions, use of the Premises, or breach of this Agreement.

To the extent permitted by law and subject to all applicable immunities and defenses, the Lessor shall indemnify, defend, and hold harmless the Lessee from all claims arising from the Lessor's acts, omissions, use of the Premises, or breach of this Agreement.

Neither Party shall be liable for consequential, special, or punitive damages except where caused by gross negligence or intentional misconduct.

Nothing herein shall be construed as a waiver of the Lessee's sovereign immunity or governmental immunity.

## 14. RIGHT OF INSPECTION

The Lessor may enter the Premises during normal business hours for inspection or maintenance with reasonable advance notice, except in emergencies.

## 15. ASSIGNMENT AND SUBLETTING

The Lessee shall not assign, sublease, or transfer any portion of the Premises without the Lessor's prior written consent.

## 16. ALTERATIONS AND IMPROVEMENTS

The Lessee shall not make alterations, additions, or improvements without the Lessor's prior written consent.

Approved improvements shall become the property of the Lessor unless otherwise agreed.

## 17. HOLDOVER

Should the Lessee remain in possession after expiration of the Term without a written renewal, the tenancy shall convert to a month-to-month tenancy subject to existing terms unless otherwise stated in writing.

## 18. DAMAGE OR DESTRUCTION

If the Premises become unusable due to fire or other casualty, rent shall abate proportionally.

Either Party may terminate the Agreement if repairs cannot reasonably restore the Premises.

## 19. ENVIRONMENTAL COMPLIANCE

The Lessee shall not bring or store hazardous materials on the Premises except materials customarily used in office environments handled in compliance with applicable laws.

## 20. NO WAIVER

Failure of either Party to enforce any provision shall not constitute a waiver of that provision.

## 21. QUIET ENJOYMENT

The Lessee shall have quiet enjoyment of the Premises provided it complies with this Agreement.

## 22. NOTICE DELIVERY

All notices required under this Agreement shall be delivered via certified mail, overnight courier, or email with confirmation of receipt.

## 23. BROKERAGE

No real estate broker or agent represents either Party in this Agreement.

## 24. GOVERNMENT PROCUREMENT COMPLIANCE

The Parties acknowledge that the Lessee is a governmental entity subject to the procurement, purchasing, ethics, and contracting regulations of the State of Georgia and applicable County requirements. Nothing in this Agreement shall obligate the Lessee to act contrary to any procurement statute, regulation, or policy.

The Lessor warrants that it is not debarred, suspended, or otherwise prohibited from contracting with any governmental entity within the State of Georgia.

In the event of any conflict between this Agreement and mandatory procurement requirements applicable to the Lessee, such procurement requirements shall control.

No provision herein shall obligate the Lessee to expend funds not lawfully appropriated or available.

## 25. FISCAL FUNDING / APPROPRIATIONS

This Agreement is subject to the availability and lawful appropriation of funds by the Hall County Board of Commissioners. In the event that funds are not appropriated or are otherwise unavailable for the continued performance of this Agreement, the County may terminate the Agreement without penalty upon written notice to the Lessor.

## 26. NO THIRD-PARTY BENEFICIARIES

This Agreement is for the sole benefit of the Parties. No third-party beneficiaries, intended or implied, are created by this Agreement.

## 27. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Georgia.

Venue for any dispute shall lie in the county where the Premises are located.

## 28. COMPLIANCE WITH ALL LAWS

Both Parties shall comply with all applicable federal, state, and local laws, regulations, ordinances, codes, and permitting requirements related to the use and occupation of the Premises.

**29. SEVERABILITY**

If any provision is deemed invalid or unenforceable, the remaining provisions shall remain in full force and effect.

**30. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations.

Any amendments must be in writing and signed by both Parties.

**31. SIGNATURES**

The individuals executing this Agreement represent and warrant that they are duly authorized to bind their respective entities.

LESSOR

Name: Valerie A. Lyle Title: Director

Signature: _____ Date: 10/08/2024

LESSEE

Name: _____ Title: Chairman, Board of Commissioners

Signature: _____ Date: _____

Acknowledged and Agreed to: Northeastern Judicial Circuit

Name: Jason Stephenson Title: Circuit Court Administrator

Signature: _____ Date: _____

**RENEWAL ADDENDUM**

THIS RENEWAL ADDENDUM ("Addendum") is attached to and made part of the Commercial Rental Agreement ("Agreement") dated April 1, 2027, between 9th Judicial District Mediation ("Lessor") and Hall County Board of Commissioners ("Lessee"), on behalf of the Northeast Judicial Circuit.

Pursuant to Section 4 of the Agreement, the Parties hereby agree to renew the Agreement as follows:

1. RENEWAL TERM The Agreement is renewed for an additional term beginning on May 1, 2027, and continuing on a month-to-month basis unless terminated by either Party with thirty (30) days' written notice.
2. RENT AMOUNT Monthly rent for the renewal period shall be $800.00, payable as specified in the Agreement.
3. CONTINUATION OF TERMS All terms, conditions, rights, and obligations of the original Agreement shall remain in full force and effect during the renewal period.
4. EFFECTIVE DATE This Addendum becomes effective on the first day of the renewal period identified above.

The individuals executing this Agreement represent and warrant that they are duly authorized to bind their respective entities.

LESSOR Name: _____ Title: _____

Signature: _____ Date: _____

LESSEE Name: _____ Title: _____

Signature: _____ Date: _____

Acknowledged and Agreed to: Northeastern Judicial Circuit

Name: _____ Title: _____

Signature: _____ Date: _____

# AGENDA ITEM

## Court Administration

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 722/2026

**SUBJECT:** Approve the Memorandum of Understanding between Avita Community Partners and Hall County in regards to assisted outpatient treatment and mental health court liaison services, subject to review and approval by the County Attorney.

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** JS

**Recommendation:**
Approve.

**Purpose of Request:**
The MOU establishes a cooperative relationship between Hall County and Avita
Community Partners for the coordination and implementation of Assisted Outpatient Treatment ("AOT") and Mental Health Court (MHC) liaison services for individuals who are subject to court ordered AOT/MHC services. The AOT/MHC liaison position will facilitate communication, coordination, and continuity of services for individuals placed under court ordered AOT/MHC. The partnership is a unique opportunity to help facilitate outpatient, noncustodial care so that defendants are not held at the Hall County Jail while still helping ensure that they cooperate and participate in the criminal justice process.

**History:**

**Facts and Issues:**
Funds will come from existing court budgets.

**Options:**

**Funding Requested** $ 14,000.00
**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?** | 2026-10-22 |

**Approvals:**

| Submit | Approve | Budget | Finance |
|---|---|---|---|
| JS | JS | JM | TS |

| Attorney | Administration | Clerk |
|---|---|---|
| JL | CR | JR |

**Attachments:**

Financial Supplement
Signed MOU Avita, Probate Court, State Court

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 722/2026

**Funds Requested:** $ 14,000.00

**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 | TBD | 521000-PROFESSIONAL SERVICES | $9,334.00 |
| 2028 | 100-GENERAL FUND | TBD | 521000-PROFESSIONAL SERVICES | $4,666.00 |

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** JS

**Phone:** 7705321895

A MEMORANDUM OF UNDERSTANDING

BETWEEN HALL COUNTY, GEORGIA, AND AVITA COMMUNITY PARTNERS

REGARDING ASSISTED OUTPATIENT TREATMENT AND MENTAL HEALTH COURT LIAISON SERVICES

This Memorandum of Understanding ("MOU") is entered into by and between **Hall County, Georgia ("County")**, the **Hall County Probate Court ("Probate Court")**, the **Hall County State Court ("State Court")**, and **Avita Community Partners ("Avita")**, who each may be referred to individually as a "Party" and collectively as the "Parties."

**Effective Date:** October 22, 2026
**Term:** 12 months
**Funding Amount:** $14,000.00

## 1. PURPOSE

The purpose of this MOU is to establish a cooperative relationship between Hall County and Avita Community Partners for the coordination and implementation of **Assisted Outpatient Treatment ("AOT") and Mental Health Court (MHC) liaison services** for individuals who are subject to court-ordered AOT/MHC services within Hall County.

The Parties recognize that successful AOT/MHC programs require coordination among the Court, behavioral-health providers, and other appropriate community partners. The AOT/MHC liaison position will facilitate communication, coordination, and continuity of services for individuals placed under court-ordered AOT/MHC.

Nothing in this MOU is intended to alter the authority or responsibilities of the Court under applicable Georgia law or to interfere with the independent professional judgment of Avita or its qualified behavioral-health professionals.

## 2. RESPONSIBILITIES OF AVITA COMMUNITY PARTNERS

Avita agrees to provide an AOT/MHC liaison to support the Hall County AOT/MHC programs.

The AOT/MHC liaison's responsibilities may include:

1. Coordinating communication between the Probate Court, State Court, Avita, and other appropriate service providers involved in an individual's AOT/MHC treatment plan;
2. Receiving and coordinating referrals of individuals who are subject to court-ordered AOT;
3. Assisting with the initiation and coordination of behavioral-health services following entry of an AOT order or acceptance to MHC;
4. Facilitating communication regarding an individual's participation in required services, consistent with applicable law and appropriate authorizations;
5. Assisting with coordination of treatment plans, appointments, community-based services, and other supports identified as part of the individual's AOT/MHC treatment plans;

6. Communicating with Court personnel regarding the status of AOT/MHC cases, including attendance, engagement, significant barriers to participation, and other information that may appropriately be provided to the Court;
7. Assisting with coordination when an individual is experiencing a behavioral-health crisis or other circumstances that may affect the individual's ability to comply with the AOT order or MHC treatment plan;
8. MHC liaison will attend MHC staffings to provide Behavioral Health updates for participants in MHC;
9. AOT/MHC liaison will obtain valid Release of Information (ROI) prior to releasing information to protect health information (PHI) prior to releasing any information;
10. Participating in meetings, case conferences, or other coordination activities related to the AOT program; and
11. Performing other reasonable liaison and coordination functions mutually agreed upon by the Parties that are consistent with the purpose of this MOU.
12. Assist in organizing a monthly Stakeholder/Advisory meeting with Avita and other community partners who are necessary for a successful program and assign staff to attend these and other collaborative meetings.
13. Identify community partners for referrals to AOT and collaborate with them to ensure they receive appropriate education and connection to the AOT program and mission.

The AOT/MHC liaison shall not replace the clinical providers responsible for providing treatment and shall not make judicial determinations on behalf of the Court.

**3. RESPONSIBILITIES OF HALL COUNTY**

Hall County, through the Probate Court and State Court as applicable, agrees to:

1. Identify and refer individuals who meet legal criteria for AOT services and MHC participants who receive behavioral health services from Avita;
2. Provide Avita with appropriate court orders and other reasonably necessary information for the AOT/MHC liaison to perform the responsibilities described in this MOU, subject to applicable confidentiality and privacy requirements;
3. Designate appropriate Court personnel to communicate with the AOT/MHC liaison;
4. Coordinate, as appropriate, with Avita regarding hearings, case status, compliance concerns, and other matters related to individuals subject to AOT/MHC;

5. Provide supplemental funding to Avita to support the AOT/MHC liaison position, subject to the availability and appropriation of County funds; and
6. Cooperate with Avita and other appropriate community partners to promote continuity of care and effective implementation of AOT orders.
7. Assist in organizing a monthly Stakeholder/Advisory meeting with Avita and other community partners who are necessary for a successful program and assign staff to attend these and other collaborative meetings.

**4. SUPPLEMENTAL FUNDING**

Hall County agrees to provide Avita with supplemental funding in an amount not to exceed **$14,000.00 during the Term of this MOU** for the purpose of supporting the AOT/MHC liaison position, subject to the availability and appropriation of County funds.

The funding is intended to supplement, and not necessarily replace, other funding available to Avita for behavioral-health services.

Payment shall be made in accordance with the County's applicable financial procedures. Avita shall use the supplemental funding for costs associated with the AOT liaison position and related AOT coordination activities.

The Parties may modify the funding amount by written amendment to this MOU.

**5. CONFIDENTIALITY AND INFORMATION SHARING**

The Parties acknowledge that individuals receiving AOT/MHC services may have protected health information and confidential behavioral-health records.

Each Party shall comply with all applicable federal and Georgia laws governing the privacy, confidentiality, use, and disclosure of information, including applicable requirements concerning protected health information and behavioral-health records.

Information shared between the Parties shall be limited to information reasonably necessary for the performance of the Parties' respective responsibilities under this MOU and shall be shared only as permitted or required by applicable law, court order, or appropriate authorization.

Nothing in this MOU shall be construed as requiring Avita to disclose information that it is prohibited from being disclosed under applicable law.

**6. CLINICAL AND JUDICIAL INDEPENDENCE**

The Parties acknowledge that the Court retains its judicial authority and responsibilities, while Avita and its qualified professionals retain independent clinical judgment and responsibility for the provision of behavioral-health services.

Nothing in this MOU shall require Avita or any of its professionals to make a clinical determination that is inconsistent with applicable law, professional standards, or independent clinical judgment.

Nothing in this MOU shall limit the authority of the Court to enter, modify, review, or terminate an AOT/MHC order as authorized by law.

**7. NO GUARANTEE OF SERVICES OR OUTCOMES**

This MOU establishes a framework for coordination and liaison services. It does not guarantee that a particular individual will participate in treatment, comply with an AOT/MHC order, or achieve a particular clinical outcome.

Avita's obligations under this MOU are subject to available personnel, resources, applicable law, and the terms of an individual's court order and treatment plan.

**8. TERM AND TERMINATION**

This MOU shall begin on the Effective Date and shall remain in effect for the Term stated above unless terminated earlier in accordance with this section.

Either Party may terminate this MOU upon **thirty (30) days' written notice** to the other Party.

Termination of this MOU shall not automatically terminate or modify any existing court order for AOT/MHC. The Parties shall cooperate, as appropriate, to promote continuity of behavioral health services for individuals currently subject to AOT/MHC orders.

Upon termination, Hall County shall have no obligation for funding attributable to periods after the effective date of termination.

**9. MODIFICATION**

This MOU may be amended only by a written document signed by authorized representatives of both Parties.

**10. INDEPENDENT PARTIES**

The Parties are independent entities. Nothing in this MOU creates a partnership, joint venture, employment relationship, or agency relationship between Hall County and Avita.

Avita shall remain responsible for its employees, contractors, professional services, and internal operations.

**11. COMPLIANCE WITH LAW**

The Parties shall perform their respective responsibilities under this MOU in accordance with applicable federal and Georgia laws, regulations, court rules, professional standards, and governmental requirements.

If any provision of this MOU is determined to be inconsistent with applicable law, the applicable law shall control, and the Parties shall work in good faith to modify the affected provision accordingly.

## 12. ENTIRE UNDERSTANDING

This MOU represents the understanding between the Parties concerning the AOT liaison services described herein and supersedes prior oral or written understandings concerning the same subject matter, to the extent applicable.

This MOU is not intended to create rights in or confer benefits upon any person who is not a Party to this MOU.

## 13. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding through their duly authorized representatives.

**HALL COUNTY, GEORGIA**

By: _____
Name: _____
Title: _____
Date: _____

**HALL COUNTY PROBATE COURT**

By: Patty Walters Laine
Name: Patty Walters Laine
Title: Judge
Date: 10/9/2026

**HALL COUNTY STATE COURT**

By: Kelley M Robertson
Name: KELLEY M ROBERTSON
Title: JUDGE
Date: 10/9/2026

**AVITA COMMUNITY PARTNERS**

By: _____
Name: Cathy Gunter
Title: C.E.O.
Date: 10/6/2026

# AGENDA ITEM

## Financial Services

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 705/2026

**SUBJECT:** Approve the annual renewal of the agreement with ADP, Inc. for the purpose of providing payroll services for all County departments, and authorization for the Chairman to execute any necessary documents to effectuate the renewal; subject to review and approval by the County Attorney. The estimated annual cost is $358,053.00.

## Meetings:

**Work Session Date:** 10/19/26

**Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** TS

**Recommendation:**
Approve

**Purpose of Request:**
Approve the annual renewal of the agreement with ADP, Inc. for the purpose of providing payroll services for all County departments, and authorization for the Chairman to execute any necessary documents to effectuate the renewal; subject to review and approval by the County Attorney. The estimated annual cost is $358,053.00.

**History:**

Hall County has used ADP as its payroll provider since September 2015. They are a vendor in good standing.

**Facts and Issues:**
This would be year two (2) of a new five (year) pricing agreement for services with ADP.

The new pricing agreement was approved last September 2025. This would just be the annual renewal of that new pricing agreement.

The price increase would be 1% for years 2-4, and then a 2% increase in year 5. The actual total payout can flucuate some depending on number of employees, etc.

**Options:**

**Funding Requested** $ 358,053.00

| | |
|---|---|
| **Are funds within current budget?** | Yes |
| **Source of Funds** | Various |
| **Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** | Yes |
| **Has it been reviewed by the County Attorney?** | Yes |
| **Is there a deadline for this item?** | 2026-10-22 |

**Approvals:**

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

**Attachments:**

Financial Supplement
ADP Contract - Sept. 2025
Cost Analysis Summary

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 705/2026

**Funds Requested:** $ 358,053.00

**Request Budgeted:** Yes

**Proposed Source of Funding:**

Various

**Budget Transfer Requested:**

No

**Funding Source Items:**

| Fiscal Year | Fund | Division | Account | Amount |
|---|---|---|---|---|
| 2027 | TBD | TBD | 521000-PROFESSIONAL SERVICES | $358,053.00 |

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** TS

**Phone:** 770-531-3900

# ADP, INC. GUARANTEED PRICE AGREEMENT

**Client Name:** **Hall County**
Effective Date: 10/01/2025
Expiration Date: 10/01/2030
Customer #(s): 1161702
Contact Name: Taylor Samples Requested By:
Michele.la.motte@adp.com
Contact Email: tsamples@hallcounty.org Contact Phone: 404-531-3900

ADP, Inc. ("ADP") is pleased to provide Hall County ("Client") with a guaranteed price agreement (the "Price Agreement"), which shall govern any increases in fees to the Services (as defined in section 1 below) purchased by Client for the next 5 year(s), subject to the terms and conditions set forth in this Price Agreement. In consideration of the mutual agreements set forth below, ADP and Client agree as follows:

**1) Price Increase:** For the next 5 year(s) commencing with the Effective Date of this Price Agreement, ADP will increase prices per the schedule below for the processing services (the "Services") listed in section 1a that Client is receiving or shall receive as of the Effective Date.

**1a) Included Services:**

- Payroll
- HCM
- TLM

**1b) Processing Services:**

| Year # | Guaranteed Price Period | Increase % | Increase Date |
|---|---|---|---|
| 1 | 10/01/2025 to 09/30/2026 | 0.00% | 10/01/2025 |
| 2 | 10/01/2026 to 09/30/2027 | 1.00% | 10/01/2026 |
| 3 | 10/01/2027 to 09/30/2028 | 1.00% | 10/01/2027 |
| 4 | 10/01/2028 to 09/30/2029 | 1.00% | 10/01/2028 |
| 5 | 10/01/2029 to 09/30/2030 | 2.00% | 10/01/2029 |

Items specifically excluded from this agreement are delivery, reverse wire fees, jurisdiction fees, year-end fees, and maintenance fees. In the month following the Expiration Date, Client's prices will be subject to the same price increases applied to its other clients of similar size and product utilization unless a renewal agreement is signed by both parties.

**2) Guaranteed Term:** As consideration for the Price Agreement, Client agrees to purchase the Services for a minimum guaranteed term of 5 year(s) commencing with the Effective Date of this Price Agreement and thereafter Client's agreement to purchase the Services shall remain in effect until terminated by Client or ADP in accordance with the terms of the ADP Major Accounts Agreement (or such equivalent ADP terms and conditions or agreement governing the provision and receipt of ADP Services including but not limited to any product specific terms set forth in such agreement) between ADP and Client (the "ADP Services Agreement").

**3) Early Termination Fee:** If Client terminates all Services without cause as provided in the ADP Services Agreement prior to the Expiration Date of this Price Agreement, Client agrees to pay ADP an early termination fee of 3 month(s) of average monthly processing fees for the Services (based on the average monthly fees during the twelve-month period immediately preceding the date of termination or a shorter period of time if monthly fees have been payable for less than 12 months at the termination date). If Client fails to pay the early termination fee, Client shall reimburse ADP for any expenses incurred, including interest and reasonable attorney fees, in collecting amounts due ADP hereunder. The early termination fee will be waived by ADP in the event there is a material breach by ADP of any material warranty, term, condition or covenant of the ADP Services Agreement and ADP fails to cure such breach within the timeframe provided in such ADP Services Agreement.

THE ADP SERVICES COVERED BY THIS AGREEMENT ARE PROVIDED IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT(S) BETWEEN CLIENT AND ADP COVERING THE SPECIFIC SERVICES. THIS AGREEMENT SUPPLEMENTS AND DOES NOT SUPERSEDE ANY OF THOSE TERMS AND CONDITIONS. THIS AGREEMENT IS NOT VALID UNLESS SIGNED BY BOTH PARTIES. IN THE EVENT CLIENT HAS AN EXISTING PRICE AGREEMENT IN PLACE, THIS AGREEMENT REPLACES ANY PRIOR PRICE AGREEMENT GOVERNING THE SAME SERVICES.

| ADP, Inc. | | Hall County | |
|---|---|---|---|
| Name: | Michele LaMotte | Name: | David Gibbs |
| Signature: | Michele LaMotte | Signature: | |
| Title: | Executive Relationship Manager | Title: | Chairman |
| Date: | 9/15/25 | Date: | September 11, 2025 |

NOTE: THIS PRICE AGREEMENT IS VALID ONLY IF SIGNED BY BOTH PARTIES WITHIN 30 DAYS OF THE DATE OF CREATION. THE AGREEMENT MUST BE SIGNED BY 09/20/2025 IN ORDER TO BE VALID. FINANCE OR RELATIONSHIP MANAGEMENT IS AUTHORIZED TO EXECUTE THIS AGREEMENT ON BEHALF OF ADP.

**Hall County Government**
**ADP Fee Analysis**
**FY 2027 Budget**

| | | | |
|---|---|---|---|
| ADP Annual Contract (original) | 184.03.01 | 272,029.12 | |
| 7% increase | | 291,071.16 | |
| Subtotal | | **291,071.16** | |
| Contingency | | 29,107.12 | |
| Total ADP Annual Estimate (FY 2019) | | **320,178.27** | |
| 10% INCREASE | | 32,017.83 | |
| FY 2020 SUBTOTAL | | 352,196.10 | |
| FY 2020 CONTINGENCY (10%) | | 35,219.61 | |
| TOTAL FY 2020 ANNUAL ESTIMATE | | **$ 387,415.71** | |
| FY2021 Adj. Based on Actuals | | 1,264.49 | See FY2021 tab |
| TOTAL FY 2021 ANNUAL ESTIMATE | | **$ 388,680.20** | |
| FY2022 Adj. Based on Actuals | | (14,540.80) | See FY2022 tab |
| TOTAL FY 2022 ANNUAL ESTIMATE | | **$ 374,139.40** | |
| FY2023 Adj. Based on Actuals | | (39,310.80) | See FY2023 tab |
| TOTAL FY 2023 ANNUAL ESTIMATE | | **$ 334,828.60** | |
| FY2024 Adj. Based on Actuals | | 21,570.35 | See FY2024 tab |
| TOTAL FY 2024 ANNUAL ESTIMATE | | **$ 356,398.95** | |
| FY2025 Adj. Based on Actuals | | 2,048.26 | See FY2025 tab |
| TOTAL FY 2025 ANNUAL ESTIMATE | | **$ 358,447.21** | |
| FY2026 Adj. Based on Actuals | | 23,975.39 | See FY2026 tab |
| TOTAL FY 2026 ANNUAL ESTIMATE | | **$ 382,422.60** | |
| FY2027 Adj. Based on Actuals | | (24,369.83) | |
| TOTAL FY 2027 ANNUAL ESTIMATE | | **$ 358,052.77** | |

**FY2026 Actuals to Date:**

| | | |
|---|---|---|
| July | 29,109.22 | |
| August | 29,198.17 | |
| September | 29,280.92 | |
| October | 29,222.91 | |
| November | 32,853.29 | |
| December | 29,361.88 | |
| January | 29,837.73 | Jan invoice not yet available 2.27.26 |
| February | 29,837.73 | |
| March | 29,837.73 | |
| April | 29,837.73 | |
| May | 29,837.73 | |
| June | 29,837.73 | |
| | **358,052.77** | **Base Estimate for FY2027** |
| | 29,837.73 | Average Amt through December (use for months not billed) |

| | # of FTEs | % allocation | Subtotal | Budget Allocation | | Verified Requst Includes Estimates for ADP Fees |
|---|---|---|---|---|---|---|
| **General Fund** | 1,084.50 | 58.354% | 223,157.01 | 223,157 | | |
| **Restricted** | 36.50 | 1.964% | 7,510.59 | 7,511 | | |
| **Internal Fleet** | 11.50 | 0.619% | 2,366.35 | 2,366 | | |
| **Multiple Grant** | 38.00 | 2.045% | 7,819.24 | 7,819 | | |
| **Subtotal** | **1,170.50** | **62.981%** | **235,636.35** | **240,853** | 100-1500-521000 | ✔ |
| **Fire Fund** | 283.50 | 15.254% | 58,335.65 | 58,336 | 270-3520-521000 | ✔ |
| **Emergency Services** | 116.50 | 6.268% | 23,972.15 | 23,972 | 271-3630-521000 | ✔ |
| **Development Services** | 82.50 | 4.439% | 16,975.98 | 16,976 | SEE BELOW | |
| **Parks & Leisure Services** | 56.50 | 3.040% | 11,625.98 | 11,626 | 273-6210-521000 | ✔ |
| **E-911** | 55.50 | 2.986% | 11,420.21 | 11,420 | 215-3800-521000 | ✔ |
| **Group Health Insurance** | 3.00 | 0.161% | 617.31 | 617 | 601-1556-521000 | ✔ |
| **Risk Management Insurance** | 2.00 | 0.108% | 411.54 | 412 | 602-1555-521000 | ✔ |
| **Parks** | 20.50 | 1.103% | 4,218.27 | 4,218 | 201-6180-521000 | ✔ |
| **Landfill** | 65.00 | 3.497% | 13,375.02 | 13,375 | 540-4520-521000 | ✔ |
| **Sewer / Stormwater** | 3.00 | 0.161% | 617.31 | 617 | 505-4430-521000 | ✔ |
| **Allen Creek** | - | 0.000% | - | - | | |
| **Count less Unassigned Positons per WP E.02.02** | **1,858.50** | | | **382,423** | | |
| **Development Services Itemized Listing** | | | | | | |
| Engineering | 21 | 25.45% | 4,321.16 | 4,321 | 272-4971-521000 | ✔ |
| Marshal's Office | 12 | 14.55% | 2,469.23 | 2,469 | 272-7420-521000 | ✔ |

| | | | | | | |
|---|---|---|---|---|---|---|
| Planning & Zoning | 19 | 23.03% | 3,909.62 | 3,910 | 272-7410-521000 | ✔ |
| Road Maintenance | 30.5 | 36.97% | 6,275.97 | 6,276 | 272-4220-521000 | ✔ |
| | **82.5** | **100%** | **16,975.98** | **16,976** | SEE ABOVE | |

| | | |
|---|---|---|
| Benefits Module | 25,000.00 | **This billing will begin after year 5 per original agreement.** |

# AGENDA ITEM

## Fire Rescue

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 704/2026

**SUBJECT:** Approve the purchase to remount three (3) Osage ambulances for Fire Rescue to Ten-8 Fire and Safety, LLC of Bradenton, FL, in the amount of $1,073,481.00.

## Meetings:

**Work Session Date:** 10/19/26

**Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** CJS

**Recommendation:**
Approve

**Purpose of Request:**
Approve the purchase to remount three (3) Osage ambulances for Fire Rescue to Ten-8 Fire and Safety, LLC of Bradenton, FL, in the amount of $1,073,481.00.

**History:**

Ten-8 Safety and Fire, LLC has been a vendor with the County for several years and is in good standing with the County.

**Facts and Issues:**

**Options:**

Fire Rescue is requesting to remount three (3) ambulances. Ten-8 is the Osage Ambulance dealer, and we were approved in the capital budget to purchase/remount three (3) ambulances on the latest year model of Ford F-550 4x4 diesel chassis. Ten-8 has priced the job using the FSA Contract #FSA25-VEF19.0 Item #258.

The price for all vehicles of $1,073,481.00 includes a discount for purchasing our old chassis. If we choose to keep the chassis Hall County will be responsible for shipping the chassis back to Hall County.

The lead time is 24-28 months.

This includes three (3) new Ford F-550 193" W.B. 4x4 diesel chassis and the remounting of three (3) of our existing module/patient compartments from three (3) existing ambulances.

| | |
|---|---|
| **Funding Requested** | $ 1,073,481.00 |
| **Are funds within current budget?** | Yes |
| **Source of Funds** | 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 |
|---|---|---|---|
| JD | JS | JS | AY |
| **Budget** | **Finance** | **Attorney** | **Administration** |
| JM | TS | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

Financial Supplement
Proposal
Signature Request Authorization
Remount Warranty
Hall County Sole Source Form
Sole Source from Ten-8

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 704/2026

**Funds Requested:** $ 1,073,481.00

**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 | 3630-EMS | 542200-MOTOR VEHICLES | $1,073,481.00 |

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** CJS

**Phone:** 404-597-0084

## Equipment Proposal

**Proposal # Remount**

This Equipment Proposal (the "Proposal") has been prepared by Ten-8 Fire & Safety, LLC ("Company") in response to the undersigned Customer's request for a proposal. This Proposal is comprised of the special terms set forth below, the Proposal Option List, Warranty, and Company's Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company's Purchasing Terms and Conditions.

**Date:** **October 1, 2026** ("Proposal Date") **Customer:** **Hall County Fire Rescue** ("Customer")

**Customer Address:** **470 Crescent Dr Gainesville, GA 30501**

| Qty | Product Description & Options | Price |
|---|---|---|
| 3 | **Remount of Osage Super Warrior on to F550 4x4 diesel chassis**<br>**FSA Contract # FSA25-VEF19.0 Item # 258** | **$357,827.00** |
| | **Commercial chassis price is an estimate; final price is net price charged by the chassis manufacturer. **Total:** | **$1,073,481.00** |

**Delivery Timing:** The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately **24-30** (months) after Company receives Customer's acceptance of this Proposal as defined below, subject to market and production conditions, Force Majeure, delays from the chassis manufacturer, changes to Order Specifications, or any other circumstances or cause beyond Company's or manufacturer's control.

**Other:** **Contingent upon receipt of chassis**

Unless accepted within **30** days from date of proposal, the right is reserved to withdraw this proposal.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

**INTENDING TO CREATE A BINDING AGREEMENT**, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

**Customer**: **Hall County Fire Rescue**

By: _____

Title: _____

Print: _____

Date: _____

**Ten-8 Fire & Safety, LLC**

By:

Title: **Authorized Sales Representative**

Print: **Eric Wilcox**

Date: **10-1-26**

APPROVED AS TO FORM

Nathaniel [illegible] Attorney

Senior Assistant County Attorney

EXHIBIT A

**PROPOSAL OPTION LIST**

EXHIBIT B

**WARRANTY**

EXHIBIT C

**PURCHASING TERMS AND CONDITIONS**

## PURCHASING TERMS AND CONDITIONS

These Purchasing Terms and Conditions, together with the Equipment Proposal and all attachments (collectively, the "Agreement") are entered into by and between Ten-8 Fire & Safety, LLC, a Florida company ("Company") and Customer (as defined in Ten-8 Fire & Safety LLC's Equipment Proposal document) and is effective as of the date specified in Section 3 of these Purchasing Terms and Conditions. Both Company and Customer may be referred throughout this document individually as a "party" or collectively as the "parties."

1. Definitions.
   a. **"Acceptance"** has the same meaning set forth in Company's Equipment Proposal.
   b. **"Company's Equipment Proposal"** means the Equipment Proposal provided by Company and prepared in response to Customer's request for proposal for a fire apparatus, associated equipment or an ambulance.
   c. **"Cooperative Purchasing Contract"** means an Agreement between Company and a public authority, including without limitation, a department, division, agency of a municipal, county or state government ("Public Authority"), that adopts or participates in an existing agreement between Company and another non-party customer (including, but not limited to such non-party customer's equipment proposal, its applicable exhibits, attachments and purchasing terms and conditions), often referred to as a "piggyback arrangement," which is expressly agreed to, in writing, by Company. Company has sole discretion to determine whether it will agree to such a Cooperative Purchasing Contract.
   d. **"Delivery"** means when Company delivers physical possession of the Product to Customer.
   e. **"Manufacturer"** means the Manufacturer of any Product.
   f. **"Prepayment Discount"** means the prepayment discounts, if any, specified in Company's Equipment Proposal.
   g. **"Product"** means the fire apparatus and any associated equipment, or ambulance manufactured or furnished for Customer by Company pursuant to the Specifications.
   h. **"Purchase Price"** means the Total price set forth in the Quotation, adjusted for the final net price for the chassis charged by the original equipment manufacturer set forth in the final invoice submitted to the Company by the manufacturer. Additionally, if transportation charges are included in the Purchase Price, any changes in transportation charges shall be borne by Customer. Unless otherwise stated herein, Company shall not be responsible for switching, handling, loading, sorting, storage, demurrage, or any other transportation or peripheral charges. If any tax, public charge, tariff, duty, or increase in such taxes or tariffs, is now, or shall be, assessed, levied, or imposed upon, or with respect to the sale of Product by Company or the Manufacturer to Customer or upon any sale, delivery, or other action taken under any validly accepted order for Product, or upon the export or import of such Product by Company or Manufacturer, or if any change shall be made in the custom house or railway classification of such Product or in existing freight rates applicable thereto, the burden of such charge or change shall be borne by the Customer.
   i. **"Purchasing Terms and Conditions"** means these Purchasing Terms and Conditions; however, if the Company's Equipment Proposal or the Customer's related Purchase Order states that it is governed by a Cooperative Purchasing Agreement, "Purchasing Terms and Conditions" shall mean those terms and conditions set forth in the applicable Cooperative Purchasing Agreement.
   j. **"Specifications"** means the general specifications, technical specifications, training, and testing requirements for the Product contained in Company's Equipment Proposal and its Exhibit A (Proposal Option List or for ambulance sales, the Quotation, or Order Form, as applicable), prepared in response to Customer's request for such a proposal.

2. Purpose. This Agreement sets forth the terms and conditions of Company's sale of the Product to Customer.

3. Term of Agreement. This Agreement will become effective on the date of Acceptance as defined in Company's Equipment Proposal ("Effective Date") and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon Delivery and payment in full of the Purchase Price.

4. Purchase and Payment. Customer agrees to pay Company the Purchase Price for the Product(s), and any fees Company actually shifts to Customer shall not exceed 5% of the purchase price. The Purchase Price is in U.S. dollars. Where Customer opts for a Prepayment Discount that specifies that Customer will tender one or more prepayments to Company, Customer must provide each prepayment within the time frame specified in the Equipment Proposal in order to receive the Prepayment Discount for that prepayment installment. To the

extent permitted by applicable law, Company may in its sole discretion charge a convenience fee if Customer elects to pay the Purchase Price by means of a credit card.

5. Representations and Warranties. Customer hereby represents and warrants to Company that the purchase of the Product(s) has been approved by Customer in accordance with applicable general laws and, as applicable, Customer's charter, ordinances and other governing documents, and funding for the purchase has been duly budgeted and appropriated.

6. Cancellation/Termination.

   a. Fire Equipment and Apparatus Sales. In the event this Agreement is cancelled or terminated by Customer before completion, Company may charge Customer a cancellation fee. The following charge schedule is based on costs incurred by Manufacturer and Company for the Product, which may be applied and charged to Customer: (a) 12% of the Purchase Price after the order for the Product(s) is accepted and entered into Manufacturer's system by Company; (b) 22% of the Purchase Price after completion of approval drawings by Customer, and; (c) 32% of the Purchase Price upon any material requisition made by the Manufacturer for the Product. The cancellation fee will increase in excess of (c) in this Section 6, accordingly, as additional costs are incurred by Manufacturer and Company as the order progresses through engineering and into the manufacturing process.

   b. Ambulance Sales. This Section 6 for Cancellation/Termination does not apply to Ambulance Sales. An order for an ambulance cannot be cancelled or terminated once Company receives and processes Customer's Acceptance of Company's Equipment Proposal.

7. Delivery. The Product is scheduled to be delivered as specified in the Delivery Timing section of the Equipment Proposal ("Delivery Timing"), which will be F.O.B. Company's facility. The Delivery Timing is an estimate, and Company is not bound to such date unless it otherwise agrees in writing. Company is not responsible for Delivery delays caused by or as the result of actions, omissions or conduct of the Manufacturer, its employees, affiliates, suppliers, contractors, and carriers. All right, title and interest in and to the Product, and risk of loss, shall pass to Customer upon Delivery of the Product(s) to Customer.

8. Standard Warranty. The manufacturer warranties applicable to this Agreement, if any, are attached to Company's Equipment Proposal as Exhibit A and are incorporated herein as part of the Agreement.

   a. Disclaimer. TO THE EXTENT PERMITTED BY APPLICABLE LAW, AND EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, COMPANY, INCLUDING ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS PROVIDED UNDER THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING DISCLAIMER, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

9. Limitation of Liability. TO THE EXTENT PERMITTED BY APLICABLE LAW, NEITHER COMPANY WILL BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, ECONOMIC, PUNITIVE, SPECIAL OR EXEMPLARY DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, STRICT LIABILITY, EQUITY OR ANY OTHER THEORY OF LAW) ON WHICH SUCH DAMAGES ARE BASED. COMPANY'S LIMIT OF LIABILITY UNDER THIS AGREEMENT SHALL BE CAPPED AT THE TOTAL AMOUNT OF THE MONIES PAID BY CUSTOMER TO COMPANY UNDER THIS AGREEMENT.

10. Force Majeure. Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Company's control or which make Company's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, transportation or delivery delays or losses outside of Company's control, any act of government, inability or delay of Company or manufacture in obtaining necessary labor or adequate or suitable manufacturing components at reasonable prices, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy, terrorism, epidemics, quarantine restrictions, failure of vendors to perform their contracts or labor troubles of Company or a manufacturer causing cessation, slowdown, or interruption of work.

11. Customer's Obligations. Customer shall provide its timely and best efforts to cooperate with Company and Manufacturer during the manufacturing process to create the Product. Reasonable and timely cooperation includes, without limitation, Customer's providing timely information in response to a request from Manufacturer or Company and Customer's participation in traveling to Manufacturer's facility for inspections and approval of the Product.

12. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) Customer's failure to pay any amounts due under this Agreement or Customer's failure to perform any of its obligations under this Agreement; (b) Company's failure to perform any of its obligations under this Agreement; (c) either party becoming insolvent or becoming subject to bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement, which is false in any material respect; (e) an action by Customer to dissolve, merge, consolidate or transfer a substantial portion of its property to another entity; or (f) a default or breach by Customer under any other contract or agreement with Company.

13. Manufacturer's Statement of Origin. Company shall retain possession of the manufacturer's statement of origin ("MSO") for the Product until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, Company shall retain the MSO for each individual Product until the Purchase Price for that Product has been paid in full.

14. Dispute Resolution and Venue. Should either party bring a legal suit to enforce the terms of this Agreement, including a suit in equity, the parties agree and consent to file any suit in the court of jurisdiction of Hall County, Georgia.

15. Miscellaneous. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other. Neither party may assign its rights and obligations under this Agreement without the prior written approval of the other party. This Agreement and all transactions between Ten-8 Fire & Safety, LLC will be governed by and construed in accordance with the laws of the State of Georgia. The delivery of signatures to this Agreement may be via facsimile transmission or other electronic means and shall be binding as original signatures. This Agreement shall constitute the entire agreement and supersede any prior agreement between the parties concerning the subject matter of this Agreement. This Agreement may only be modified by an amendment, in writing, signed by duly authorized representatives of both parties with authority to sign such amendments to this Agreement. In the event of a conflict between the Ten-8 Proposal and these Terms and Conditions, the Ten-8 Proposal shall control except in the case of a Cooperative Purchasing Contract as set forth in Section 1(c) and (h) of these Purchasing Terms and Conditions. If any term of this Agreement is determined to be invalid or unenforceable by a competent legal authority, such term will be either reformed or deleted, as the case may be, but only to the extent necessary to comply with the applicable law, regulation, order or rule, and the remaining provisions of the Agreement will remain in full force and effect.

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: October 5, 2026

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: Sole Source

Bid/Contract Name: Ambulance Remount

Department(s) Requesting Contract: Fire Rescue

Award Recipient Name: Ten-8 Fire & Safety

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Spend: $N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount: $1,073,481

☐ Product Contract Estimated Amount:

Comment:
Fire Rescue is requesting to remount three (3) ambulances. Ten-8 is the Osage Ambulance dealer, and we were approved in the capital budget to purchase/remount three (3) ambulances. Ten-8 has priced the job using the FSA Contract #FSA25-VEF19.0 Item #258.
The FY 2027 estimated amount has been reviewed against the approved FY 2027 budget by Finance.

# Emergency Vehicle Limited Warranty

# REMOUNT

Subject to limitations, provisions and conditions set forth in this Warranty, Osage Industries, Inc. does hereby warrant to each Purchaser Only that this ambulance remount work shall be free from defects in workmanship and materials used in the remount process for a period as follows:

A. For **THREE 3 years or 36,000 miles**, whichever comes first, from the date of the purchase, Osage Industries, Inc. will repair or replace, at no cost to purchaser, only those components manufactured by Osage Industries, Inc. for use in a remount vehicle and excludes components from other manufacturers used in such conversions; i.e. sirens, inverters, lightbars, oxygen equipment, chassis, etc. Individual warranties are covered by those manufacturers included in the Owner's Manual as supplied with the vehicle and shall apply as set forth by said manufacturer. Osage will not assume liability or responsibility for components, which are reused. Osage will only reimburse labor up to (3) years on those components with more than a (3) year warranty. The Osage aluminum box is lifetime warranted to the original purchaser. This warranty will be transferred onto a new chassis, providing the remount is performed by Osage Industries.

B. For **THREE 3 years or 36,000 miles**, whichever comes first, from the date of the purchase, Osage Industries, Inc. will cover the cost of labor and material, in the repair or replacement of the electrical systems furnished and installed by Osage Industries, Inc. This warranty shall include all wiring, terminals and connections and general design concept used by Osage Industries, Inc. at the time of the remount. This warranty shall not apply to any electrical equipment furnished and warranted by other manufacturers. These warranties shall be limited to component manufacturer's policies. Osage will not assume liability or responsibility for components, which are reused. **Optional Weldon V-MUX warranty** if purchased. For SIX (6) years or 72,000 miles, whichever comes first, from the date of the original purchase, Osage Industries, Inc. will cover the cost of labor and material.

C. Paint—For **THREE 3 years or 36,000 miles**, whichever comes first, from the date of the purchase, Osage Industries, Inc., will cover the cost of labor and materials on repairs ONLY to the module body paint, and cab stripe, if Osage has done a total repaint. Unless installed by Osage, lettering and graphics replacement due to paint failure will not be covered. Warranty is dependent on agreement by both parties (purchaser and seller) that failure is due to a manufacturing defect.

D. ***GRAPHICS WARRANTY 3 YEARS OR 36,000 MILES,*** Osage warrants its graphics and lettering package to be free from defects in material and workmanship for **three (3) years or 36,000 miles.** Warranty covers cost of parts and labor. Osage will not be liable for more than the amount of the purchase price of the graphics package.

The above warranties are conditioned upon normal use and reasonable maintenance and do not apply to any components, which have been subject to abuse, accident, alteration, vandalism, and improper or careless use. Any modification of any description made to any components on the conversion, without written approval by Osage Industries, Inc. shall void the warranty of said system and components parts.

Prompt written notice of all defects or claims against Osage shall be forwarded to Osage Industries, Inc., 194 County Road 302, Linn, Missouri (MO) 65051, or by calling at 800-822-3634. No repairs or additions shall be performed without prior approval from Osage Industries, Inc. Osage Industries, Inc. reserves the right to reject unauthorized claims and its decision in these matters shall be final.

If warranty repairs are necessary, all work must be performed by Osage Industries, Inc. or a repair center authorized by Osage Industries, Inc. It is the responsibility of the purchaser to transport vehicle to and from Osage Industries, Inc., Linn, Missouri (MO), or the repair center authorized by Osage Industries, Inc. for warranty repairs. Osage is not responsible for any loss or damage that may occur during said transportation.

Any expressed warranty not provided herein and any remedy for breach of contract which might arise by implication or operation of law, is hereby excluded and disclaimed. The implied warranties of merchantability and fitness for any particular purpose are expressly limited to the terms stated above. Some states do not allow limitations on how long an implied warranty lasts. Therefore, the above limitations may not apply to you.

Under no circumstances shall Osage Industries, Inc. be liable to purchaser or any other person for any special or consequential damages, whether arising out of breach of warranty, breach of contract, or otherwise. Some states do not allow the exclusion or limitation of incidental or consequential damages. Therefore, the above limitations or exclusions may not apply to you.

This Warranty gives you specific legal rights, and you may have other rights, which vary, from state to state.

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. |
| --- |
| |

194 County Road 302 • P.O. Box 718 • Linn, MO 65051
Office: (573) 897-3634 • Toll Free: (800) 822-3634 • Fax: (573) 897-3113

July 1, 2022

To whom it may concern:

This letter is to confirm that Ten 8 Fire & Safety, LLC, is the Sole Source dealership for Osage Industries Inc., dba Osage Ambulances, for all of the states of Florida and Georgia. This authorization is for the sale, service, parts, and warranty for all Type I, II, & III Ambulances and Remounts manufactured by Osage Ambulances.

Should there be any questions or needs for additional information please feel free to contact myself or our office at any time. Please contact Ten-8 Fire & Safety, LLC. direct for sales and service support or visit their website for more information a www.ten8fire.com.

Respectfully,

Paul Marshall
Director of National Sales
Osage Industries, Inc.
Office: 573.897.3634
Mobile: 314.566.4991

# AGENDA ITEM

## Human Resources

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 713/2026

**SUBJECT:** Approve the employment agreement for the Chief Appraiser for the Board of Tax Assessors.

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** DLM

**Recommendation:**
Department recommends approval

**Purpose of Request:**
The purpose of this request is to seek approval for the Chief Appraiser, Board of Tax Assessor, employment agreement.

**History:**

**Facts and Issues:**

**Options:**

| | |
|---|---|
| **Funding Requested** | $ 228,043.72 |
| **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 | Budget | Finance |
|---|---|---|---|
| LM | LM | JM | TS |

| Attorney | Administration | Clerk |
|---|---|---|
| JL | CR | JR |

**Attachments:**

Financial Supplement
Employment Agreement
Position Cost Worksheet

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 713/2026

**Funds Requested:** $ 228,043.72

**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 | 511100-SALARIES | $107,307.69 |
| 2027 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512200-FICA | $8,209.38 |
| 2027 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512400-RETIREMENT | $15,023.08 |
| 2027 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512100-HEALTH INSURANCE | $21,880.19 |
| 2027 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512103-CONTRACT EE INSURANCE | $1,084.85 |
| 2027 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512102-LIFE INSURANCE | $355.85 |
| 2027 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512902-TRAVEL/CAR USE ALLOWANCE | $3,600.00 |
| 2027 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 523201-COMMUNICATIONS | $350.00 |
| 2028 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 511100-SALARIES | $47,692.31 |
| 2028 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512200-FICA | $3,648.62 |
| 2028 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512400-RETIREMENT | $6,676.92 |
| 2028 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512100-HEALTH INSURANCE | $9,724.53 |
| 2028 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512103-CONTRACT EE INSURANCE | $482.15 |
| 2028 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512102-LIFE INSURANCE | $158.15 |
| 2028 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 512902-TRAVEL/CAR USE ALLOWANCE | $1,600.00 |
| 2028 | 100-GENERAL FUND | 1550-TAX ASSESSOR | 523201-COMMUNICATIONS | $250.00 |

**Budget Transfer Items:**

**Additional Information/Comments:**

**Contact for Questions:** DLM

**Phone:** 770-531-6710

EMPLOYMENT AGREEMENT

Chief Appraiser – Board of Tax Assessors

**THIS EMPLOYMENT AGREEMENT** (this "Agreement") is made and entered into this 19th day of October, 2026, by and among the **HALL COUNTY BOARD OF TAX ASSESSORS** (the "Board of Assessors"), **HALL COUNTY, GEORGIA** (the "County"), and **JOHN SMITH** (the "Employee"), all of whom may be referred to collectively as the "Parties," each of whom agrees as follows:

WITNESSETH

**WHEREAS,** the Board of Assessors desires to employ John Smith as Chief Appraiser for the Hall County Board of Tax Assessors and to establish certain terms and conditions applicable to such employment; and

**WHEREAS,** the compensation, benefits, and other financial obligations associated with the Employee's employment are to be provided and funded by the County as set forth herein; and

**WHEREAS,** the County's obligations under this Agreement are subject to approval by the Hall County Board of Commissioners; and

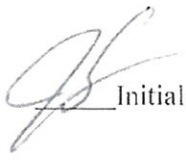
**WHEREAS,** the Employee desires to accept employment as Chief Appraiser for the Hall County Board of Tax Assessors upon the terms and conditions set forth herein;

**NOW, THEREFORE,** in consideration of the mutual covenants contained herein, the Parties agree as follows:

**SECTION 1.** **Employment and Duties**

The Board of Assessors hereby employs **John Smith** as **Chief Appraiser** for the Hall County Board of Tax Assessors. The Employee shall perform the duties and responsibilities of Chief Appraiser prescribed by applicable law and such other legally permissible duties and responsibilities as may be assigned by the Board of Assessors. The Employee shall faithfully, diligently, and professionally perform the duties of the Chief Appraiser and shall comply with all applicable federal and state laws, rules, regulations, and lawful policies applicable to the position.




Initials

**SECTION 2. Effective Date and Term**

A. This Agreement shall become effective on October 23, 2026 (the "Effective Date"), which shall be the Employee's first day of employment as Chief Appraiser.

B. The Employee shall serve at the pleasure of the Board of Assessors. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the authority of the Board of Assessors to terminate the Employee's employment at any time, subject to applicable law and the provisions of this Agreement.

C. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the Employee's right to resign from employment at any time, subject to the notice provisions set forth in SECTION 3(E) of this Agreement.

D. This Agreement does not establish a fixed term of employment or create any contractual or property right to continued employment for any particular period of time.

**SECTION 3. Termination and Severance Pay**

A. The Employee serves at the pleasure of the Board of Assessors, and the Board of Assessors may terminate the Employee's employment at any time, with or without cause, subject to the provisions of this Section.

B. In the event the Board of Assessors terminates the Employee's employment without cause, and provided that the Employee is willing and able to perform the duties of Chief Appraiser as of the effective date of termination, the County shall, upon the Employee's execution and non-revocation of a Separation Agreement and General Release, pay the Employee a lump-sum cash severance payment equal to three (3) months of the Employee's then-current annual base salary, exclusive of other forms of compensation, less all applicable taxes and standard withholdings. In addition, the County shall continue the Employee's medical, dental, and vision insurance coverage, to the extent permitted by the applicable plans, for a period of three (3) months immediately following the effective date of termination, on substantially the same terms applicable immediately prior to termination.

C. The Employee shall not be entitled to the severance pay or continued benefits provided by Paragraph B of this Section if the Employee is terminated for cause. For purposes of this Agreement, "cause" means conviction of, or a plea of guilty or nolo contendere to, a



____ Initials

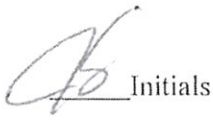
felony or a crime involving dishonesty or moral turpitude; fraud, theft, misappropriation, or other unlawful conduct involving public funds or property; material breach of public trust; willful misconduct or gross neglect in the performance of official duties; material violation of applicable law or professional requirements governing the Employee's position; or a material breach of this Agreement that remains uncured after reasonable notice and an opportunity to cure, when the breach is reasonably capable of cure. In the event of a termination for cause, the Employee shall not be entitled to any severance pay or continuation of County-paid medical, dental, or vision insurance under Paragraph B of this Section, except for any continuation coverage rights available to the Employee under COBRA or other applicable law.

D. If the County materially reduces the Employee's annual base salary or other financial benefits provided under this Agreement in a percentage greater than any generally applicable reduction imposed upon similarly situated County employees; materially breaches any financial obligation owed to the Employee under this Agreement and fails to cure such breach within a reasonable period following written notice from the Employee; or if the Board of Assessors formally requests that the Employee resign in lieu of termination, the Employee may elect to resign and have such resignation treated as a termination without cause for purposes of the severance provisions of Paragraph B of this Section.

E. In the event the Employee voluntarily resigns from the position of Chief Appraiser, the Employee shall provide the Board of Assessors at least thirty (30) days' written notice in advance, unless otherwise agreed upon. The severance pay and continued benefits provided by Paragraph B of this Section shall not apply to a voluntary resignation, except as otherwise provided in Paragraph D of this Section.

F. Termination of the Employee's employment shall terminate this Agreement except for any rights or obligations that accrued prior to termination and any provisions that expressly or by their nature survive termination.




Initials

SECTION 4. Inability to Perform Duties

If the Employee becomes unable to perform the essential functions of the position of Chief Appraiser, with or without reasonable accommodation, the Board of Assessors may terminate the Employee's employment, subject to applicable law. Any such termination shall be treated as a termination without cause for purposes of the severance pay and continued benefits under SECTION 3(B) of this Agreement. The Employee shall also be entitled to payment of any accrued leave or other benefits payable upon separation in accordance with applicable County policies.

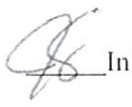
SECTION 5. Salary

For his services as Chief Appraiser, the Employee shall receive an annual base salary of **One Hundred Fifty-Five Thousand Dollars ($155,000.00)**, payable in installments at the same time as other employees of the County are paid, in accordance with the County's regular payroll practices and subject to all required withholdings and deductions, except that the County may implement generally applicable cost-reduction measures as required by a lack of financial resources, subject to the provisions of SECTION 3(D) of this Agreement. The Employee's compensation may be reviewed periodically by the Board of Assessors, subject to any approvals required by the County, and any increase may be based upon the Employee's performance, a cost-of-living adjustment (COLA), or other considerations deemed appropriate by the Board of Assessors. Nothing in this Agreement guarantees any future salary increase, cost-of-living adjustment, merit increase, or other adjustment to compensation.

SECTION 6. Performance Evaluation

The Board of Assessors, or its designee, shall review and evaluate the performance of the Employee at least annually on or about the anniversary date of the Effective Date, or in accordance with any evaluation schedule generally applicable to County employees. Such review and evaluation shall be conducted in accordance with performance criteria established by the Board of Assessors, which may include performance criteria generally applicable to County employees and may be modified from time to time by the Board of Assessors. The Board of Assessors may consult with the Employee in developing or modifying such performance criteria. Following completion of the evaluation, the Board of Assessors shall provide the Employee with a written summary of the findings of the evaluation.




Initials

**SECTION 7. Hours of Work**

It is generally recognized that the position of Chief Appraiser for the Hall County Board of Tax Assessors involves the devotion of a great deal of time beyond typically recognized business hours.

**SECTION 8. Outside Activities**

The Employee shall devote his full time to the position of Chief Appraiser. With the prior written approval of the Board of Assessors, the Employee may engage in teaching, consulting, or other non-employment-related activities, provided that such activities do not interfere with the performance of the duties of his position or create an actual or perceived conflict of interest.

**SECTION 9. Political Activity**

If the Employee becomes a candidate for any elective public office during the term of this Agreement, the Employee shall immediately resign from employment with Hall County upon becoming a candidate as defined by applicable state law. During the term of this Agreement, the Employee shall not:

A. Engage in any political activity that creates an actual or perceived conflict of interest with the Employee's duties as Chief Appraiser, including participation in any local political campaign on behalf of himself or any other individual seeking elective office within Hall County, including any municipal or county office. This restriction includes, but is not limited to, displaying, distributing, or promoting campaign materials, literature, signs, or other paraphernalia in support of or opposition to any candidate for elective office within Hall County.

B. Knowingly solicit, accept, or receive political contributions from any person for the purpose of supporting or opposing any candidate for elective office within Hall County, including any municipal or county office.

C. Use or promise to use, directly or indirectly, any official authority or influence, whether actual or anticipated, to secure or attempt to secure for any person any employment, appointment, promotion, contract, or other advantage for the purpose of influencing the vote or political action of any person.

D. Use County property, equipment, resources, facilities, email systems, or work time for any



Initials

political campaign activity, except as may be expressly authorized by law.

**SECTION 10.** **Vehicle and Phone**

The Employee's duties require the substantial use of his personal automobile in the performance of his official duties during the term of employment. Accordingly, the County shall pay the Employee, in addition to his annual base salary, an annual vehicle allowance of **Five Thousand Two Hundred Dollars ($5,200.00)**, payable at the rate of Two Hundred Dollars ($200.00) per pay period, subject to applicable County policies and payroll procedures. The County may provide the Employee with a cellular phone for business use. If a County-issued cellular phone is provided, the County shall be responsible for the cost of the device and regular monthly service. If the Employee elects to use his personal cellular phone for County business, the County shall reimburse the Employee in the amount of **Fifty Dollars ($50.00)** per month, subject to applicable County policies and payroll procedures.

**SECTION 11.** **Insurance Benefits**

The County agrees to put in force and make premium payments for medical, dental, vision, short-term disability, and life insurance policies on behalf of the Employee and, if so elected, eligible dependents, at a level of coverage available to other County employees. The Employee may choose not to cover his dependents.

**SECTION 12.** **Retirement Benefits**

Provided that contributions are being made by the County and the Employee elects to participate in the applicable retirement plan, Hall County agrees to contribute eight percent (8%) of the Employee's annual compensation, as defined by the retirement plan, to a defined contribution retirement plan. In addition, the County shall provide any matching contributions available to other County employees in accordance with the terms of the applicable retirement plan. Notwithstanding the foregoing, the County may reduce, suspend, or discontinue its retirement contributions at any time and for any duration as required due to a lack of financial resources. No retirement contributions shall be made on any severance pay provided by the County pursuant to SECTION 3 of this Agreement.



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**SECTION 13. Paid Time Off (PTO) or Vacation and Sick Leave**

Employee shall accrue PTO or vacation and sick leave, as applicable, in the same manner and at the same accrual rates provided to other similarly situated County employees under applicable County policies. As Employee is already employed by the County any PTO already accrued shall be preserved and the Employee's current rate of PTO accrual shall likewise be preserved and will progress pursuant to County policy. In the event the County modifies or adopts a new leave program applicable to County employees generally, such modifications shall also apply to the Employee. Upon termination of employment, the Employee shall be entitled to payment for any accrued and unused PTO or vacation leave, as applicable, to the extent provided by applicable County policies.

**SECTION 14. Dues, Subscriptions and Professional Development**

A. The County agrees to pay or reimburse the Employee's annual membership dues, subscriptions, licensing fees, and conference expenses incurred in connection with the Employee's official duties, subject to budgeted funds and prior approval by the Board of Assessors.

B. The County agrees to pay or reimburse the Employee's reasonable travel, lodging, meal, registration, and other related expenses associated with maintaining professional certifications, attending professional conferences, participating in official travel, and engaging in other activities reasonably necessary for the Employee's professional development and the performance of his official duties, subject to budgeted funds and prior approval by the Board of Assessors.

**SECTION 15. Indemnification**

The County shall defend, indemnify, and hold harmless the Employee against any claim, demand, or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as Chief Appraiser. The County or its insurance carrier shall pay the amount of any settlement agreed to by the County or any judgment rendered against the Employee arising from such claim, demand, or legal



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action. The County may agree to any settlement or payment of judgment with or without the express consent of the Employee. Any defense, indemnification, or payment provided to the Employee by the County pursuant to this Section shall be subject to all terms, conditions, limitations, defenses, immunities, and exclusions contained in the County's Defense and Indemnification Ordinance and any policies adopted thereunder, as the same may be amended from time to time.

SECTION 16. General Provisions

A. This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements relating to the subject matter hereof. Any amendment to this Agreement shall be in writing and executed by all parties hereto.
B. Nothing in this Agreement shall be construed to transfer to the County, the Hall County Board of Commissioners, or the County Administrator any authority vested by applicable law in the Board of Assessors to appoint, direct, supervise, evaluate, discipline, or remove the Chief Appraiser. The County's obligations under this Agreement are limited to the compensation, benefits, and other financial or administrative obligations expressly undertaken by the County herein.
C. If any provision of this Agreement, or any portion thereof, is held to be unconstitutional, invalid, or unenforceable, such provision or portion thereof shall be deemed severable, and the remaining provisions of this Agreement shall remain in full force and effect.
D. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]



Initials

**IN WITNESS WHEREOF,** the Parties hereto have executed this Agreement as of the date above first written.

HALL COUNTY BOARD OF TAX ASSESSORS:

Jennifer Pettitt, Chairwoman

HALL COUNTY, GEORGIA

_____

John T. Gentry, Jr.,
Interim County Administrator

ATTEST:

_____

Jennifer Rivera,
County Commission Clerk (Seal)

_____

John Smith,
Employee

APPROVED AS TO FORM:

_____

Justin R. Lawhon,
County Attorney



Initials

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

## REQUEST TYPE: FULL-TIME POSITION

| 1550 | Tax Assessors |
|---|---|
| **Department #** | **Department Name** |
| Chief Appraiser | |
| **Position Title** | **Priority #** |

### ADDITIONAL PERSONNEL COST CALCULATION

| *New Position* | | Account |
|---|---|---|
| $155,000.00 | Salary | **511100** |
| 11,858.00 | Taxes | **512200** |
| 21,700.00 | Retirement | **512400** |
| 31,005.72 | Health | **512100** |
| 1,567.00 | Dental & Vision | **512103** |
| 402.00 | Life | **512102** |
| 112.00 | AD&D | **512102** |
| 599.00 | Short Term Disability | **512100** |
| **$222,243.72** | **Total Additional Personnel Costs** | |

### JUSTIFICATION (please provide a short explanation of your request on the lines below):

**Total yearly salary will be $155,000, $107,307.69 is the prorated amount estimated to be expended for the remainder of FY 2027. Please note taxes, retirement, and benefits are all estimates based on maximum potential cost. There will be a $50 phone reimbursement per month totaling $600, and a yearly vehicle allowance of $5,200.**

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 692/2026

**SUBJECT:** **4510 Browns Bridge Road | Rezone |** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Uses permitted in H-B |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends APPROVAL of the applicant's request with the following 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 June 30, 2026, and as described in the project narrative dated August 21, 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:**

**4510 Browns Bridge Road | Rezone |** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B |** Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**History:**

**Facts and Issues:**

**Options:**

**Funding Requested** $ 0.00

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

**Approvals:**

| Submit | Approve | Attorney | Administration |
|---|---|---|---|
| KE | LT | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Trip Generation Memo
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS**
**STAFF REPORT**

**Applicant** ..... Maja (Maya) Radovic Permits 1, Inc

**Request** ..... (A) **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B)
(B) **Special Use** | to allow vehicle sales in GCOD
(C) **Variance to Section 6.2** | to GCOD standards

**Proposed Use** ..... (A) Uses permitted in H-B
(B) & (C) Vehicle sales

**Size** ..... 1.384± acres

**Zoning** ..... **Current:** Agricultural Residential 1 (AR-1)
**Proposed:** Highway Business (H-B)

**Location** ..... **4510 Browns Bridge Road |** Tax Parcel 08057 002002

**Commission District** ..... Two

**County Commission Date** ..... October 22, 2026

**Staff Recommendation** ..... **(A) Approval, with conditions,** as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan.
**(B) Approval, with conditions**, as the proposed use meets the standards of the UDC.
**(C) Denial,** as a hardship does not exist pursuant to the criteria of 11.1.1.D.11.

**Record Number**..... (A) HZON26-0032
(B) HZCU26-0035
(C) HVAR26-0042

**(A) & (B) Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:**

1. The property shall be developed in accordance with the site plan dated June 30, 2026, and as described in the project narrative dated August 21, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.

3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**(C) Staff recommends DENIAL as no hardship exists pursuant to Section 11.1.1.D.11.**

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**Summary Analysis**

The applicant has submitted three concurrent requests:

(A) Rezone a 1.384± acre tract from Agricultural Residential 1 (AR-1) to Highway Business (H-B) to allow uses permitted in the H-B zoning district, specifically vehicle sales.

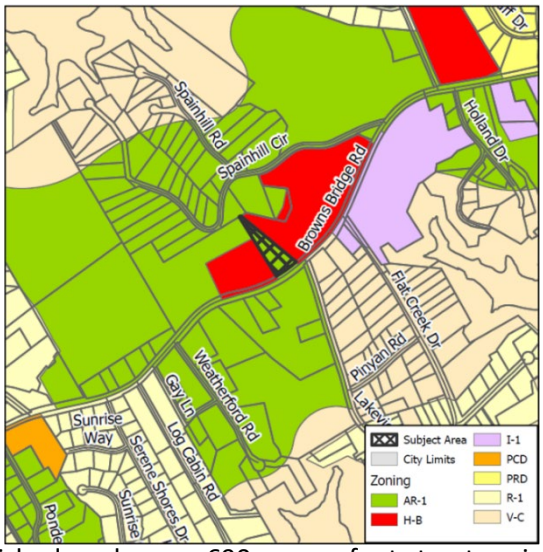
(B) Special Use to allow vehicles sales within the Gateway Corridor Overlay District (GCOD).

(C) Variance to Section 6.2, Gateway Corridor Overlay District (GCOD), specifically Section 6.2.5.B.2.a & b. which states, "a. The landscape strip must be planted with shade trees at least six feet tall and two inches caliper, DBH at time of planting, with a height of at least 35 feet tall at maturity. b. Trees must be planted no less than 40 feet on center."

According to the Tax Assessor records, the property is developed with a 1,177 square foot, single family residence built in 1959. Furthermore, historical images identify the building closest to the road as a former grocery store and gas station, which Building Inspections identifies as a "Storage Building" established in January 2008 per their submitted comments.

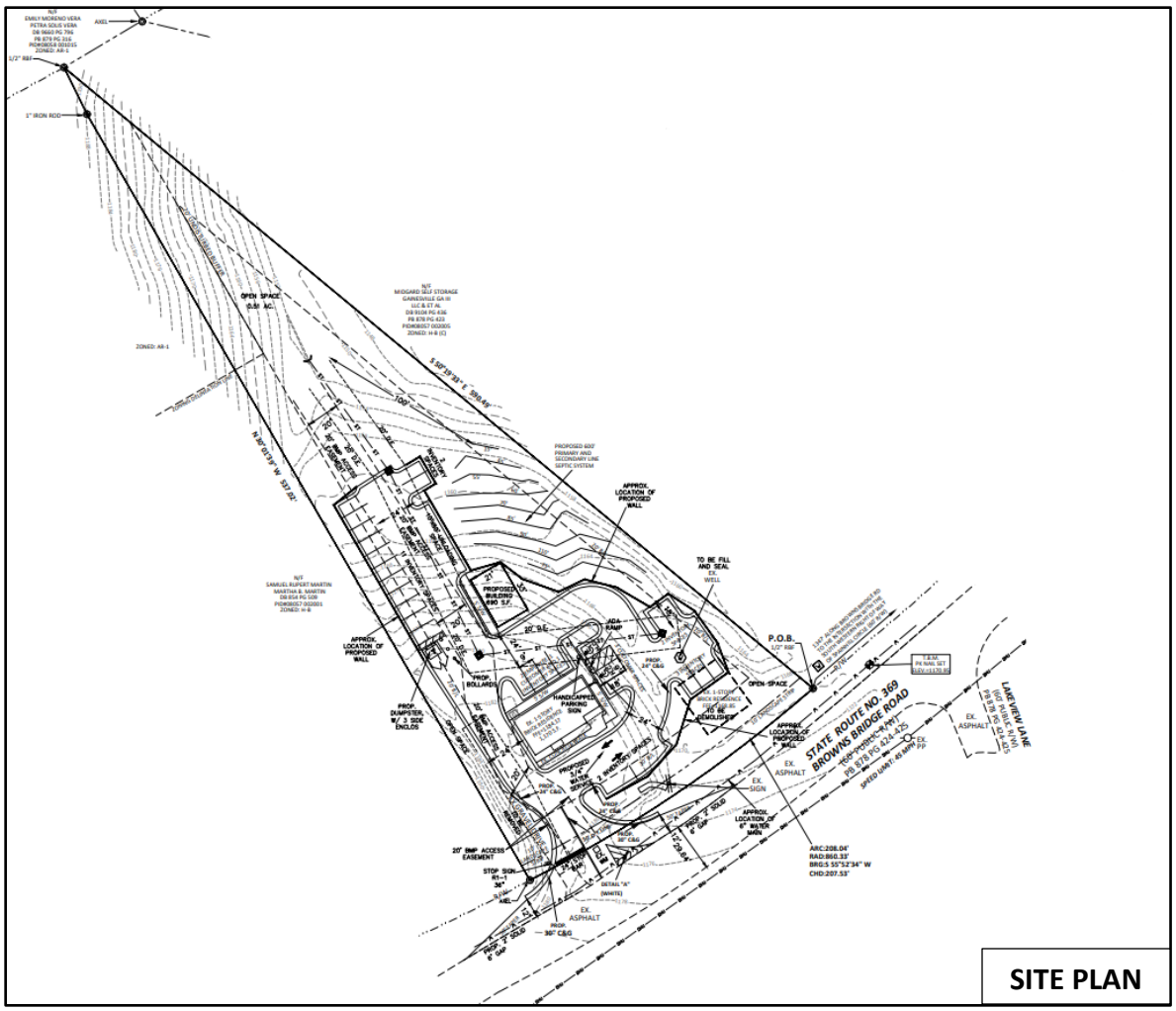
The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1): single-family residence; Highway Business (H-B): self-storage facility
East: Highway Business (H-B): self-storage facility
South: Agricultural Residential 1 (AR-1): single-family residences
West: Highway Business (H-B): cell tower & former auto repair shop




Per the submitted narrative and site plan, the applicant proposes to redevelop the property to allow vehicles sales. The existing residence would be converted for office use. The building at the front of the property will be demolished, and a new 690 square-foot structure is proposed behind the existing residence. One access drive is proposed along with four (4) customer parking spaces, two (2) employee parking spaces, and 22 inventory parking spaces. A 20-foot undisturbed buffer is proposed where the property abuts residentially zoned property, however, 25 feet is required and can be accommodated.

No changes are proposed to the existing façade materials or color of the existing residence/proposed office building, which will remain brick. A 10-foot-wide landscape strip will be provided along Browns Bridge Road, however, a variance is being requested from tree planting requirements. According to UDC Section 6.2.5.B Additional Landscape and Screening Standards, the landscape strip must be planted with shade trees planted no less than 40 feet on center.




Per the Statement of Hardship, the applicant states that due to the nature of the proposed vehicle sales business, this requirement cannot be met. The property owner is requesting consideration of an alternative landscape treatment consisting of shrubs in lieu of the required trees.

Water service will be provided by the City of Gainesville as confirmed in a letter from Nick Swafford, Permitting Services & GIS Manager, dated September 9, 2026, and sanitary sewer services will be provided by on-site septic.

**Street View**

**2013 imagery of former grocery & gas**

One (1) variance related to GCOD standards will be required if the site plan as presented is approved.

- **Sections 6.2.5.B.2.a and b** state "(a) The landscape strip must be planted with shade trees at least six feet tall and two inches caliper, DBH at time of planting, with a height of at least 35 feet tall at maturity. (b) Trees must be planted no less than 40 feet on center."
  - The applicant proposes shrubs in-lieu of the six (6) trees required along the 208-foot frontage.

**GCOD Analysis**

| Standard | Proposed | Notes | Compliance |
|---|---|---|---|
| **6.2.5.A.2.a** – Transitional buffers | 20-foot undisturbed buffer along the western boundary where the property abuts residential zoning. | Where a commercial zoning district abuts property zoned for residential or agricultural use, the transitional buffer width must be at least 25 feet. | Deficient |
| **6.2.5.B.2.a** – Frontage landscape | 10-foot-wide landscape strip along street frontages. | Along each street frontage there must be a landscape | Complies |

| | | | |
|---|---|---|---|
| | | strip at least 10 feet in width. | |
| **6.2.5.B.3.a & b** - Additional Landscape and Screening Standards | Shrubs in-lieu of trees | Shade trees planted 40 feet on center required. | Deficient |
| **6.2.5.C.2.e –** Parking Lot Design – Off-street parking | 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 –** Parking Lot Design | Not specified | Various landscaping requirements pertaining to parking areas. | Shall comply |
| **6.2.6.B** – Building Materials | Will comply with GCOD standards | Multiple standards | Shall comply |
| **6.2.7** – Signs | Not specified | Signage shall comply with Section 8.6 - Signs. | Shall comply |

**Comprehensive Plan Analysis**

**Based on the future land use plan, staff finds the requested rezoning is consistent with the Hall County Comprehensive Plan and the future land use designation of "Business Nodes & Corridors" within the Gainesville character area.**" The intent of this future land use designation is for new development along major road corridors and intersections to consist of higher-intensity commercial uses, and low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities. Site designs should use Quality Development Principals, particularly natural resource protections and high-quality landscape installations, to the fullest extent possible.

**(A) & (B) Zoning Analysis – Rezone and Special Use**

When considering a zoning amendment 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; **While the properties to the north, west, and south are zoned Agricultural Residential 1 (AR-1) and developed with single family residences, the existence of commercially zoned properties to the east and west along with the Comprehensive Plan's designation of this area as Business Nodes & Corridors, supports the rezoning and proposed use.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties. The proposed development can be appropriately buffered from surrounding residential properties, supporting the continued usability of adjacent and nearby properties.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the applicant cannot develop the property as proposed without approval from the Board of Commissioners.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Business Nodes & Corridors future land use designation in the Comprehensive Plan. The intent of this future land use designation is for new development along major road corridors and intersections to consist of higher-intensity commercial uses, and low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities. Site designs should use Quality Development Principals, particularly natural resource protections and high-quality landscape installations, to the fullest extent possible.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often, it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The parcel is currently developed with a 1,177 square foot single family residence built in 1959 and a former grocery store and gas station.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is Highway Business (H-B), which is a compatible zoning district within the**

**Business Nodes & Corridors future land use designation in the Gainesville character area. The change would not create an isolated district unrelated to the surrounding area as commercial zoning and uses abut the property to the east and west.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support commercial uses based on the Future Land Use Map; however, the current development requires rezoning and Special Use approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for 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.**

**(C) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District (GCOD)**

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **There are no extraordinary or exceptional conditions related to the parcel's size, shape, or topography that would justify omitting the six (6) required trees within the 10-foot landscape strip. The site appears fully capable of being developed in compliance with GCOD landscape standards without the need for a variance.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The application of the UDC requirements does not create an unusual hardship for this property. An alternative tree-planting design could provide for sales lot visibility while still aligning with GCOD tree planting requirements. The proposed hardship**

**stems from the applicant's preference not to block visibility of the sales lot, rather than stemming from physical characteristics of the lot.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The conditions are common to other properties. While the GCOD requires tree planting within the frontage landscape strip every 40 feet, it provides flexibility in the placement and configuration of those trees.**

4. Such conditions are not the result of any actions of the property owner**; The site layout as proposed appears to reflect preferred design choices rather than unavoidable physical constraints.**

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 impair the purpose and intent of the GCOD, which seeks to improve corridor appearance and promote consistent, high quality development patterns. Allowing elimination of trees would be inconsistent with these objectives and may create precedent contrary to GCOD standards.**

**Development Support and Constraints**

**Hall County Environmental Health**
In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled."

**Georgia Department of Transportation**
In an email dated September 21, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "On-System, coordination required for consideration of commercial driveway access."

**Hall County Public Works and Utilities**
In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

**Engineering:**
This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

**Traffic:**
An approved G-DOT commercial driveway permit must be provided before Hall County traffic will sign off on LDP approval.

**Utilities:**
This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

**Hall County Fire Marshal**
In a memorandum dated September 18, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications."

**Hall County Business License**
In a memorandum dated September 22, 2026, Brandi Smith, Business License Director, stated, "If the above items are approved, applicant must apply for a Hall County Business License before any business is conducted onsite."

**Hall County Building Inspections**
In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, provided the following comment:

- Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.

**PLANNING AND ZONING DEPARTMENT**
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

HALL COUNTY
GEORGIA
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# ZONING APPLICATION

**Applicant (Name & Mailing Address)**

Maja (Maya) Radovic Radovic Permits 1, Inc.
3021 Farmstead Court
Grayson GA 30017
Phone [redacted]
Email [redacted]

**Property Owner (Name & Mailing Address)**

Awny S. Gobran
3923 Roxberry Hill Ln
Buford GA 30518
Phone [redacted]
Email [redacted]

**Contact Person (Name & Mailing Address)**

Same as applicant

Phone

Email

**Status of Applicant**

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other: Representative

**Requested Action**

Current Zoning: AR-1
Rezone to: H-B

**Property Information**

Location Address(es): 4510 Browns Bridge Rd Gainesville GA 30504
Tax Parcel Number(s): 08057 002002 Acreage: 1.285
Existing Use(s): Residential
Proposed Use(s): Commercial Car Dealership

**I hereby certify that the above information and all attached information are true and correct.**

Applicant Name Printed: MAJA RADOVIC
Applicant Signature: [signature] Date: 8/20/26

***Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.***

---

**Application Withdrawal:** I hereby **withdraw** the application.

Applicant Signature: 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 Email: planning@hallcounty.org

HALL COUNTY
GEORGIA
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# SPECIAL/CONDITIONAL USE APPLICATION

**Applicant (Name & Mailing Address)**

Maja (Maya) Radovic Radovic Permits 1, Inc.
3021 Farmstead Court
Grayson GA 30017
Phone [redacted]
Email [redacted]

**Property Owner (Name & Mailing Address)**

Awny S. Gorban
3923 Roxberry Hill Ln
Buford GA 30518
Phone [redacted]
Email [redacted]

**Contact Person (Name & Mailing Address)**

Same as applicant

Phone
Email

**Status of Applicant**

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other: Representative

**Requested Action**

- ☑ Special Use
- ☐ Conditional Use

**Property Information**

Location Address(es): 4510 Browns Bridge Rd Gainesville GA 30504
Tax Parcel Number(s): 08057 002002
Acreage: 1.285
Existing Use(s): Residential
Zoning: AR-1
Proposed Use(s): Commercial Car Dealership

**I hereby certify that the above information and all attached information are true and correct.**

Applicant Name Printed: MAJA RADOVIC
Applicant Signature: Maja Radovic
Date: 8/20/26

***Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.***

---

**Application Withdrawal:** I hereby **withdraw** the application.

Applicant Signature:
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 Email: planning@hallcounty.org

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# VARIANCE APPLICATION

**Applicant (Name & Mailing Address)**

Maja (Maya) Radovic Radovic Permits 1, Inc.
3021 Farmstead Court
Grayson GA 30017
Phone [redacted]
Email [redacted]

**Property Owner (Name & Mailing Address)**

Awny S. Gobran
3923 Roxberry Hill Ln
Buford GA 30518
Phone [redacted]
Email [redacted]

**Contact Person (Name & Mailing Address)**

Same as applicant

Phone

Email

**Status of Applicant**

☐ Owner ☐ Area Resident
☐ Option to Purchase ☒ Other: Representative

**Property Information**

Location Address(es): 4510 Browns Bridge Rd Gainsville GA 30504
Tax Parcel Number(s): 08057 002002 Acreage: 1.285
Existing Use(s): Residential Zoning: AR-1

**Type of Variance**

| | | | |
|---|---|---|---|
| ☐ Setback | ☐ Front Yard | From ____ft. | To ____ ft. |
| ☐ Road Frontage | ☐ Right Side Yard | From ____ft. | To ____ ft. |
| ☐ Sign | ☐ Left Side Yard | From ____ft. | To ____ ft. |
| ☐ GCOD | ☐ Rear Yard | From ____ft. | To ____ ft. |
| ☒ Other Parking Lot Landscape | ☐ Sign Height | From ____ft. | To ____ ft. |
| | ☐ Sign Area | From ____sf. | To ____ sf. |

**I hereby certify that the above information and all attached information are true and correct.**

Applicant Name Printed: ~~MAJA~~ RADOVIC
Applicant Signature: [signature] Date: 8/20/26

***Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.***

**Application Withdrawal: I hereby withdraw the application.**

Applicant Signature: _____ 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 Email: planning@hallcounty.org

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# PROPERTY OWNER AUTHORIZATION

* Note: If the applicant is the property owner, disregard this form.

**Name of Property Owner as shown on deed:** Gorban Awny

Name of Authorized Agent (if owner is a company): N/A

Address: 2923 Roxberry Hill Ln
Buford GA 30518

Phone: 678 755 2425

Email: [redacted]

**Name of Applicant:** Maja Radovic Radovic Permits 1, Inc.

Name of Authorized Agent (if applicant is a company): Maja Radovic

Address: 3021 Farmstead Court
Grayson GA 30017

Phone: 4047174795

Email: [redacted]

**Application Address & Description:** 4510 Browns Bridge Rd Rezoning Application

☐ I have attached proof of Authorized Agent (if applicable)

---

***I hereby 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, special/conditional use or variance of this property.***

Owner Signature

Awny S Gobran
Owner Printed Name

**Personally appeared before me on** Aug. 14, 2026 **DATE** Awny S. ~~Gorban~~ Gobran Jm **who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.**

JULIE A MASON
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 24, 2028

Julie A Mason
Notary Printed Name Julie A Mason

Julie A Mason
Notary Public Signature

8-14-26
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 Email: planning@hallcounty.org

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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: Disclosure of Campaign Contributions:

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning 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:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) 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 OCGA 1981, § 36-67A-3, enacted by Ga L. 1986, page 1269, § 1; Ga L. 1991, page 1365, § 1; Ga L. 1993, page 91, § 36).

---

**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 contribution(s), 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 Name Printed: MAJA RADOVIC / AWNY S. GOBRAN

Applicant's/Owner's Signature: _____ Date: 8/21/26

**Hall County**
**Planning and Zoning Department**
**2875 Browns Bridge Rd**
**Gainesville GA 30503**

**20th August 2026**

**Re: Request for rezoning property located at 4510 Browns Bridge Rd, Gainesville, GA 30504 into H-B (Highway Business) zoning clasification**

- Parcel: APN 08057 002002
- Lot Size: 1.285 acres (approximately 60,286 square feet)
- Current Zoning: AR-1 (Agricultural-Residential),
- Frontage: Located directly on Browns Bridge Road (GA Highway 369), a heavily traveled corridor.
- Primary Residence: Brick ranch home, 1170 SF
- Additional building/Storage Brick 690 SF
- One story
- Block foundation
- Utilities: Public water City of Gainesville
- Septic system

The developer is proposing a new car dealership by converting the existing **1,170-square-foot residential building** into a business office. The existing **690-square-foot building** will be demolished and reconstructed at the rear of the property to comply with the required setbacks.

The site will provide **four customer parking spaces, two employee parking spaces, and 22 inventory parking spaces**. No changes are proposed to the existing façade materials or color, which will remain brick.

A **10-foot-wide landscaped strip** will be provided along Browns Bridge Road. The property will continue to be served by an **on-site septic system**.

The applicant is willing to work closely with the Planning and Zoning Department to ensure compliance with applicable regulations and requirements.

Please feel free to contact the developer's representative, Maya Radovic, with any questions or if additional information is needed at [redacted] or [redacted]

Sincerely,

Maya Radovic

**Hall County**
**Planning and Zoning Department**
**2875 Browns Bridge Rd**
**Gainesville GA 30503**

**20th August 2026**

**Re: Request for permitted use on property located at 4510 Browns Bridge Rd, Gainesville, GA 30504**

- Parcel: APN 08057 002002
- Lot Size: 1.285 acres (approximately 60,286 square feet)
- Current Zoning: AR-1 (Agricultural-Residential)
- Proposed Zoning: H-B (Highway Business
- Frontage: Located directly on Browns Bridge Road (GA Highway 369), a heavily traveled corridor.
- Primary Residence: Brick ranch home, 1170 SF
- Additional building/Storage Brick 690 SF
- One story
- Block foundation
- Utilities: Public water City of Gainesville
- Septic system

The developer is proposing a new car dealership by converting the existing **1,170-square-foot residential building** into a business office. The existing **690-square-foot building** will be demolished and reconstructed at the rear of the property to comply with the required setbacks.

The site will provide **four customer parking spaces, two employee parking spaces, and 22 inventory parking spaces**. No changes are proposed to the existing façade materials or color, which will remain brick.

A **10-foot-wide landscaped strip** will be provided along Browns Bridge Road. The property will continue to be served by an **on-site septic system**.

The applicant is willing to work closely with the Planning and Zoning Department to ensure compliance with applicable regulations and requirements.

Please feel free to contact the developer's representative, Maya Radovic, with any questions or if additional information is needed at [redacted] or [redacted]

Sincerely,

Maya Radovic

**Hall County** **10th September 2026**

**Planning and Zoning Department**

**2875 Browns Bridge Rd**

**Gainesville GA 30503**

**Re: Request for landscape strip tree requirement variance on property located at 4510 Browns Bridge Rd, Gainesville, GA 30504**

Parcel: APN 08057 002002

Lot Size: 1.285 acres (approximately 60,286 square feet)

Current Zoning: AR-1 (Agricultural-Residential)

Proposed Zoning: H-B (Highway Business

Frontage: Located directly on Browns Bridge Road (GA Highway 369), a heavily traveled corridor.

Primary Residence: Brick ranch home, 1170 SF

Additional building/Storage Brick 690 SF

One story

Block foundation

Utilities: Public water City of Gainesville

Septic system

The developer is proposing a new car dealership by converting the existing **1,170-square-foot residential building into** a business office. The existing **690-square-foot building** will be demolished and reconstructed at the rear of the property to comply with the required setbacks.

The site will provide **four customer parking spaces, two employee parking spaces, and 22 inventory parking spaces.** No changes are proposed to the existing façade materials or color, which will remain brick.

A **10-foot-wide landscaped strip** will be provided along Browns Bridge Roa. According to Hall County Code of Ordinance Section 8.1.3.B.3.Parking Lot Landscaping One tree must be provided within the frontage landscape strip for every 40 feet of length of street frontage, or portion thereof. Due to the nature of the proposed business, this requirement cannot be met as stated. According to the County Ordinance, **five trees**

**are required to be planted.** The property owner is requesting consideration of an alternative landscape treatment consisting of shrubs in lieu of the required trees.

The property will continue to be served by an **on-site septic system**.

Please feel free to contact the developer's representative, Maya Radovic, with any questions or if additional information is needed at [redacted] **or** [redacted]

Sincerely,

Maya Radovic

| SITE SUMMARY: | |
|---|---|
| TOTAL SITE AREA: | 1.384 A.C., 60,286 S.F. |
| EXISTING ZONING: | AR-1 |
| PROPOSED ZONING: | H-B |
| WETLAND AREA | 0.00 A.C. |
| FLOOD PLAIN AREA | 0.00 A.C. |
| MIN. LOT AREA: | 15,000 S.F. |
| MIN. LOT FRONTAGE: | 100 FEET |
| MAXIMUM BUILDING HEIGHT: | 50 FEET |
| MAXIMUM SITE COVERAGE: | 80% |
| PROPOSED LOT COVERAGE: | 21,802 S.F., 0.50 AC. (36.2%) |
| MINIMUM REQUIRED OPEN SPACE: | 20% OF THE GROSS LOT AREA |
| PROPOSED OPEN SPACE: | 0.51 AC. (36.8%) |
| SETBACKS: | |
| FRONT YARD = 30 FEET | |
| SIDE YARD = 20 FEET | |
| REAR YARD = 10 FEET | |
| EXISTING BUILDING: 1,247 S.F. | |
| PROPOSED BUILDING: 690 S.F. | |
| REQUIRED PARKING: | |
| 1 SPACE PER 500 S.F. = (1,170+690) / 500 = 4 SPACES | |
| **TOTAL REQUIRED PARKING: 4 SPACES** | |
| **PROVIDED PARKING: 4 SPACES FOR CUSTOMERS** | |
| **PROVIDED PARKING: 2 SPACES FOR EMPLOYEE** | |
| **PROVIDED PARKING: 21 SPACES FOR INVENTORY** | |

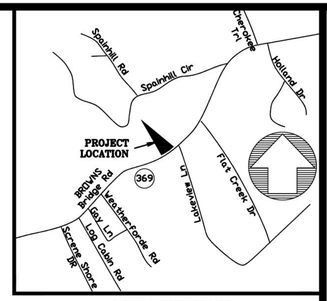

**OWNER/DEVELOPER**
BENJAMIN WOOD
8185 WALLACE WOOD ROAD
GAINESVILLE, GA 30506
Phone: (678) 755-2452
CONTACT: AWNY GOBRAN
Email: awnydaoud2000@yahoo.com

**ENGINEER**
EL MINA, INC.
3311 NORTH BERKELEY LAKE ROAD
SUITE 200
DULUTH, GEORGIA 30096
(404) 597-6745
CONTACT: GEORGE AWUKU
Email: elminaengineer@gmail.com


NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PERFORM BY GRANT SHEPHERD & ASSOCIATES INC., DATED JUNE 19, 2026

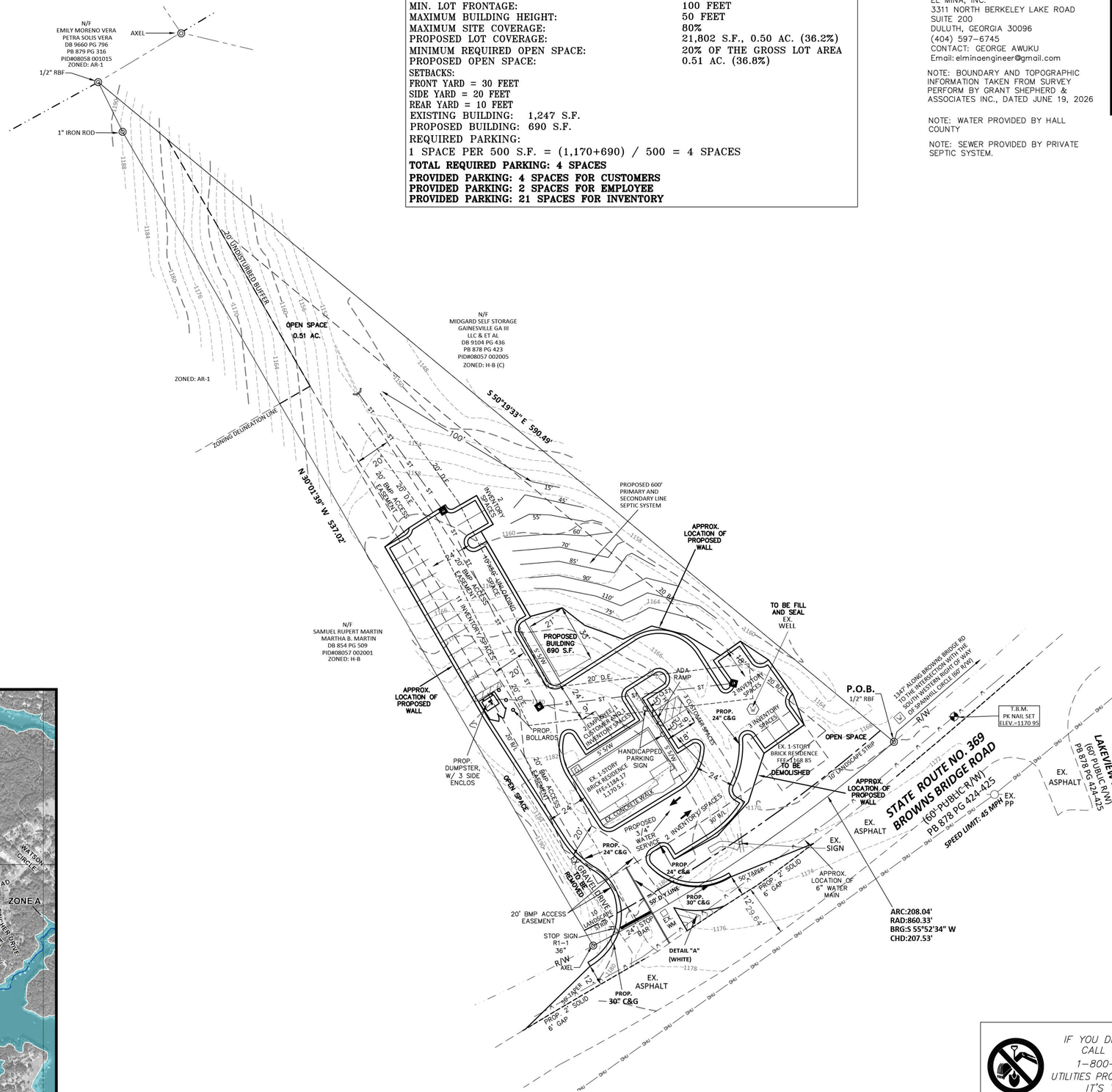
NOTE: WATER PROVIDED BY HALL COUNTY

NOTE: SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.



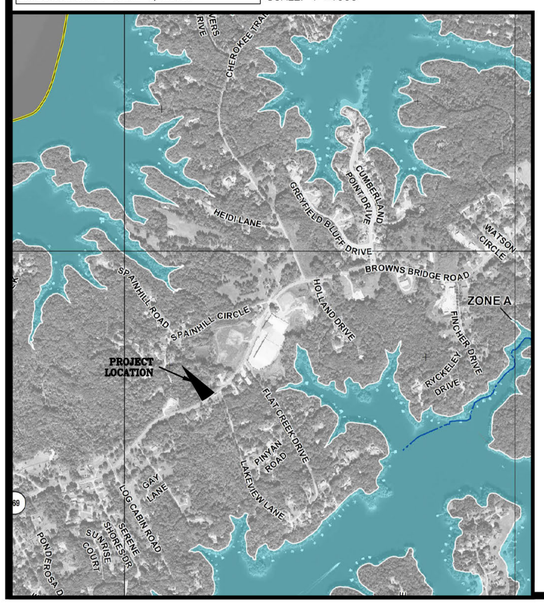

*LOCATION MAP*
SCALE: 1"=1000'

**PROPERTY ADDRESS:**
**4510 BROWNS BRIDGE ROAD**
**GAINESVILLE, GA 30504**
**PARCEL# 08057 002002**




FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF THE HALL COUNTY COMMUNITY PANEL NO. 13139C0170G EFFECTIVE DATE: APRIL 4, 2018.

0 1000
SCALE: 1"=1000'




IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW

**24 HOUR CONTACT:**
**AWNY GOBRAN**
**Phone: (678) 755-2452**

0 30 60


EL MINA, INC.
3311 BERKELEY LAKE ROAD, SUITE 200
DULUTH, GA 30096


# 4510 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30504
HALL COUNTY, GEORGIA
PARCEL NUMBER: 08057 002002
LAND LOT 73&74 OF THE 6TH LAND DISTRICT, TROUP COUNTY

CONCEPT PLAN

SHEET TITLE

| NO | DATE | DESCRIPTION |
|---|---|---|
| R1 | 7/29/26 | REVISED SITE PLAN |

6/30/26
DATE

JOB NUMBER

C-1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

N

BASIS OF HORIZONTAL DATUM GEORGIA STATE PLANE – WEST ZONE (NAD83)

## Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 232,408 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASIS OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK). VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

## Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHIC & TREE SURVEY" AND WAS COMPLETED ON "06-11-26" UTILIZING A TOPCON GT-503 ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

## Map or Plat Certification

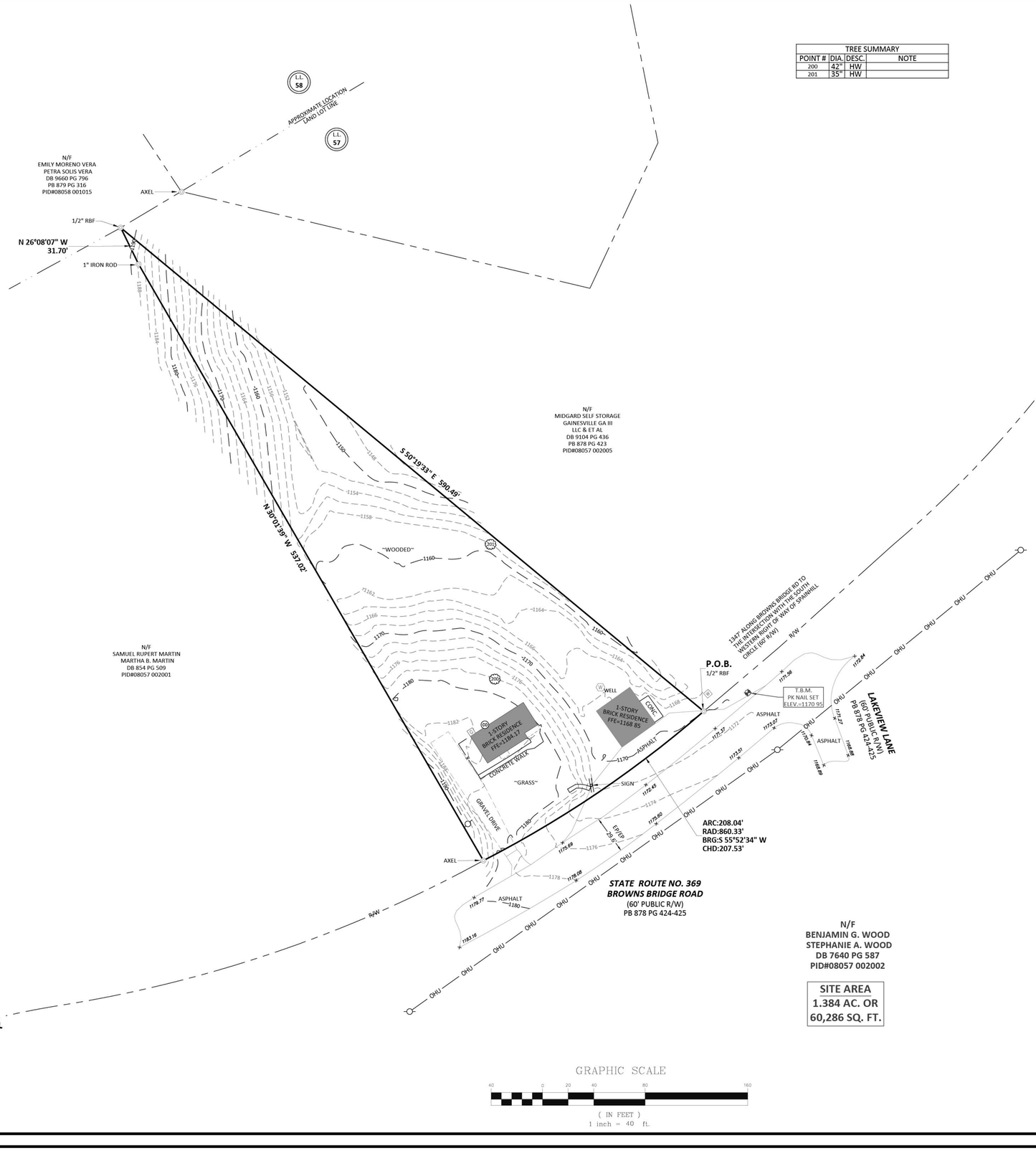
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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 surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

PRESENTED BEFORE ME THIS 19TH DAY OF JUNE IN THE YEAR OF 2026 .

MICHAEL R. SHEPHERD, GA RLS No. 3349

GEORGIA REGISTERED No. 3349 LAND SURVEYOR MICHAEL R. SHEPHERD




GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

| TREE SUMMARY | | | |
|---|---|---|---|
| POINT # | DIA. | DESC. | NOTE |
| 200 | 42" | HW | |
| 201 | 35" | HW | |

## Legend

| | | | |
|---|---|---|---|
| IRON PIN FOUND | POWERPOLE | SEWER MANHOLE | |
| IRON PIN SET | GUY WIRE | CLEANOUT | |
| CONC. R/W MARKER | LIGHT POLE | STORM DRAIN MANHOLE | |
| INTERSECTION POINT | ELEC. TRANSFORMER | CURB INLET | |
| TEMPORARY BENCH MARK | ELEC. MANHOLE | DROP INLET | |
| P.O.C. POINT OF COMMENCEMENT | ELECTRIC BOX | MONITORING WELL | |
| P.O.B. POINT OF BEGINNING | WATER MANHOLE | HANDICAPPED PARKING SPACE | |
| IPS IRON PIN SET | WATER VALVE | SIGN | |
| RBF REBAR FOUND | WATER METER | BOLLARD | |
| CMF CONC. MONUMENT FOUND | FIRE HYDRANT | EXCEPTIONS | |
| CTP CRIMP TOP PIPE | BACK FLOW PREVENTOR | TREE | |
| OTP OPEN TOP PIPE | GAS VALVE | HW HARDWOOD | |
| (R) RECORD DATA | GAS METER | EV EVERGREEN | |
| (M) MEASURED DATA | GAS MANHOLE | US UNDERSTORY | |
| N/F NOW OR FORMERLY | UNKNOWN MANHOLE | FENCE LINE | |
| R/W RIGHT-OF-WAY | COMM. BOX | OHU OVERHEAD UTILITY | |
| BSL BLDG SETBACK LINE | COMM. MANHOLE | UGE UNDERGROUND ELECTRIC | |
| RCP REINFORCED CONC PIPE | CABLE TV RISER | GAS GAS LINE | |
| CMP CORRUGATED METAL PIPE | TRAFFIC MANHOLE | UGT UNDERGROUND COMM. LINE | |
| PVC PLASTIC PIPE | TRAFFIC SIGNAL BOX | W WATER LINE | |
| DIP DUCTILE IRON PIPE | AIR CONDITIONER | SS SANITARY SEWER PIPING | |
| LS LANDSCAPING | MAIL BOX | SD STORM DRAIN PIPING | |
| BC BACK OF CURB | | | |
| EP EDGE OF PAVEMENT | | | |
| DE DRAINAGE EASEMENT | | | |
| SSE SANITARY SEWER ESMT | | | |

## Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. ANY SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

## Significant Observations

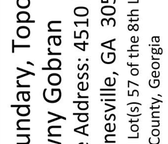
A - NONE OBSERVED

## FEMA Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13139C0170G, WHICH BEARS AN EFFECTIVE DATE OF 4/4/2018, AND **IS NOT** IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.


GRANT SHEPHERD & ASSOCIATES INC
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com
COA/LSF 000459


*PROVIDING CLIENT NEEDS SINCE 1990 ACROSS THE SOUTHEAST IN THE AREAS OF:*
*Construction Layout • GPS Modeling*
*Land Surveying • Site Development Consulting*



DATE OF PRINT/PDF:

| No. # | DATE / BY | DESCRIPTION |
|---|---|---|
| | | |

# Boundary, Topographic & Tree Survey For:
# Awny Gobran
Site Address: 4510 Brown Bridge
Gainesville, GA 30504
Land Lot(s) 57 of the 8th Land District
Hall County, Georgia

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

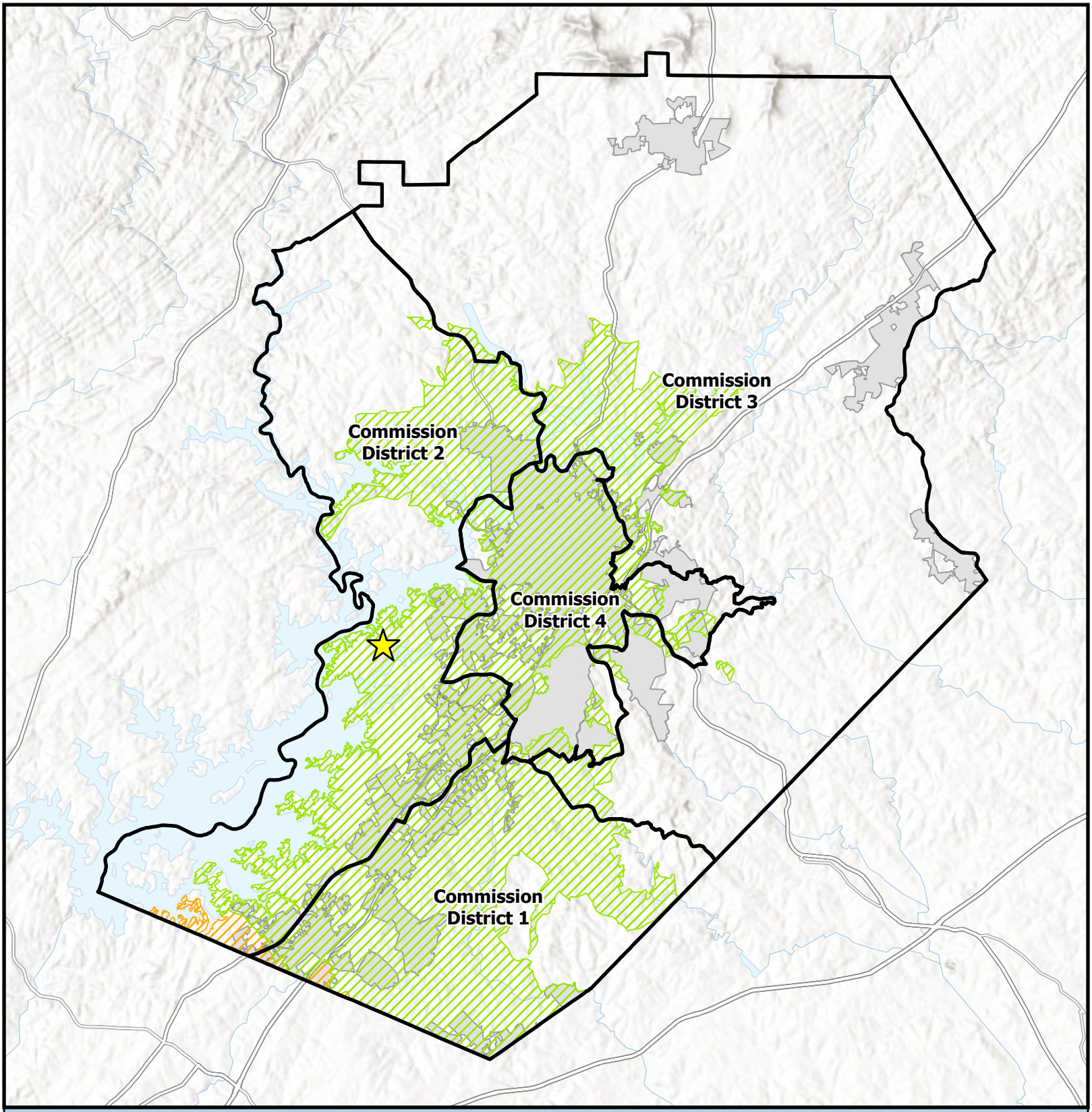
Sheet / Drawing Scale
1" = 40'
*Unless Otherwise Noted*

GSA Project No.
26-05-230

Drawn By / Field Crew
JS
AU
06-11-26

Sheet No. 01 OF 01


THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.




# Overview Map

Subject Area
Commision Districts
City Limits

Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Subject Area Location

Applicant: Maja (Maya) Radovic Radovic Permits 1, Inc
Tax Parcel #: 08057 002002
Location: 4510 Browns Bridge Road
Commission District: 2

HALL COUNTY
GEORGIA
*We have it all in Hall*

Date Prepared: 9/17/2026

# Future Land Use Map

Subject Area

City Limits

FLU

Business Corridors

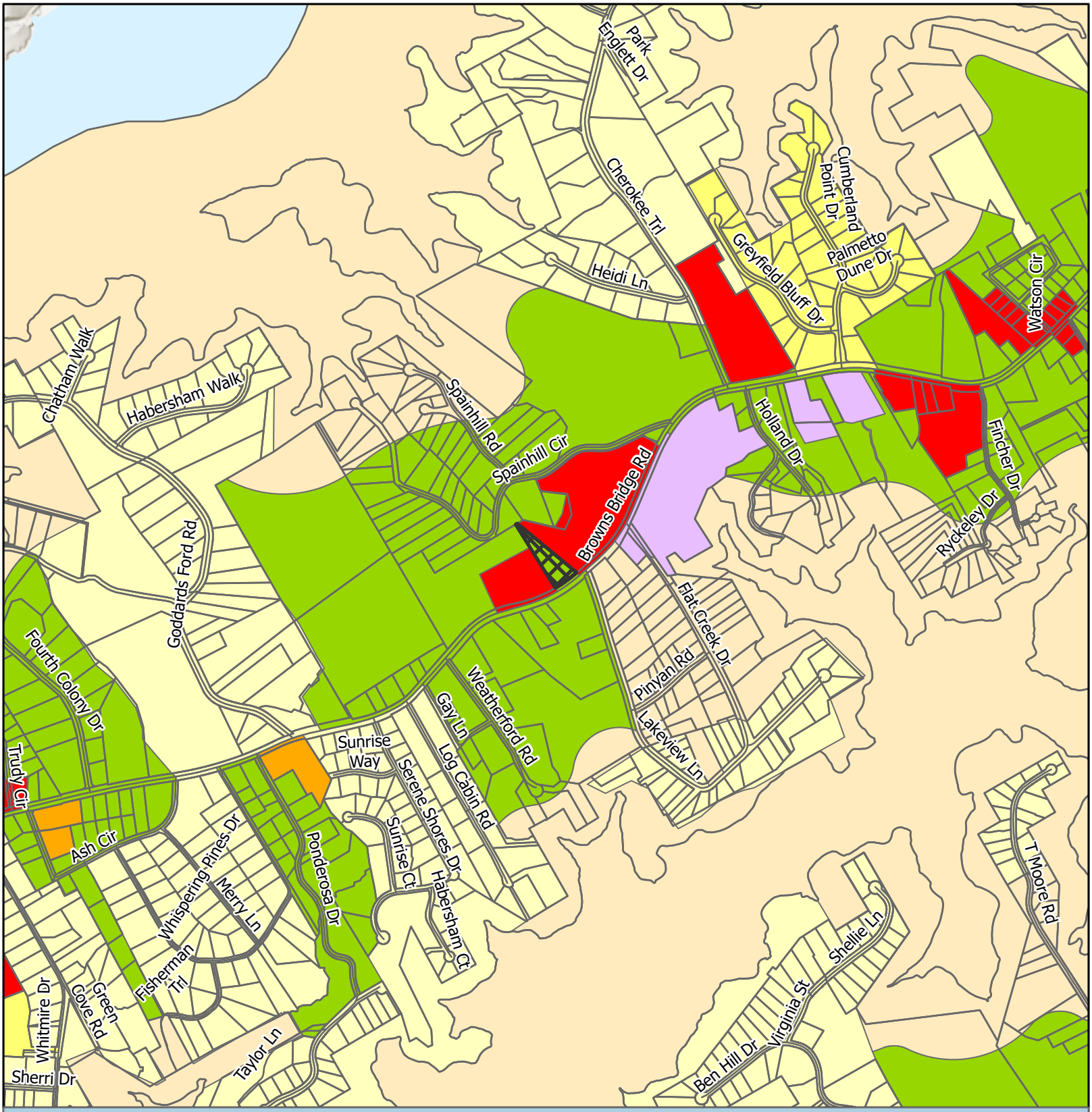
Greenspace - Conservation

Lakeside Residential

Applicant: Maja (Maya) Radovic Radovic Permits 1, Inc
Tax Parcel #: 08057 002002
Location: 4510 Browns Bridge Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/17/2026




# Zoning Map

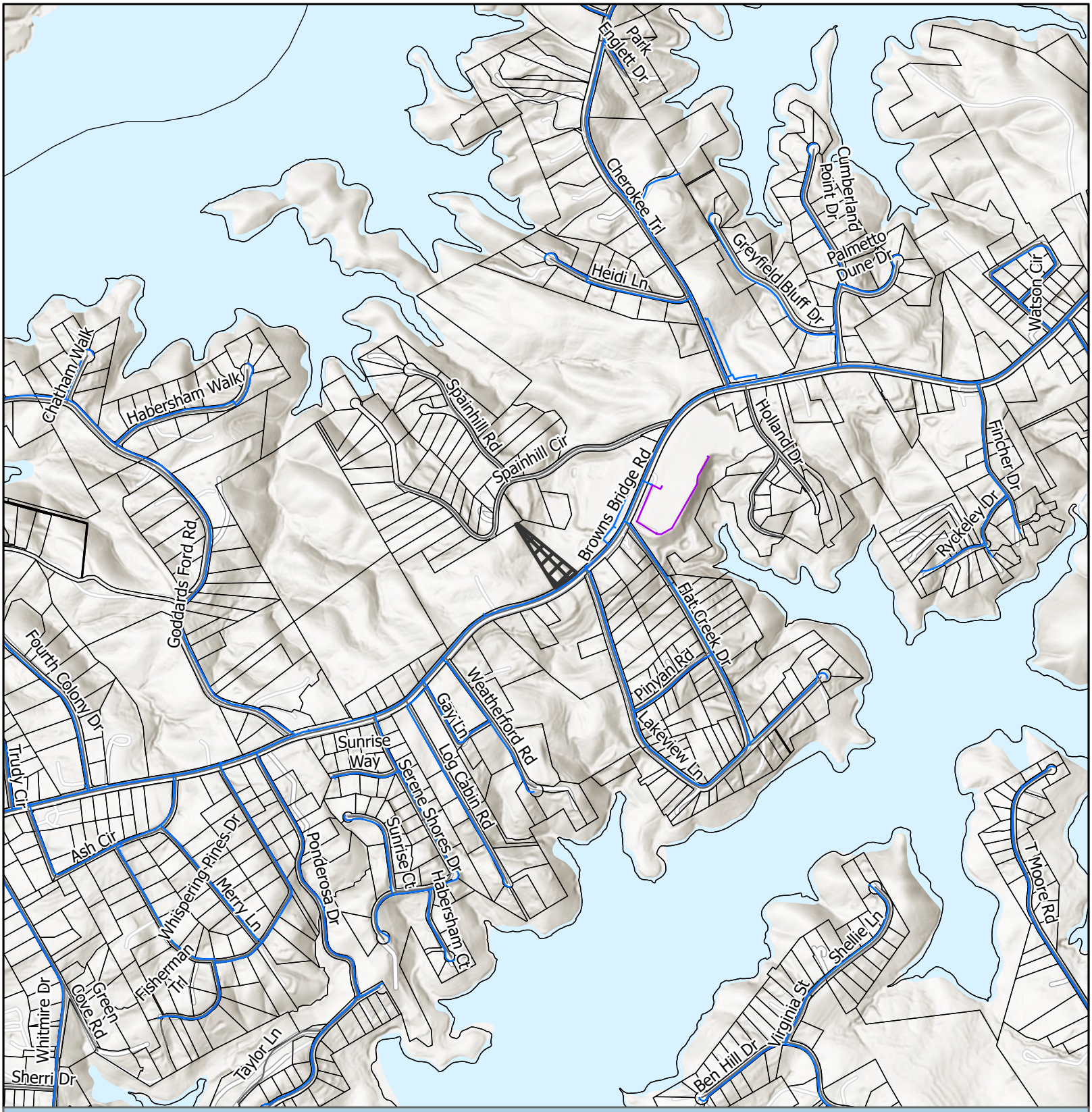
Subject Area
City Limits

Zoning
AR-1
H-B
I-1
PCD
PRD
R-1
V-C

Applicant: Maja (Maya) Radovic Radovic Permits 1, Inc
Tax Parcel #: 08057 002002
Location: 4510 Browns Bridge Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/17/2026




# Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Maja (Maya) Radovic Radovic Permits 1, Inc
Tax Parcel #: 08057 002002
Location: 4510 Browns Bridge Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/18/2026

# Site Plan & Aerial Map

Subject Area

parcel

Applicant: Maja (Maya) Radovic Radovic Permits 1, Inc

Tax Parcel #: 08057 002002

Location: 4510 Browns Bridge Road

Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/18/2026

eFiled and eRecorded
DATE: 02/12/2026
TIME: 4:50 PM
DEED BOOK: 9801
PAGE: 664 - 666
FILING FEES: $25.00
TRANSFER TAX: $289.90
PT61: 069-2026-000937
RECORDED BY: NB
CLERK: Mark Pettitt
Hall County, GA

Return Recorded Document to:
MARCUS A. ROSIN, P.C.
327 Dahlonega Street
Suite 102-A
Cumming, GA 30040
M26-0108

# LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FORSYTH

**THIS INDENTURE** made as of **10th day of February, 2026,** by and between **STEPHANIE A. WOOD and BENJAMIN G. WOOD,** (hereinafter called "Grantor"), and

**AWNY S. GOBRAN,**
(hereinafter, called "Grantee").

The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

**WITNESSETH**

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or parcel of land described as follows to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

**TO HAVE AND TO HOLD** said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging or in any way appertaining, to the only proper use, benefit and behalf of Grantee, forever, in fee simple; and

**GRANTOR SHALL WARRANT** and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF,** Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, the day and year first written above.

Signed, sealed and delivered in
the presence of:

Richard Knoop
Unofficial Witness

Notary Public please see attached

Stephanie A. Wood
STEPHANIE A. WOOD

Benjamin G. Wood
BENJAMIN G. WOOD

# FLORIDA NOTARIAL CERTIFICATE
# (JURAT)

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me this 10th day of February, 2026, by Stephanie A. Wood and Benjamin E. Wood (Name of Person Making Statement) who physically appeared and produced a Georgia Driver License as Identification.

(Seal)

ROMNEY J. BALDWIN
NOTARY
My Comm. Expires
January 3, 2029
No. HH 623416
PUBLIC
STATE OF FLORIDA

Signature of Notary Public

Romney J. Baldwin, Notary Public State of Florida

EXHIBIT "A"

All that tract or parcel of land lying in Land Lot 57 of the 8th of Hall County, Georgia being as per a survey for Benjamin & Stephanie Wood by Richard Webb & Associates dated July 13, 2022, being more fully described as follows:
To establish the True Point of Beginning, commence at the centerline intersection of Lakeview Lane and State Route 369; Thence S72°21'28"W a distance of 77.31' to an IPF #4RB (Bent) on the northern R/W of State Route 369 (60' R/W); Said IPF #4RB (Bent) being the True Point of Beginning.
With the True Point of Beginning being establishedThence along said R/WS49°41'38"W a distance of 33.12' to a Point;
Thence S51°51'32"W a distance of 58.30' to a Point;Thence S54°59'02"W a distance of 58.84' to a Point;Thence S57°10'13"W a distance of 36.90' to a Point;Thence S60°34'41"W a distance of 6.74' to a IPS #4RB;Thence N31°15'27"W a distance of 574.96' to an IPF #4RB;Thence S50°19'34"E a distance of 590.51' to an IPF #4RB (Bent);Thus being the True Point of Beginning, Together with and subject to covenants, easements, and restrictions of record.
Said property contains 55,980.45 Square Feet, 1.285 Acres

Subject to any Easements or Restrictions of Record

August 10, 2026

Awny Gobran

[redacted]

[redacted]

## Browns Bridge Rd Used Car Dealership Trip Generation Memo

Axis Infrastructure has conducted a trip generation memo for the proposed 1,860 square foot used car dealership at 4510 Browns Bridge Rd in Gainesville, GA. The trip generation estimates are based on the average rates and equations provided in the Institute of Transportation Engineers (ITE) Manual, 12th Edition.

**Figure 1** shows an aerial view of the site in its existing conditions.

**Figure 1:** Aerial View of Site

The development consists of a 1,170-S.F. building and a 690-S.F. building, resulting in a total of 1,860 S.F. development buildings. The site also contains 4 customer parking spots, 2 employee parking spots, and 22 parking spaces provided for inventory.

**Table 1** shows the results of the trip generation analysis of the 1,860 square foot used car dealership.

Table 1: ITE 12th Trip Generation

| Land Use Code | Reduction % | Project Trips | | | Equation Used | In / Out Distribution |
|---|---|---|---|---|---|---|
| | | Total | Inbound | Outbound | | |
| **841 · Automobile Sales (Used)** | | | | | **1,860** | **Square Feet** |
| Daily | | 50 | 25 | 25 | T = 27.06(X) | 50% / 50% |
| AM Peak Hour | | 4 | 3 | 1 | T = 2.13(X) | 76% / 24% |
| PM Peak Hour | | 7 | 3 | 4 | T = 3.75(X) | 47% / 53% |
| Net New External Vehicle Trips | | | | | | |
| Daily | | 50 | 25 | 25 | | |
| AM Peak Hour | | 4 | 3 | 1 | | |
| PM Peak Hour | | 7 | 3 | 4 | | |

T = Trips; X = Density by Variable

This site will generate a weekday daily total of 50 trips (25 entering, 25 exiting). The AM peak hour will generate 4 trips (3 entering, 1 exiting) and the PM peak hour will generate 7 trips (3 entering, 4 exiting). No pass-by trips occur for this land use.

This development is planned to access the external roadway network via one full access driveway along Browns Bridge Rd (SR 369).

# Appendix: ITE Trip Generation Manual, 12th Edition

# Land Use: 841
# Automobile Sales (Used)

## Description

A used automobile sales dealership is typically located along a major arterial street characterized by abundant commercial development. The sale or leasing of used cars is the primary business at these facilities. Automobile service and parts sales may also be available. The dealerships may also provide truck sales and service.

## Additional Data

The sites were surveyed in the 2010s in Texas.

## Source Numbers

880, 881

# Automobile Sales (Used)
# (841)

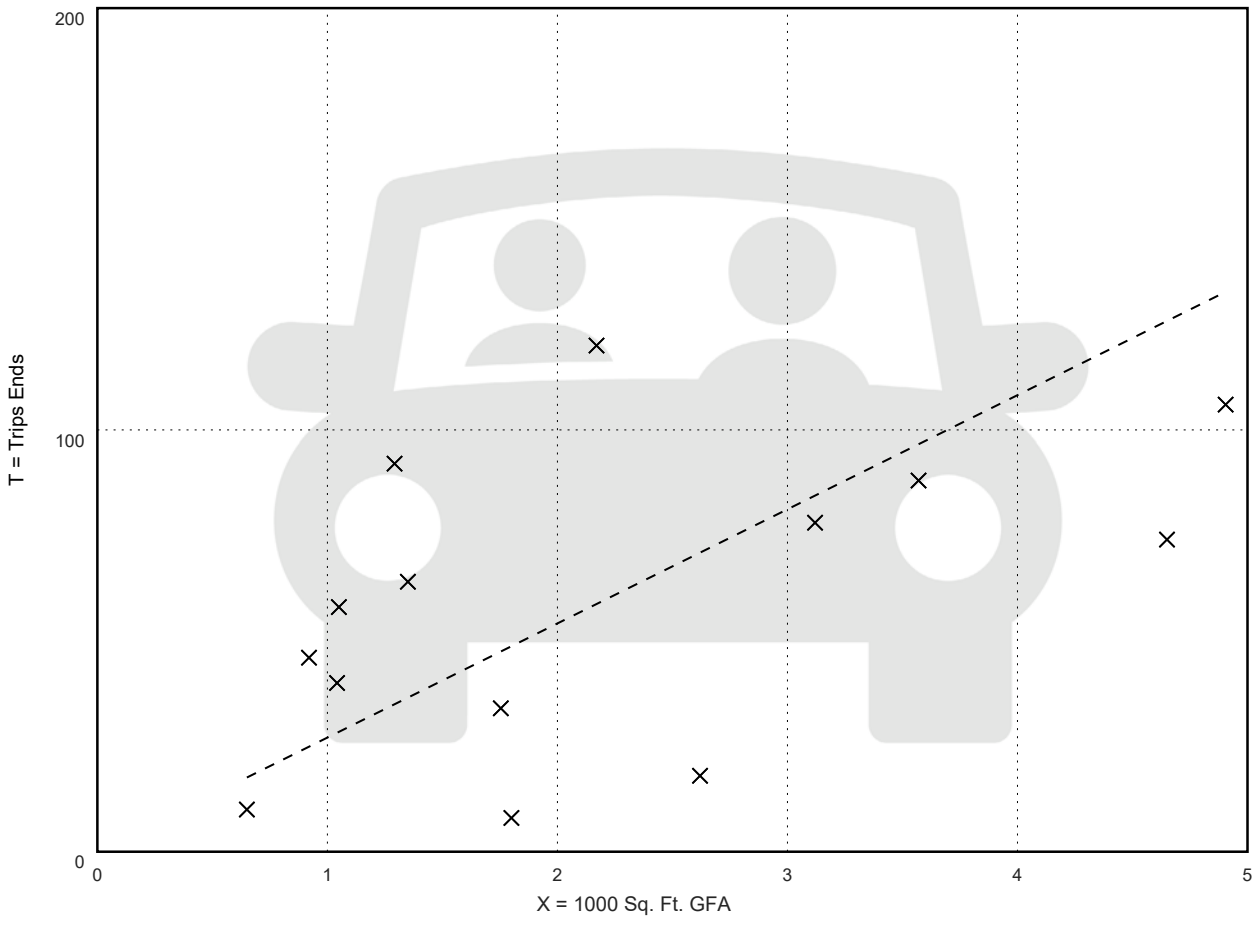
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 27.06 | 4.44 - 71.21 | 17.91 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= ***

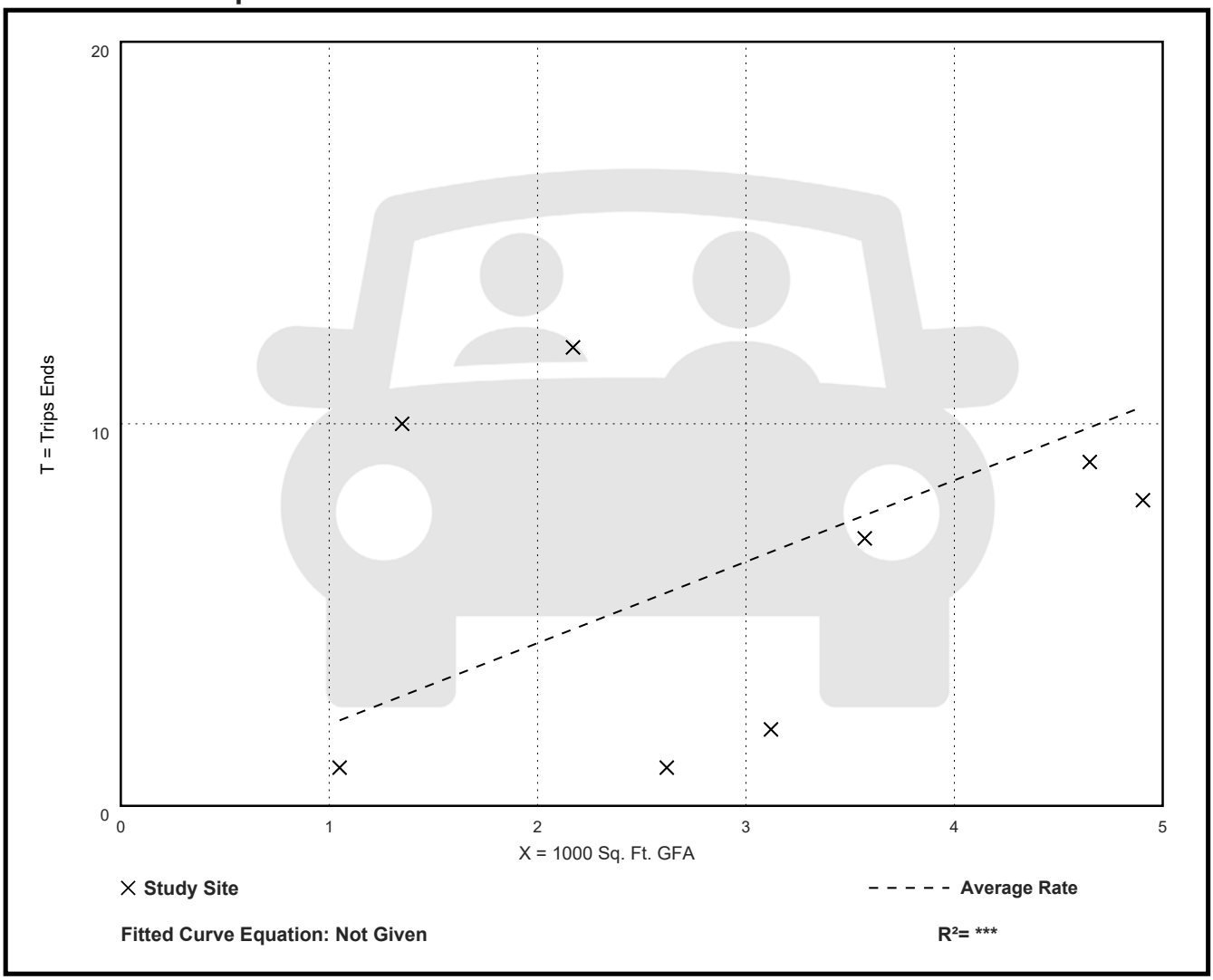
# Automobile Sales (Used)
# (841)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GFA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 7 and 9 a.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 8 |
| Avg. 1000 Sq. Ft. GFA: | 3 |
| Directional Distribution: | 76% entering, 24% exiting |

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 2.13 | 0.38 - 7.41 | 1.98 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= *****

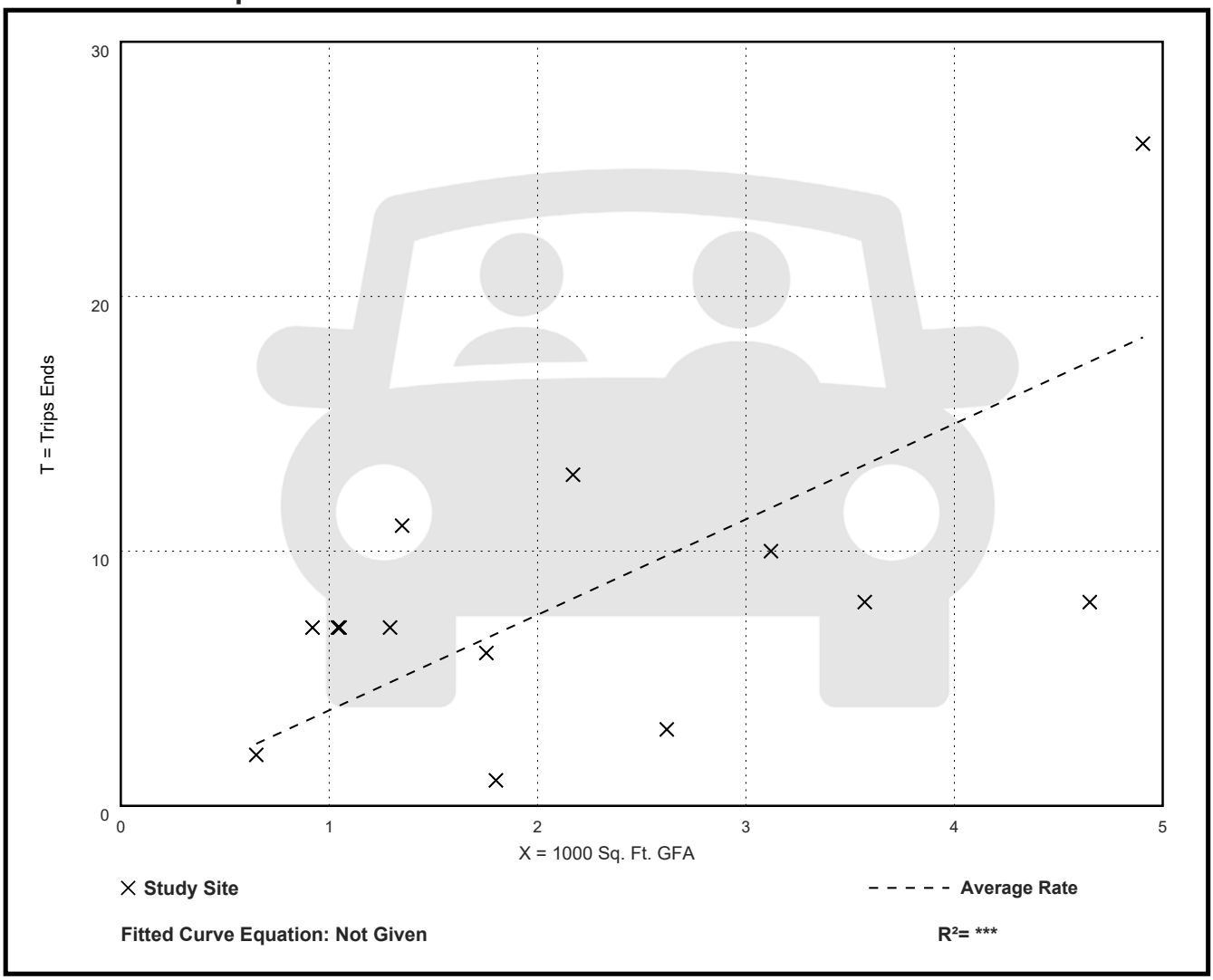
# Automobile Sales (Used)
# (841)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GFA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 14 |
| Avg. 1000 Sq. Ft. GFA: | 2 |
| Directional Distribution: | 47% entering, 53% exiting |

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 3.75 | 0.56 - 8.15 | 2.28 |

## Data Plot and Equation



# Automobile Sales (Used)
# (841)

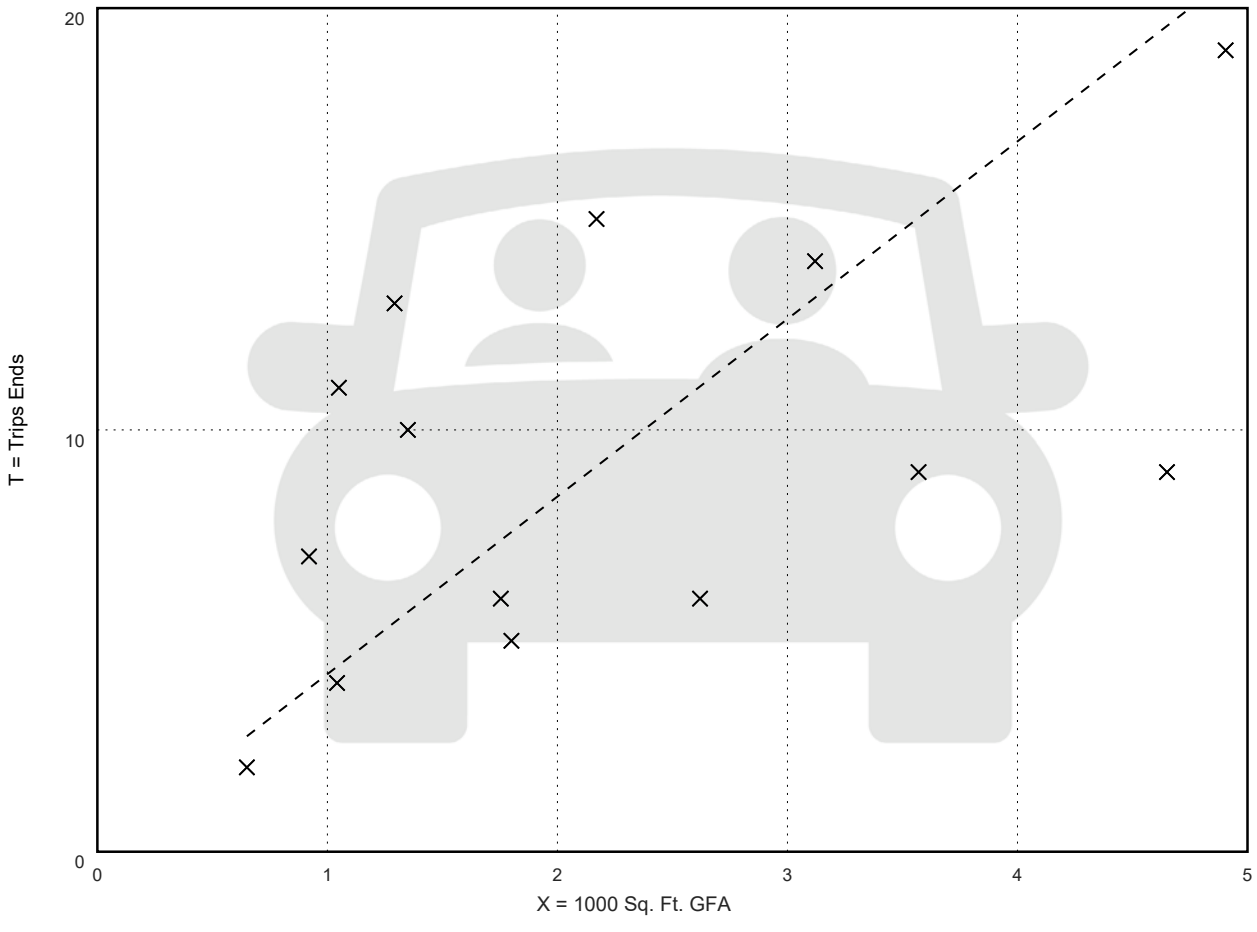
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**AM Peak Hour of Generator**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 58% entering, 42% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 4.21 | 1.94 - 10.48 | 2.48 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= ***

# Automobile Sales (Used)
# (841)

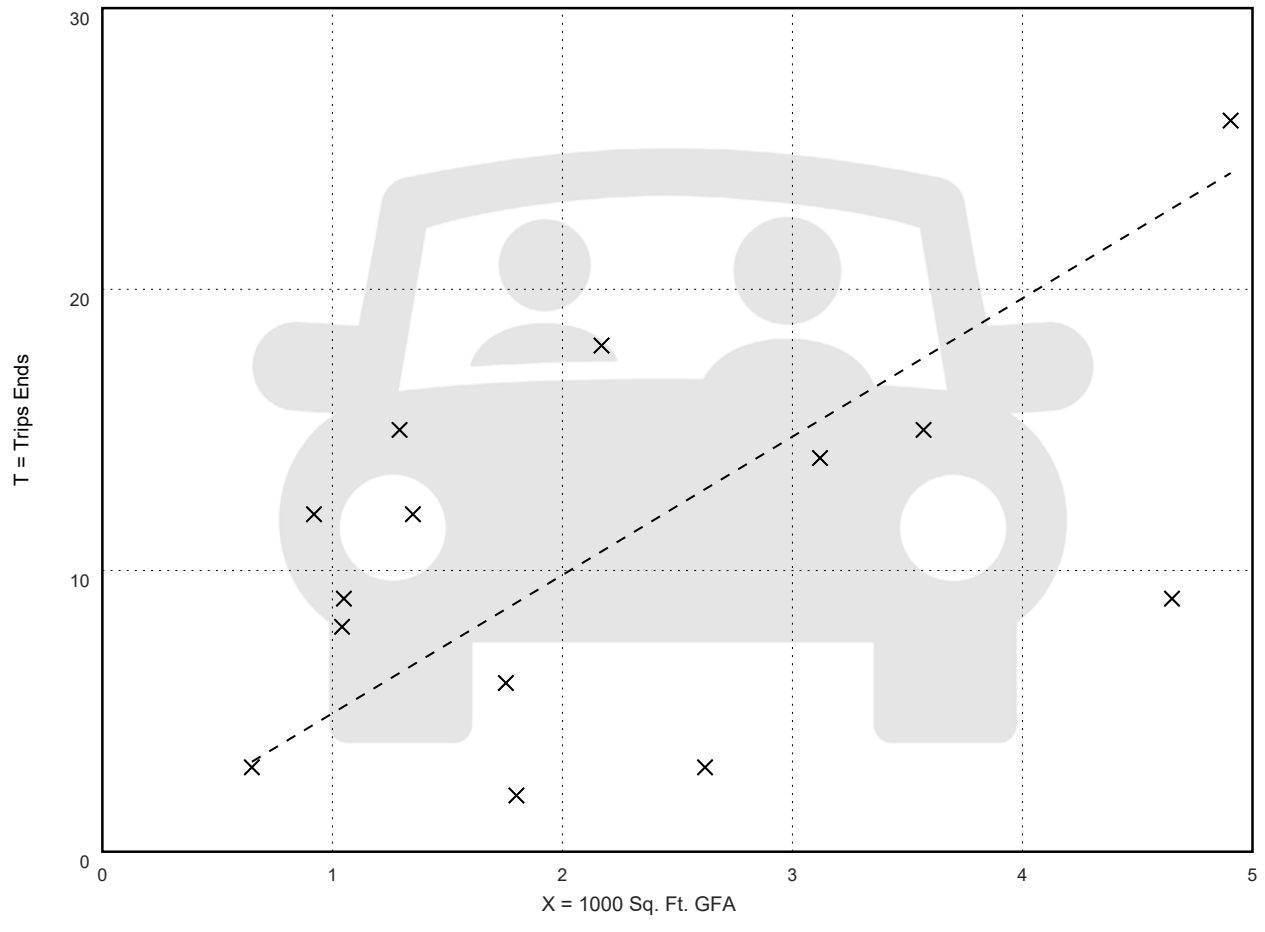
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**PM Peak Hour of Generator**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 4.92 | 1.11 - 13.04 | 3.23 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= *****

# Automobile Sales (Used)
# (841)

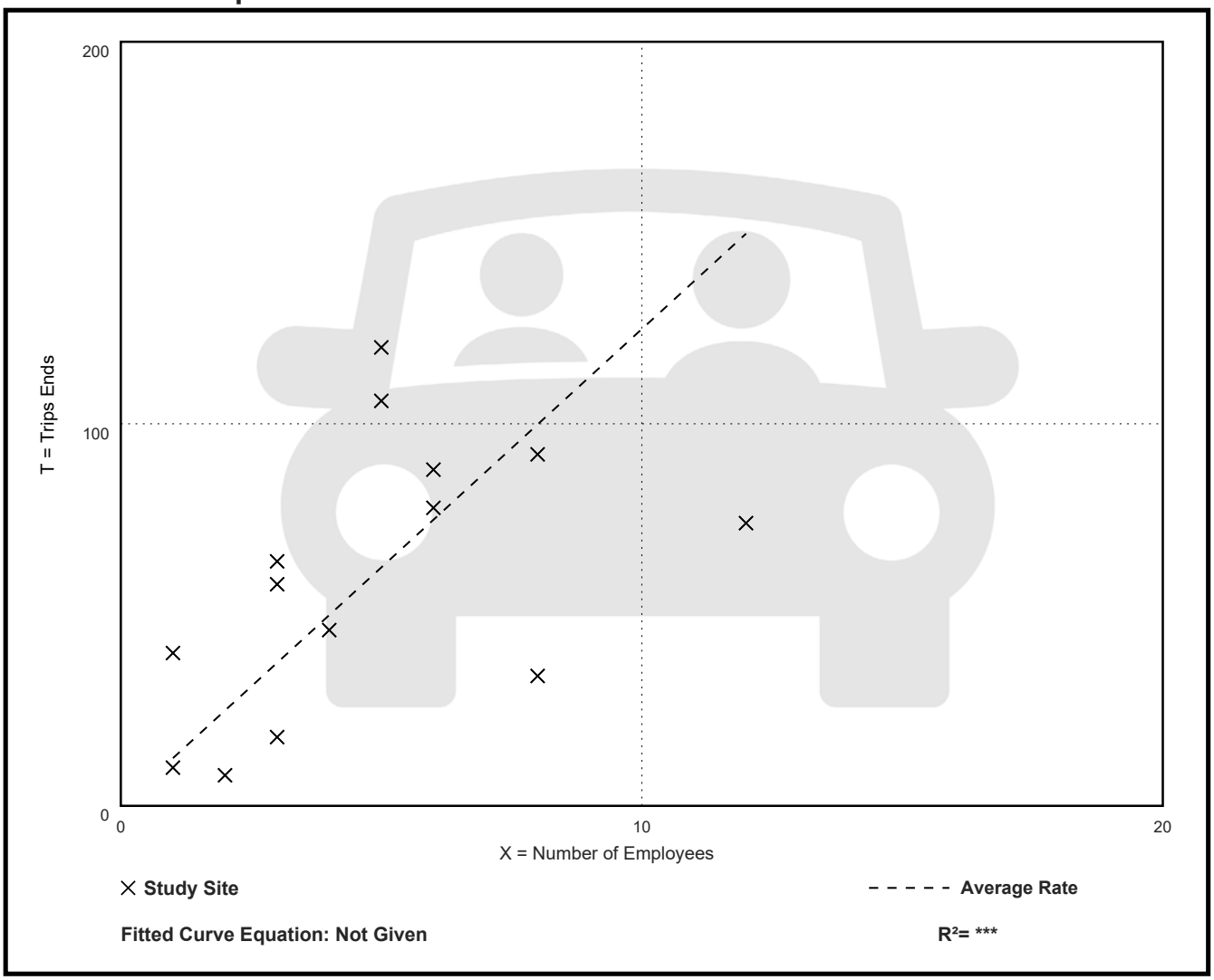
**Vehicle Trip Ends vs: Employees**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Employees: 5
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 12.48 | 4.00 - 40.00 | 7.52 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= *****

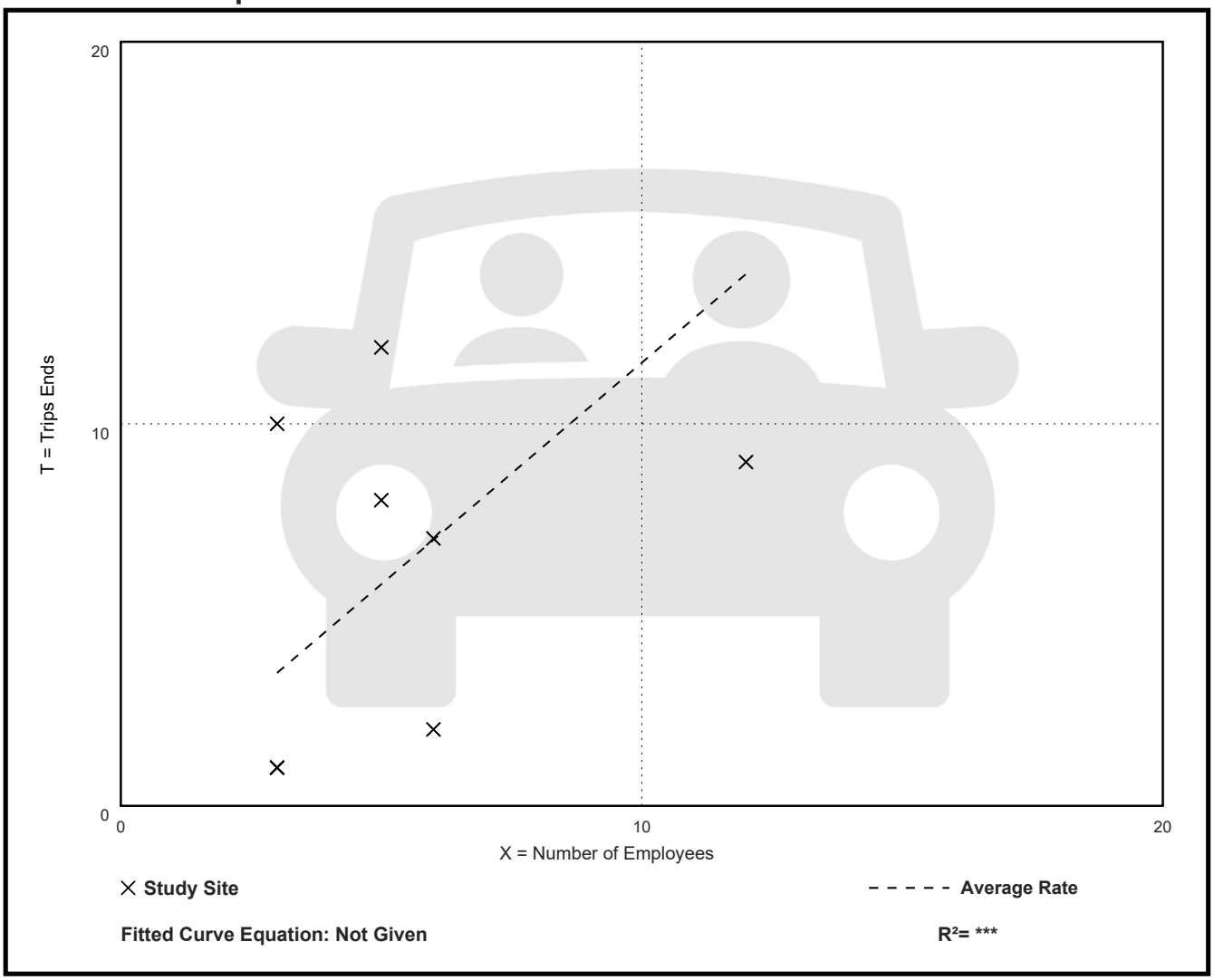
# Automobile Sales (Used)
# (841)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Employees** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 7 and 9 a.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 8 |
| Avg. Num. of Employees: | 5 |
| Directional Distribution: | 76% entering, 24% exiting |

## Vehicle Trip Generation per Employee

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 1.16 | 0.33 - 3.33 | 0.94 |

## Data Plot and Equation



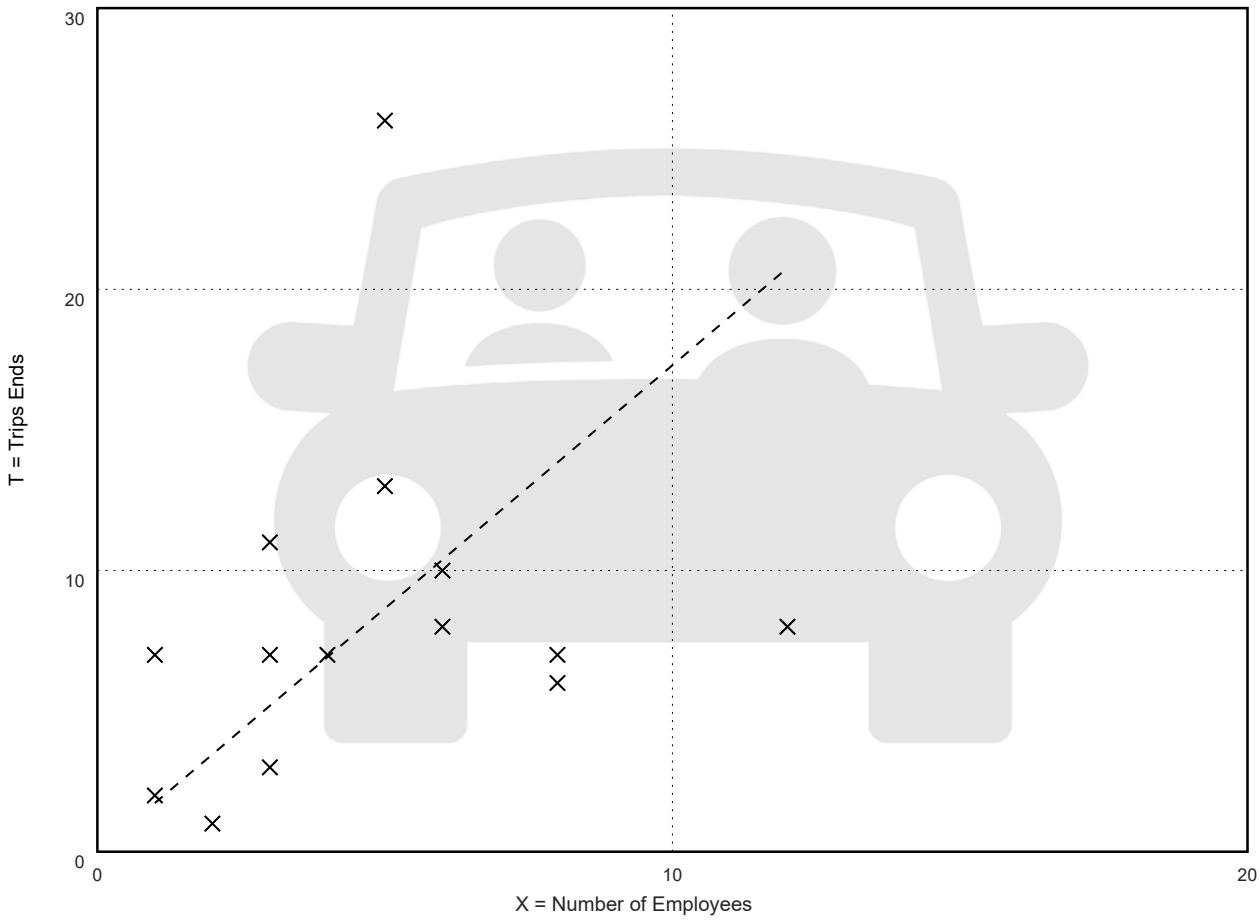
# Automobile Sales (Used)
# (841)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Employees** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 14 |
| Avg. Num. of Employees: | 5 |
| Directional Distribution: | 47% entering, 53% exiting |

## Vehicle Trip Generation per Employee

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 1.73 | 0.50 - 7.00 | 1.48 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= *****

# Automobile Sales (Used)
# (841)

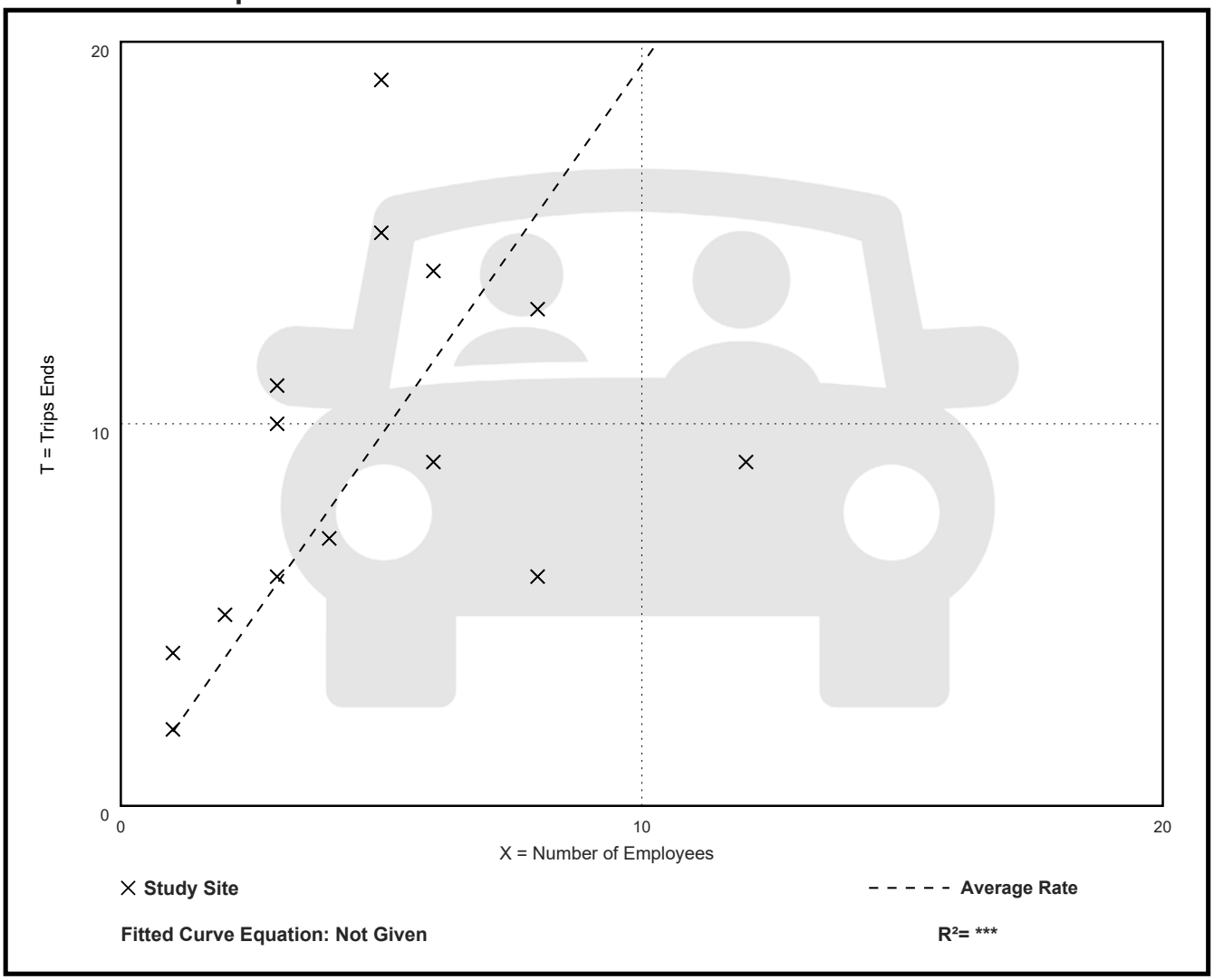
**Vehicle Trip Ends vs:** **Employees**
**On a:** **Weekday,**
**AM Peak Hour of Generator**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Employees: 5
Directional Distribution: 58% entering, 42% exiting

## Vehicle Trip Generation per Employee

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 1.94 | 0.75 - 4.00 | 1.09 |

## Data Plot and Equation



# Automobile Sales (Used)
# (841)

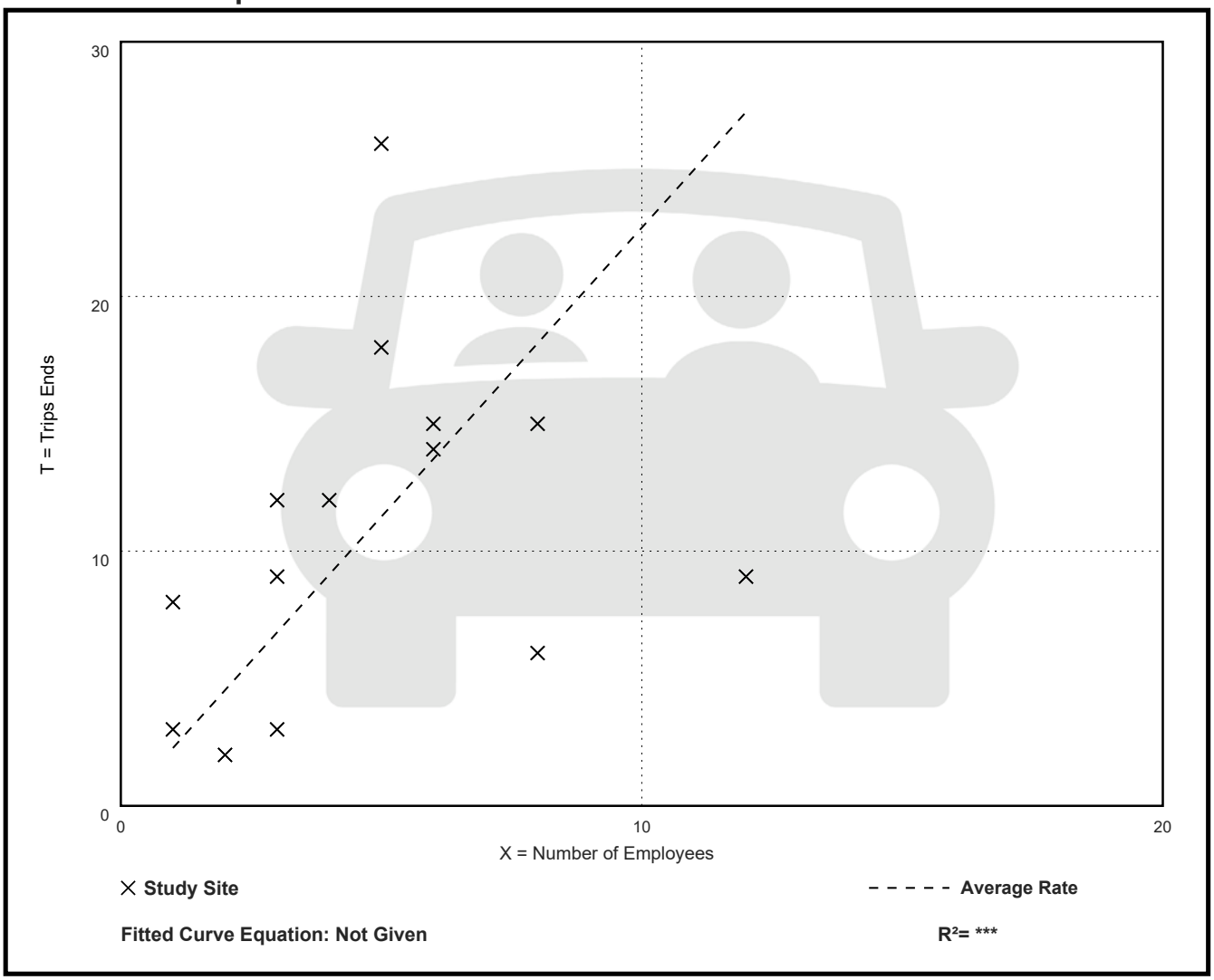
**Vehicle Trip Ends vs:** **Employees**
**On a:** **Weekday,**
**PM Peak Hour of Generator**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Employees: 5
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 2.27 | 0.75 - 8.00 | 1.57 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= *****

CITY OF
GAINESVILLE

WATER RESOURCES

September 9, 2026

Hall County Planning & Zoning
Lynn Taylor, Deputy Director
ltaylor@hallcounty.org

Re: Water Availability
Proposed Auto Sales Development
4510 Browns Bridge Road
PIN: 08057 002002

Dear Lynn,

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 6-inch DIP water main in the right-of-way of Browns Bridge Road along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve the proposed auto sales 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 unless development plans have been submitted.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager

# Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties


To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: September 17, 2026

Subject: October 22, 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.

* 4031 Wiley Road, Pethel: No comment.

* 4138 Price Road, Norris: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 4510 Browns Bridge Road (A-C), Radovic: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 2109 Microwave Tower Road (A-C), Ajanel: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

* 6541 Henry Smith Road, Hall County: Environmental Health issued a septic permit (OSC 7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired.

* 5586 Ransom Free Road, Hall County: No comment.

* 1563 Calvary Church Road, Hall County: No comment.

Outlook

## RE: Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**From** Hash, Christopher M <CHash@dot.ga.gov>
**Date** Mon 9/21/2026 3:19 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 comments in red. If you have any questions, please let me know.

**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:** Friday, September 11, 2026 4:56 PM
**Subject:** [Possible Phish Fraud] Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**WARNING:** Your email security system has determined the message below may be a potential threat.

It may pose as a legitimate company, tricking victims into revealing personal information.

GA DOT will never ask you to confirm your credentials on a web site. Do not do this.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Good afternoon,

The tentative Planning & Zoning items for the October 22, 2026, Hall County Board of Commissioners Meeting have been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

**PLEASE NOTE: These items will be discussed in next week's Development Review meeting.**

Comments are due by **Wednesday, September 23, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

The packets can be found at **LINK 1** **and** **LINK 2**. Please ensure all items listed below are included in your comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  Off-system, no impacts expected to the State Highway System.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  On-system. Residential permit may be needed from Area 1 Office.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

  On System, coordination required for consideration of commercial driveway access.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  Off-system. No impacts expected to the State Highway System.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

Thank you,

**Kaitlyn Elliott**
**Planning Commission Clerk**
**Planning and Zoning**
(770) 531-6810
kelliott@hallcounty.org
http://secure-web.cisco.com/1ZiZ9RGjEGvHbK-hHswG73K5PGuLL3d1yl5c3nFKXSRRtbknStLAunP31p351IHltDAil2H3L5BXT52v9L7caSq2QIyn3L53C88eIaICwsjaCIxsTea45AuPnCcnGgO6MXpaZcUAvVedWc8LuCi9ZjPLjxaCGumhl-Bvcden1nhzU_Hc8QC-BFpsrdXqpCKOa0I2kOB2eqcvkuzBQLDOVrrS1LLE15qCkXKcv7dHcIj9Doj6BkBKSvbRJKMYMlAuj7KVI1orA7gCJ7nTGaHCsi3-_nXS9opKhw20r9l0HPbkd-etFpEGHS1oanNFyVNnqN-SWQDF3rAhSiSj0Kat0sKS5Ypk32YJBQAJl4D5n98Y/http%3A%2F%2Fwww.hallcounty.org_

HALL COUNTY
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**Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://secure-web.cisco.com/1PMdjqETcj5pOsZyiGAM1wNSozQIIA7NvqDbOy_wbCtYeyRom2ww1_HHWSBY64Emsz1SbRUPU3kG3XkA8RXJxHgLFIZMEhZId9K1RdcdVxu_8y0XTV_IlOlKpy373jZMLMHo41QXew4HOSHbe5GwsiB6AfFekhmu4Bn0za_xLygDQdFwaF2g1ivAm_td_9w6hdws4T2xY3ZTHICOKw3uwcGV75qfYSKmHcn91VuUFSFt8w8VyRrVBjklzd-HtpIAy-M-ICMYr0mZjle9_Ac2A6LLOLVmNfzbG-9D-KqtoSbnHEcCvoOXP7R2-D_ksNYKpqLdJ_1SdJE6CBSqvaUlqwQf32FmSbZuKyOm6tq62pRQ/https%3A%2F%2Fhallcountyga.nextrequest.com).**

## 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.**

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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
**Jorge Gomez, P.E.**

# Hall County Government
## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
## PUBLIC WORKS AND UTILITIES

**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:** September 23, 2026

**Subject:** October 22, 2026
Board of Commissioners Agenda

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Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the October 22, 2026, meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested variance for impervious surface.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, 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.
  - **Traffic:** An approved G-DOT commercial driveway permit must be provided before Hall County traffic will sign off on LDP approval.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit or request to keep livestock and poultry.
  - **Utilities:** This location I within the City of Gainesville sewer district.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
  - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
  - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within the City of Gainesville sewer district.

# Hall County Government
FIRE RESCUE

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

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
**Jerry Smith**

**To:** Katie Ahmed, Director of Planning and Zoning
**From: Hall County Fire Marshal's Office**
**Date: 9/18/26**
**Subject:** Date Hall County Board of Commissioners meeting – Planning Items – 10/22/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 10/22/26 meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

**The Hall County Fire Marshal's Office has no comments regarding the existing impervious surface.**

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

The Hall County Fire Marshal's Office has no comments.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments regarding the R-TF rezone

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 11 removed.**

Regards,

**John Hornick, NPQ Fire Service Plans Examiner 1**

**Lieutenant, Hall County Fire Rescue**

**Hall County Government**

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

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INTERIM DEVELOPMENT
SERVICES DIRECTOR
**Captain Barry Shaw**

BUSINESS LICENSE DIRECTOR
**Brandi Smith**

# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

**To:** Katie Ahmed, Director of Planning and Zoning

**From:** Brandi Smith, Business License Director

**Date:** 09/22/2026

**Subject:** October 22, 2026, Hall County Board of Commissioners meeting- Planning Items

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Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the October 22, 2026 meeting. Upon review, we provide the following comments.

- (A) 4510 Browns Bridge Road | Rezone | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | Proposed Use: Uses permitted in H-B | Commission District 2 | Maja (Maya) Radovic Radovic Permits 1, Inc, applicant

- (B) 4510 Browns Bridge Road | Special Use | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | Proposed Use: Vehicle Sales | Commission District 2 | Maja (Maya) Radovic Radovic Permits 1, Inc, applicant

If the above items are approved, applicant must apply for a Hall County Business License before any business is conducted onsite.

# 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

INTERIM DEVELOPMENT SERVICES DIRECTOR
**Barry Shaw**

INTERIM CHIEF BUILDING OFFICIAL
**Cody Edwards**


**To:** Katie Ahmed, Director of Planning and Zoning

**From:** Barry Shaw, Interim Director of Development Services

**Date:** September 21, 2026

**Subject:** Board of Commissioners Meeting - October 22, 2026

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**4031 Wiley Road | Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

- **Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.**

**4138 Price Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 |**Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, Applicant**

- **Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.**

**(A) 4510 Browns Bridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road | Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-

1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.**

**(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.**

**6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.**

**5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **No comment.**

**1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

- **No comment.**

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
*We have it all in Hall*

## PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

**The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.**

**The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.**

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

**THE ZONING SIGN MUST BE POSTED NO EARLIER THAN** September 24, 2026 **AND NO LATER THAN** September 30, 2026.

**THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN** September 30, 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,** MAJA RADOVIC (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** 9/28/26 (Date) **for** REZONING, SUP, VARIANCE FOR 4510 BROWNS BRIDGE RD (Name application filed as).

**Signature** _____
(The original document is required)

# 4510 Browns Bridge Road—Maja (Maya) Radovic Radovic Permits 1, Inc,

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGA
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPER
APPLICANT:
MAJA (MAYA) RADOVIC RADOVIC PERMITS 1, INC.
REQUEST:
REZONE FROM AR-1 TO H-B FOR USES PERMITTED
SPECIAL USE FOR VEHICLE SALES; VARIANCE TO GOOD STANDARD
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSI
Date: OCT 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
4510 Browns Bridge Road—Maja (Maya) Radovic Radovic Permits 1, Inc.

ZONING NOTICE

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 693/2026

**SUBJECT:** **4510 Browns Bridge Road | Special Use |** to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Vehicle Sales |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends APPROVAL of the applicant's request with the following conditions, as the proposed use meets the standards of the UDC:

1. The property shall be developed in accordance with the site plan dated June 30, 2026, and as described in the project narrative dated August 21, 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:**

**4510 Browns Bridge Road | Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**History:**

**Facts and Issues:**

**Options:**

**Funding Requested** $ 0.00

**Are funds within current budget?** No

**Source of Funds**

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

**Approvals:**

| Submit | Approve | Attorney | Administration |
|---|---|---|---|
| KE | LT | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

See Rezone for Application Items

**Due to file sizes, materials for the following applications have been combined. See the highlighted agenda item for all materials related to the following applications:**

**(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 694/2026

**SUBJECT:** **4510 Browns Bridge Road | Variance to Section 6.2 |** to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 **| Proposed Use: Vehicle sales |** Commission District 2 **| Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends DENIAL as no hardship exists pursuant to Section 11.1.1.D.11.

**Purpose of Request:**

**4510 Browns Bridge Road | Variance to Section 6.2 |** to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle sales |** Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**History:**

**Facts and Issues:**

**Options:**

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

**Approvals:**

| Submit | Approve | Attorney | Administration |
|---|---|---|---|
| KE | LT | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

See Rezone for Application Items

**Due to file sizes, materials for the following applications have been combined. See the highlighted agenda item for all materials related to the following applications:**

**(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 695/2026

**SUBJECT:** **2109 Microwave Tower Road | Rezone |** from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Second single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends DENIAL of the applicant's request, as the proposed zoning is not consistent with the "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan.

However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated August 21, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Retroactive building permits shall be obtained for all structures built without permits.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**2109 Microwave Tower Road | Rezone |** from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Second single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

**History:**

**Facts and Issues:**

**Options:**

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

**Approvals:**

| Submit | Approve | Attorney | Administration |
|---|---|---|---|
| KE | LT | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Public Comment
Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS**
**STAFF REPORT**

**Applicant** ..... Hermelinda Sica de Ajanel

**Request** ..... (A) **Rezone** | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF)
(B) **Variance to Section 4.4** | to reduce minimum yards
(C) **Variance to Section 7.8.11** | to reduce minimum yards

**Proposed Use** ..... (A) Second single-family dwelling
(B) Single-family dwelling
(C) Keeping of livestock and poultry

**Size** ..... 1.68± acres

**Zoning** ..... **Current:** Agricultural Residential 1 (AR-1)
**Proposed:** Residential Two-Family (R-TF)

**Location** ..... **2109 Microwave Tower Road |** Tax Parcel 15032 000005

**Commission District** ..... Three

**Commission Date** ..... October 22, 2026

**Staff Recommendation** ..... (A) **Denial,** as the proposed zoning is not consistent with the "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan.
(B) **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.
(C) **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

**Record Number**..... (A) HZON26-0023
(B) HVAR26-0043
(C) HVAR26-0044

**(A) (B) & (C) Staff recommends <u>DENIAL</u> of the applicant's requests. However, if the Commission chooses to approve this request, staff recommends the following conditions:**

1. The property shall be developed in accordance with the site plan dated August 21, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Retroactive building permits shall be obtained for all structures built without permits.

3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

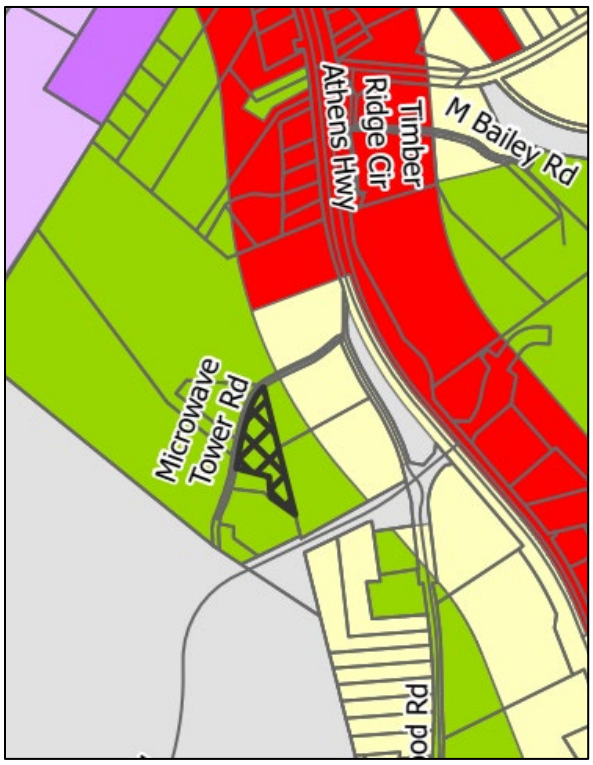
---

**Summary Analysis**

The applicant has submitted three concurrent requests: (A) to rezone a 1.68± acre tract from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) for a second single-family dwelling; (B) a variance to reduce the minimum yards for the original single-family dwelling; and (C) a variance to reduce the minimum yards for the keeping of livestock and poultry.

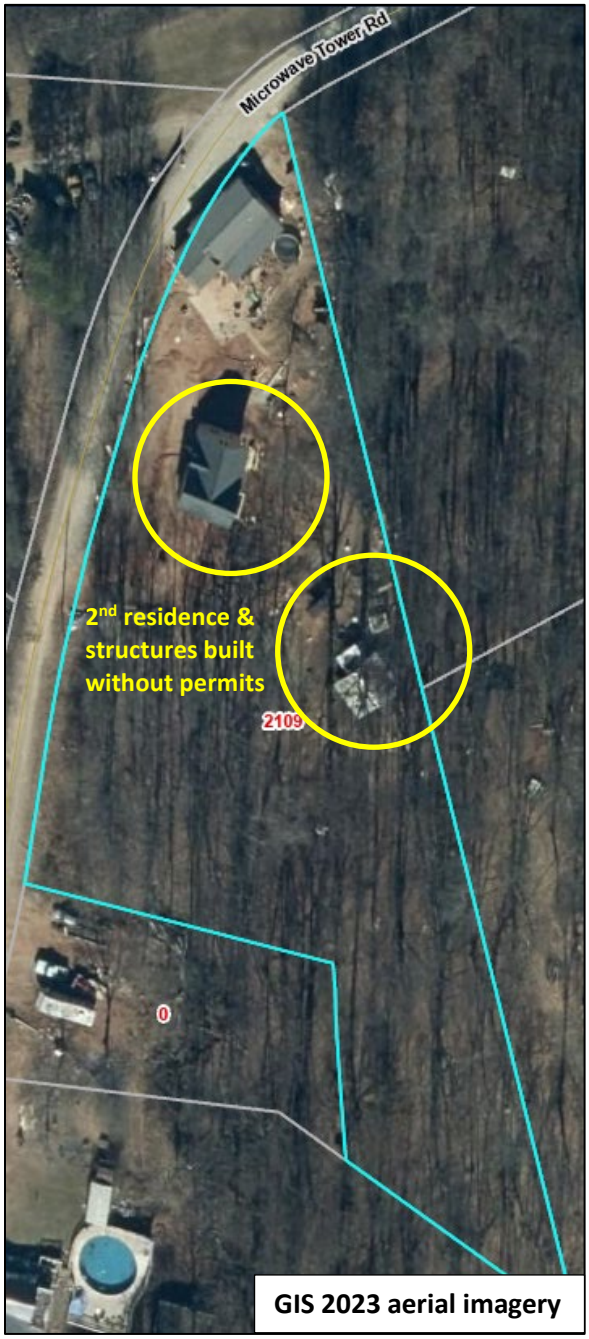
The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential (AR-1) & Residential 1 (R-1): single-family residence & cell tower
East: Agricultural Residential (AR-1) & Residential 1 (R-1): single-family residence
South: Agricultural Residential 1 (AR-1): single-family residence
West: Agricultural Residential 1 (AR-1): single-family residence & junk yard




The property is currently developed with two residences. Historic aerial imagery indicates that a residence was present on the property as far back as the early 1960's, and subsequent Geographical Information Systems (GIS) imagery shows that this structure was expanded more than once between 2018 and 2025. This structure is currently recognized as built in 2019 according to the Hall County Tax Assessor records. A retroactive building permit to allow an existing deck to be converted into a screened porch was approved in 2019; however, the permit expired (RES2019-00854). It was noted in this permit that the structure encroached into the right-of-way.

The second residence first appears in aerial imagery in 2023 and is identified in the Hall County Tax Assessors' records as a 2025 residence. There is no record of a building permit for this structure, nor are there permits on file for the three animal structures located on the property. Below are GIS aerial images that further illustrate and support the information described above.




The property additionally has a record of two code enforcement cases, including a 2019 violation involving storage of junk materials, trash, and building without permits (COD2019-00069) and a 2026 case pertaining to two residential structures on one parcel (HENF26-0483).

Collectively, these records reflect ongoing development activity on the property, along with several instances where construction occurred without required approvals and in conflict with established setback requirements.

Water service is currently provided by the City of Gainesville, and sanitary sewer services are provided by on-site septic.

**Rezoning:**

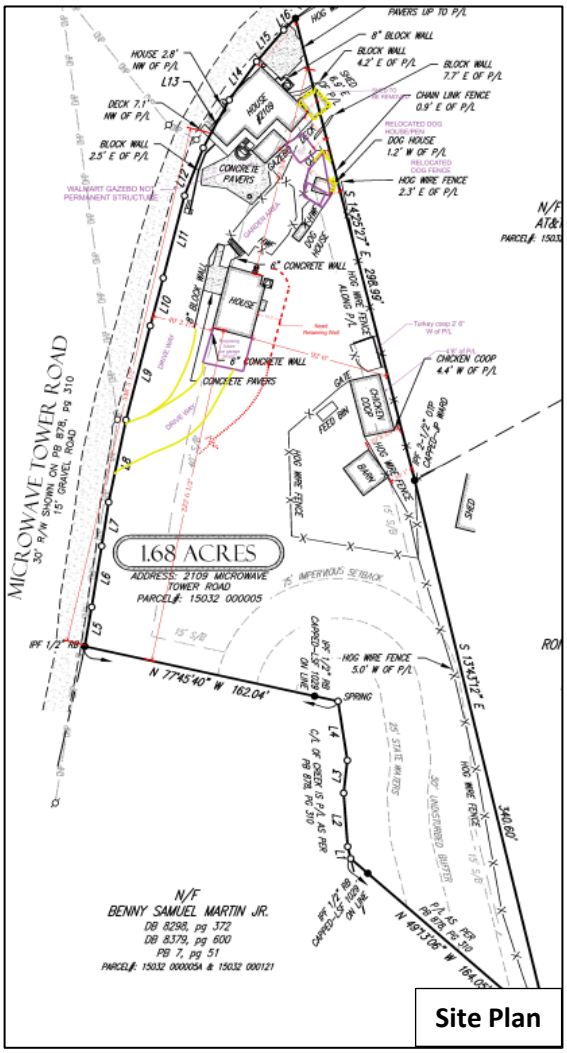
The applicant has submitted a request to rezone a 1.68±-acre tract from Agricultural Residential-1 (AR-1) to Residential Two-Family (R-TF) to allow a second single-family dwelling. The R-TF district requires a minimum lot size of 35,000 square feet and permits a maximum density of two dwellings per lot.

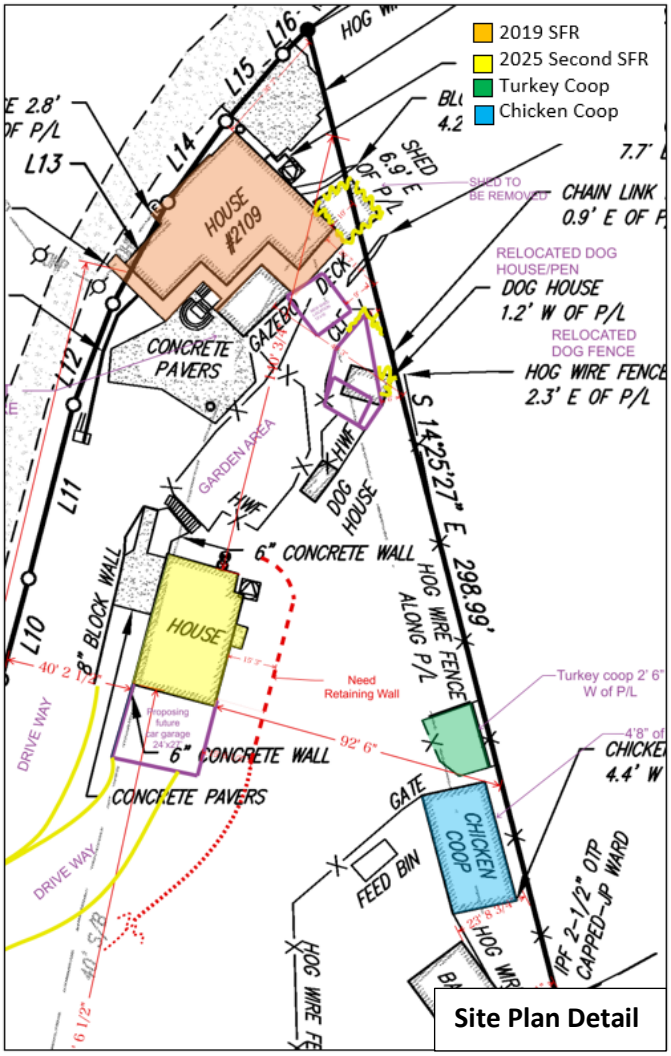
Per the submitted narrative, the applicant is requesting rezoning of the property to the Residential Two-Family (R-TF) district to allow a second residence. The applicant states three options were considered to bring the property into compliance: acquiring additional adjoining land, subdividing the existing property, or rezoning to R-TF. The first two options were determined to be infeasible as the purchase of additional property was not possible and the property is not large enough to subdivide under AR-1 standards. Rezoning to R-TF is identified by the applicant as the only option.

The submitted site plan shown below identifies two residential structures (shown in orange and yellow), multiple accessory structures including a gazebo, shed, turkey coop (shown in green), chicken coop (shown in blue), barn, and fencing. The site plan documents all structure locations in relation to property boundaries, noting several setback encroachments.

The site plan notes that the shed adjacent to the original single-family dwelling that crosses the property line will be removed.

GIS 2025 aerial imagery

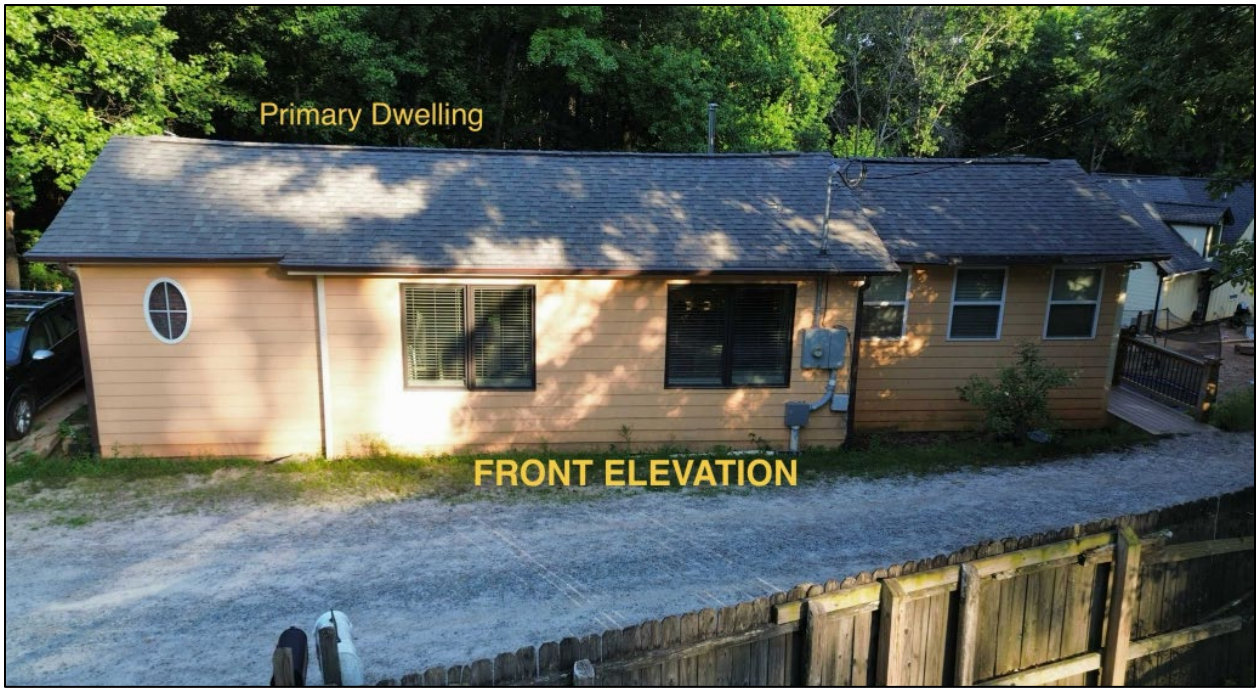


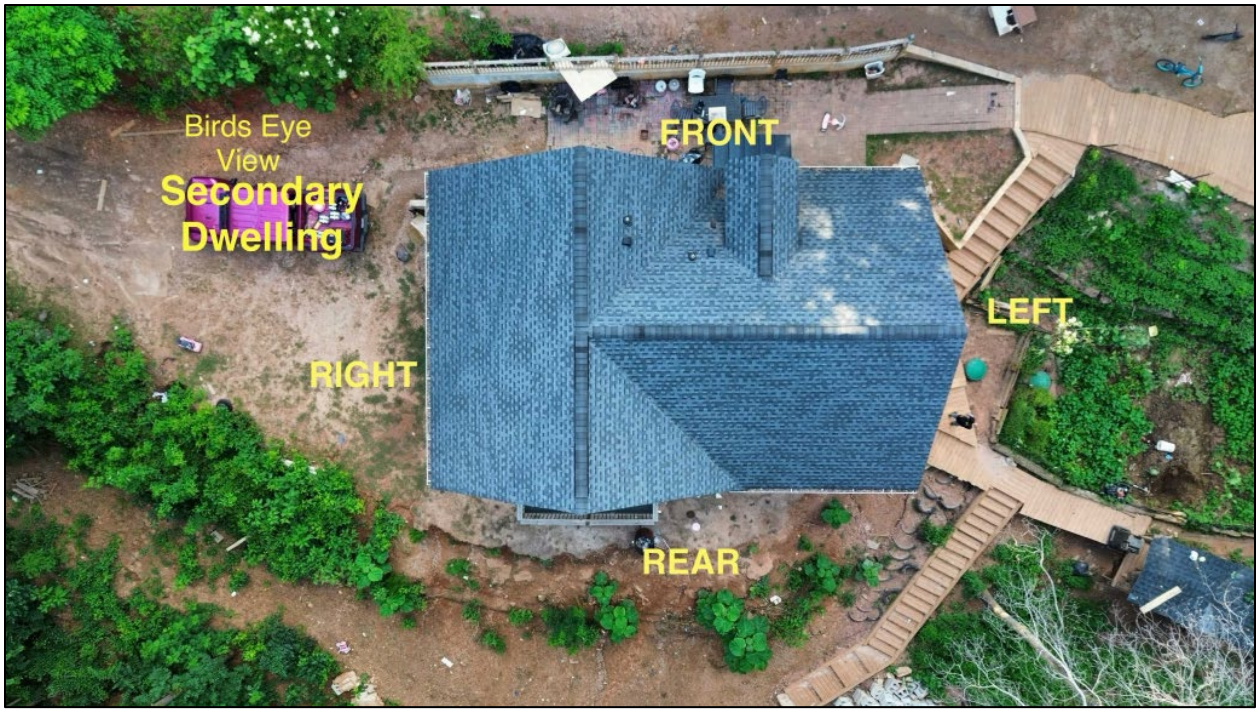

The elevations submitted by the applicant reflect the current appearance of the two residences on the property.

Birds eye view
Gravel Dirt Road
Drive way #1
Drive way #2
Secondary Dwelling
Walk Way
Garden area
Primary Dwelling
Gravel Dirt Road
Small Parking Spot
Shed Demoed
Dog house Relocated
Dog house

Angled view of both Dwellings and graveled Dirt Road


Primary Dwelling
FRONT ELEVATION

Primary Dwelling
REAR ELEVATION


Birds Eye
View
Secondary
Dwelling
FRONT
LEFT
RIGHT
REAR

Secondary
Dwelling
FRONT
ELEVATION

**Variance - Setbacks**

Three (3) variances related to setback standards will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 40 feet as found in Section 4.4 for the Residential Two-Family (R-TF) zoning district.
    - A front yard setback of 0 feet with an additional encroachment of 7 feet into the right-of-way for the original single-family residence.
- Side yard setback requirement of 10 feet as found in Section 4.4 for the Residential Two-Family (R-TF) zoning district.
    - A side yard setback of 6 feet along the east property line to allow for the unpermitted expansion of the original single-family residence.
- Side yard setback requirement of 10 feet as found in Section 4.4 for the Residential Two-Family (R-TF) zoning district.
    - A side yard setback of 9 feet along the east property line to allow a new shed.

**Variance – Keeping of Livestock and Poultry**

Three (3) variances related to Keeping of Livestock and Poultry standards will be required if the site plan as presented is approved.

- Section 7.8.11.B.3 – Structures or buildings for the keeping of animals must be at least 100 feet from any property line.
    - A side yard setback of 2 feet along the east property line to allow for turkey coop.
    - A side yard setback of 4 feet along the east property line to allow for chicken coop.

- A side yard setback of 16 feet along the east property line to allow for chicken coop.

**Comprehensive Plan Analysis**

**Based on the future land use plan, staff finds the rezoning request *is not consistent* with the Hall County Comprehensive Plan and the future land use designation of Employment Nodes and Corridors within the Gainesville character area**. The intent of this future land use designation is for development 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.

**(A) 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; **While the proposed rezoning is not supported by the Comprehensive Plan, the residential nature of the proposed use could be considered appropriate for the physical development pattern of the surrounding area.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the second single family dwelling cannot be permitted without approval of the rezoning by the Board of Commissioners.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **While the proposed rezoning is not supported by the Comprehensive Plan, the residential nature of the proposed use could be considered appropriate for the physical development of the area.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment**

**on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff have not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with two residences, the first established in the 1960's with expansions between 2018 and 2025. The second residence was built around 2023 without a building permit.**

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 are not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would create an isolated district unrelated to the surrounding developments and 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; **The request does not appear to be out of scale with the needs of the county as a whole or the immediate neighborhood.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support Residential Two-Family zoning based on the Future Land Use Map; however, the current development for two residential dwellings on one lot requires rezoning approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

**(B) Zoning Analysis – Variance to Section 4.4, R-TF Dimensional Standards**

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The applicant has repeatedly expanded the original single-family dwelling without permits. As this original home appears to have been constructed within the road right-of-way, recognizing the front yard setback of zero is reasonable. While the applicant states that there are topographical issues related to the property, expansion of the dwelling could have been accommodated in a manner that respects the side yard setback. In addition, the proposed new shed can be modified in size and location to comply with setbacks.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Strict application of the setback standards with respect to the single-family dwelling would require demolition of a portion of the structure. However, strict application of the setback standards to the proposed new shed would not create unusual hardship as the structure can be modified in size and location to meet setbacks. The applicant has not demonstrated that compliance with the setback requirement for the shed would prevent reasonable use of the property.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **While the property does have challenging terrain, the applicant has not demonstrated that these conditions are not common to other properties in the neighborhood. While the original residence was constructed within the right-of-way, the need for the side yard setback is a result of an unpermitted expansion rather than a condition peculiar to the lot. The need for a side yard setback variance for a proposed shed is a preference of the property owner and not a condition peculiar to the lot. Therefore, strict application of the UDC does not deprive the property of rights commonly enjoyed by other similarly zoned properties.**

4. Such conditions are not the result of any actions of the property owner**; While the front setback variance request is not the result of an action of the property owner, the request for a side yard setback variance is self-imposed.**

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, is not expected to result in substantial detriment to the public good. However, the requested side yard setback requests are not property-specific hardships and approval would effectively grant a special privilege and would be inconsistent with the intent of the UDC.**

**(C) <u>Zoning Analysis</u> – Variance to Section 7.8.11, Keeping of Livestock and Poultry**

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); **While the property does contain areas of steep topography, the properties dimensions cannot accommodate the 100-foot setback requirement from all property lines for structures used for the keeping of livestock and poultry.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The strict application of the requirements of this UDC prevents the placement of livestock and poultry structures on this property because its dimensions cannot accommodate the required 100-foot setback. However, the inability to keep livestock or poultry does not constitute an unusual hardship, as it does not prevent the property from being used reasonably for residential purposes.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The conditions peculiar to this property are its dimensions, however, this does not justify structures for the keeping of livestock and poultry from meeting the required setback.**

4. Such conditions are not the result of any actions of the property owner**; The placement of the unpermitted structures for the keeping of livestock and poultry are the direct result of the actions of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, is not expected to result in substantial detriment to the public good. However, the requested setback reductions conflict with the purpose and intent of the UDC, which is to maintain consistent separation standards for livestock and poultry structures.**

**<u>Development Support and Constraints</u>**

**Hall County Environmental Health**
In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, "Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments."

**Georgia Department of Transportation**
In an email dated September 21, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off-system. No impacts expected to the State Highway System."

**Hall County Public Works and Utilities**
In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

**Engineering**:
No comment.

**Traffic:**
There are no traffic concerns with the requested second single-family dwelling unit or request to keep livestock and poultry.

**Utilities:**
This location is within the City of Gainesville sewer district.

**Hall County Fire Marshal**
In a memorandum dated September 18, 2026, the Hall County Fire Marshal's Office provided the following comments:

(A) The Hall County Fire Marshal's Office has no comments regarding the R-TF rezone.
(B) & (C) The Hall County Fire Marshal's Office has no comments.

**Hall County Building Inspections**
In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, provided the following comment:

- Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.

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)**

Hermelinda sica de Ajanel
2109 microwave Tower Rd. Gainesville
GA 30507

Phone [redacted]

Email Address [redacted]

**Property Owner (Name & Mailing Address)**

Betty Jean Martin
2109 microwave Tower Rd
Gainesville GA 30507

Phone [redacted]

Email Address

Proposed Use Second dwelling, for habital purposes

**Contact Person (Name & Mailing Address)**

Norma Ajanel
2109 microwave Tower Rd
Gainesville GA 30507

Phone [redacted]

Email Address [redacted]

**Status of Applicant**

Y Owner
(Y) Option to Purchase
Y Area Resident
Y Other

**Requested Action**

Existing Zoning: AR-1
Rezone to: R-TF
Fee:$
Receipt #:
Check #:

Tax Parcel Number 150320000005 Acreage 1.78 acres
Location Address 2109 microwave Tower Rd Gainesville GA

**I hereby certify that the above information and all attached information are true and correct.**

Print: Hermelinda sica de Ajanel Date: 06/16/26
Sign: Hermelinda sica de Ajanel Date: 06/16/26

**Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.**

---

**Application Withdrawal:** I hereby **withdraw** the application.

Sign Date:

---

**Staff Use Only**

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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# VARIANCE APPLICATION

**Applicant (Name and Mailing Address)**

Hermelinda sica de Ajanel
2109 microwave tower Rd
Gainesville GA 30507

Phone [redacted]

Email Addres [redacted]

**Property Owner (Name and Mailing Address)**

Betty Martin
2109 microwave Tower Rd
Gainesville GA 30507

Phone _____

Email Address _____

Location of Property Gainesville GA Hall County

Present Zoning AR-1 Existing Structures primary structure, secondary structure Doghouse, Chicken coop "household use"

Type of Appeal:

- ✓ Setback Variance — ___ Front Yard — From ___ ft. to ___ ft.
- ___ Road Frontage Variance — ___ Right Side Yard — From ___ ft. to ___ ft.
- ___ Sign Variance — ___ Left Side Yard — From ___ ft. to ___ ft.
- ___ Hardship Mobile Home — ___ Rear Yard — From ___ ft. to ___ ft.
- ___ GCOD Variance — ___ Road Frontage — From ___ ft. to ___ ft.
- ___ Other: _____ — ___ 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 Hermelinda sica de Ajanel — Date 07/29/26

Sign Hermelinda Sica de Ajanel — Date 07/29/26

**I hereby withdraw this application.** — Date 07/29/26

Sign _____

**Staff Use Only**

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

PLANNING AND ZONING DEPARTMENT
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# VARIANCE APPLICATION

**Applicant (Name and Mailing Address)**

Hermelinda sica de Ajanel
2109 microwave tower Rd
Gainesville GA 30507

Phone [redacted]

Email Address [redacted]

**Property Owner (Name and Mailing Address)**

Betty Martin
2109 microwave Tower Rd
Gainesville GA 30507

Phone _____

Email Address _____

Location of Property Gainesville GA Hall County

Present Zoning AR-1 Existing Structures primary structure, secondary structure Doghouse, Chicken coop "household use"

Type of Appeal:

| | | | |
|---|---|---|---|
| ✓ | Setback Variance | ___ | Front Yard | From ___ ft. to ___ ft. |
| ___ | Road Frontage Variance | ___ | Right Side Yard | From ___ ft. to ___ ft. |
| ___ | Sign Variance | ___ | Left Side Yard | From ___ ft. to ___ ft. |
| ___ | Hardship Mobile Home | ___ | Rear Yard | From ___ ft. to ___ ft. |
| ___ | GCOD Variance | ___ | Road Frontage | From ___ ft. to ___ ft. |
| ___ | 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 Hermelinda sica de Ajanel Date 07/29/26

Sign Hermelinda Sica de Ajanel Date 07/29/26

**I hereby withdraw this application.** Date 07/29/26

Sign _____

**Staff Use Only**

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

PLANNING AND ZONING DEPARTMENT
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## AUTHORIZATION OF PROPERTY OWNERS

*Note: If the applicant is the property owner, please disregard this form.*

Name of owner(s) Betty J Martin

Address 2109 microwave tower Rd
Gainesville GA

Phone Number [redacted]

Name of applicant(s) Hermelindasica de Ajanel

Address 2109 microwave tower Rd
Gainesville GA

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)

Betty J Martin, Hermelinda Sica AJANEL

Personally appeared before me

Betty Martin, Hermelinda Sica de Ajanel

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Victoria Funderburk
Notary Public

VICTORIA FUNDERBURK NOTARY PUBLIC DAWSON COUNTY GEORGIA MY COMMISSION EXPIRES 09/30/2028

7/29/2026
Date

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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# CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

---

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): N/A Office: N/A

Dollar Amount: zero Date of Contribution: NA

**Applicant's/Owner's Signature:** Betty J Martin **Date:** 07/29/26

**Applicant's/Owner's Name (Printed):** Betty Martin

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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---

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): N/A Office: N/A

Dollar Amount: Zero Date of Contribution: N/A

**Applicant's/Owner's Signature:** Hermelinda Sica de Ajcanel **Date:** 07/15/2026

**Applicant's/Owner's Name (Printed):** Hermelinda Sica de Ajcanel

**June 16, 2026**

**To:**
**The Hall County Board of Commissioners**
**and the Hall County Planning & Zoning Department**
Gainesville, Georgia

**Re: Request for Consideration of Rezoning – 2109 Microwave Tower Road, Gainesville, GA 30504**

Dear Members of the Board and Planning & Zoning Department,

I respectfully submit this letter in support of my request for the rezoning of my property located at **2109 Microwave Tower Road, Gainesville, Georgia 30504**.

After meeting with and receiving guidance from the Hall County Planning & Zoning Department, I have taken the time to better understand the current zoning classification of my property, which is designated as **AR-1**, as well as the available options for bringing the property into compliance with county regulations.

During these discussions, three potential paths were presented:

1. **Acquiring additional adjoining property** to satisfy the acreage requirements for two dwelling units. While I appreciate this option, it is unfortunately not feasible due to the financial burden and the practical challenges associated with acquiring neighboring land.
2. **Subdividing the existing property into two separate lots.** However, because of the unique geotechnical characteristics and layout of the land, it would be extremely difficult, if not impossible, to create two appropriately sized lots with practical and compliant property boundaries.
3. **Rezoning the property to an R-TF classification.** After carefully considering all available alternatives, I sincerely believe that this option is the most reasonable and appropriate solution. I understand that an R-TF zoning designation carries its own requirements and responsibilities, and I am fully committed to complying with all applicable ordinances, standards, and regulations associated with that classification.

I would also like to respectfully acknowledge the circumstances that brought us to this point. My family and I genuinely believed that because we owned the property, we had the ability to make certain improvements and decisions regarding its use. We now understand that property ownership carries with it the responsibility to comply with local zoning ordinances and development regulations. Our misunderstanding was never intended to disregard the law or the authority of the County, but rather stemmed from a lack of knowledge and experience with the zoning process.

I humbly ask for your understanding and compassion as you consider this request. This matter is deeply important to my family, and we are not seeking special treatment, but rather the opportunity to correct our mistake and move forward in a way that is consistent with the County's regulations and planning goals. We are committed to being responsible property owners and good members of the community.

On behalf of my family, I respectfully request that the Board and the Planning & Zoning Department give favorable consideration to the rezoning of our property to **R-TF**. We are sincerely grateful for the time, guidance, and consideration you have already provided, and we appreciate the opportunity to work with Hall County toward a compliant and appropriate resolution.

Thank you for your time, understanding, and thoughtful consideration of this request.

Respectfully submitted,

**Hermelinda Ajanel Sica and Norma Ajanel**
Property Owner
**2109 Microwave Tower Road**
**Gainesville, GA 30504**

# HALL COUNTY - STATEMENT OF HARDSHIP

Property: 2109 Microwave Tower Road, Gainesville, Georgia

## Variance Request: Front and Side Yard Setback Variances - Existing Residence and Accessory Structures

**1. Extraordinary and exceptional conditions pertaining to the particular property because of its size, shape, or topography.**

*The subject property has a unique physical layout and topography, including substantial slopes, changes in elevation, and natural runoff conditions. The existing primary dwelling and accessory structures were established within the limited portions of the property that can reasonably accommodate improvements while working with the land's natural grade. These physical conditions restrict the practical locations available for structures and contribute to the existing front and side yard setback conditions.*

**2. Application of the requirements to this particular property would create an unusual hardship.**

*Strict application of the front and side yard setback requirements to the existing improvements would require substantial relocation, alteration, or removal of established structures. Because of the property's sloped terrain and runoff conditions, relocating improvements could also require additional grading, drainage work, or retaining measures and would create greater disturbance to the property than allowing the existing conditions to remain.*

**3. The conditions are peculiar to this particular property and are not common to other properties in the neighborhood.**

*The requested relief is tied to the specific physical characteristics and existing configuration of this parcel. The property's steep terrain, elevation changes, runoff patterns, and limited manageable areas affect where improvements can reasonably be located. The variance is requested to address these existing conditions on this particular property rather than to create a broader development privilege.*

**4. The conditions are not the result of actions of the property owner.**

*The steep terrain, changes in elevation, and natural runoff conditions are existing physical characteristics of the land and were not created by the property owner. The applicant is working in good faith with Hall County to address the existing setback conditions and bring the property through the appropriate zoning, variance, permitting, and inspection processes.*

**5. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning regulations.**

*Granting the requested front and side yard setback relief would allow the existing residential use and accessory structures to remain without substantial additional disturbance to the sloped property. The request does not propose a commercial use or an increase in intensity and is not intended to negatively affect neighboring properties, public safety, or the character of the surrounding area. Approval would allow the applicant to continue working with Hall County toward compliance*

HALL COUNTY - STATEMENT OF HARDSHIP

Property: 2109 Microwave Tower Road, Gainesville, Georgia

## Variance Request: Reduction of 100-Foot Setback for Keeping of Livestock - Existing Chicken and Turkey Coops

**1. Extraordinary and exceptional conditions pertaining to the particular property because of its size, shape, or topography.**

*The property has unusually steep and varied topography, with significant slopes and natural stormwater runoff. There are limited areas that provide reasonably level and stable ground suitable for safely keeping the chickens and turkeys. The existing coop area is within one of the manageable portions of the property where the natural grade could be minimally adjusted. Approximately 8 inches of soil is retained within the coop area to provide the animals with a reasonably flat and stable surface rather than placing them on sloping ground.*

**2. Application of the requirements to this particular property would create an unusual hardship.**

*Strict application of the 100-foot livestock setback would require relocating the coops to other portions of the property that are significantly sloped and affected by runoff. Establishing another safe, level location could require substantial grading, drainage improvements, or retaining measures, potentially involving additional permits and greater disturbance to the natural terrain. The existing location allows the coops to function on stable ground with comparatively minimal alteration of the property.*

**3. The conditions are peculiar to this particular property and are not common to other properties in the neighborhood.**

*The hardship is directly related to the unique topography of this parcel. Significant changes in elevation, sloped terrain, and runoff conditions limit the areas where a reasonably flat and stable animal enclosure can be maintained. The existing location utilizes one of the limited manageable areas of the property and avoids unnecessary grading or alteration of the surrounding slopes.*

**4. The conditions are not the result of actions of the property owner.**

*The steep terrain, changes in elevation, and natural runoff conditions are existing physical characteristics of the property and were not created by the property owner. The*

*current coop location was selected to work with those natural conditions and to minimize substantial grading, retaining walls, drainage alterations, and disturbance of the surrounding terrain.*

**5. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning regulations.**

*Granting the requested reduction of the 100-foot livestock setback would allow the existing small, personal-use chicken and turkey coops to remain in an established, reasonably level area without requiring substantial alteration of the surrounding terrain. The animals are kept for personal household use and not as a commercial operation. Maintaining the existing location would minimize additional grading and disturbance of runoff patterns and natural surroundings and would not change the residential character or intensity of use of the property*

eFiled and eRecorded
DATE: 09/05/2025
TIME: 10:35 AM
PLAT BOOK: 887
PAGE: 408 - 408
FILING FEES: $10.00
RECORDED BY: MM
Mark Pettitt
Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

## ~FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0195H, EFFECTIVE DATE 12/1/2022, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

## ~LEGEND~

| | | | |
|---|---|---|---|
| ○ | CALCULATED POSITION | ☐ | POWER BOX (PBX) |
| ● | IRON PIN FOUND/SET (IPF/IPS) | ☼ | POWER POLE (PP) |
| ☒ | MONUMENT | ☀ | LIGHTPOLE |
| C/L | CENTERLINE | | PROPANE TANK |
| N/F | NOW OR FORMERLY | | HVAC |
| DB | DEED BOOK | G | GAS METER |
| PB | PLAT BOOK | | CURB INLET CI |
| PG | PAGE | | DROP INLET DI |
| P/L | PROPERTY LINE | | SANITARY SEWER MANHOLE (SSMH) |
| RB | REBAR | S | SEPTIC TANK |
| CTP | CRIMPED TOP PIPE | HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| NSB | NAIL SET AT BASE | CMP | CORRUGATED METAL PIPE |
| OTP | OPEN TOP PIPE | RCP | REINFORCED CONCRETE PIPE |
| CRB | CAPPED REBAR | OCS | OUTLET CONTROL STRUCTURE |
| SR | SOLID ROD | | |
| AE | ACCESS EASEMENT | | |
| UE | UTILITY EASEMENT | | |
| SSE | SEWER EASEMENT | | |
| HWF | HOG WIRE FENCE | (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED) | |
| BWF | BARBED WIRE FENCE | | |
| CLF | CHAIN LINK FENCE | | ADJOINER (LLL) |
| ☒ | TELEPHONE PED (TP) | | LAND LOT LINE |
| ◈ | FIRE HYDRANT (FH) | | RIGHT OF WAY (R/W) |
| | | -X-X- | FENCE |
| ◉ | WELL | -OHP- | OVERHEAD POWER |
| Ⓜ | WATER METER | -GAS- | GAS LINE |
| ⋈ | WATER VALVE (WV) | -SS- | SEWER LINE |
| ⊕ | IRRIGATION VALVE | -W-W- | WATER LINE |
| | | | STORM WATER PIPE |

## ~RIPARIAN NOTE~

BOUNDARY TITLE LINES DEFINED BY A WATER BOUNDARY ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

## ~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 178,326 FEET.

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TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 7533, pg 555

PROPERTY OWNERS AS OF SURVEY DATE:
GLENN MARTIN

PARCEL NUMBER: 15032 000005

## ~UTILITY NOTE~

NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON. PRIOR TO ANY DIGGING OR CONSTRUCTION, CONTACT GEORGIA ONE CALL (811) FOR UTILITY MARKINGS.

GEORGIA811
www.Georgia811.com

## ~ZONING INFORMATION~

COUNTY: HALL
ZONE: AR-1
SETBACK REQUIREMENTS:
FRONT: 40 FEET
REAR: 25 FEET
SIDE: 15 FEET

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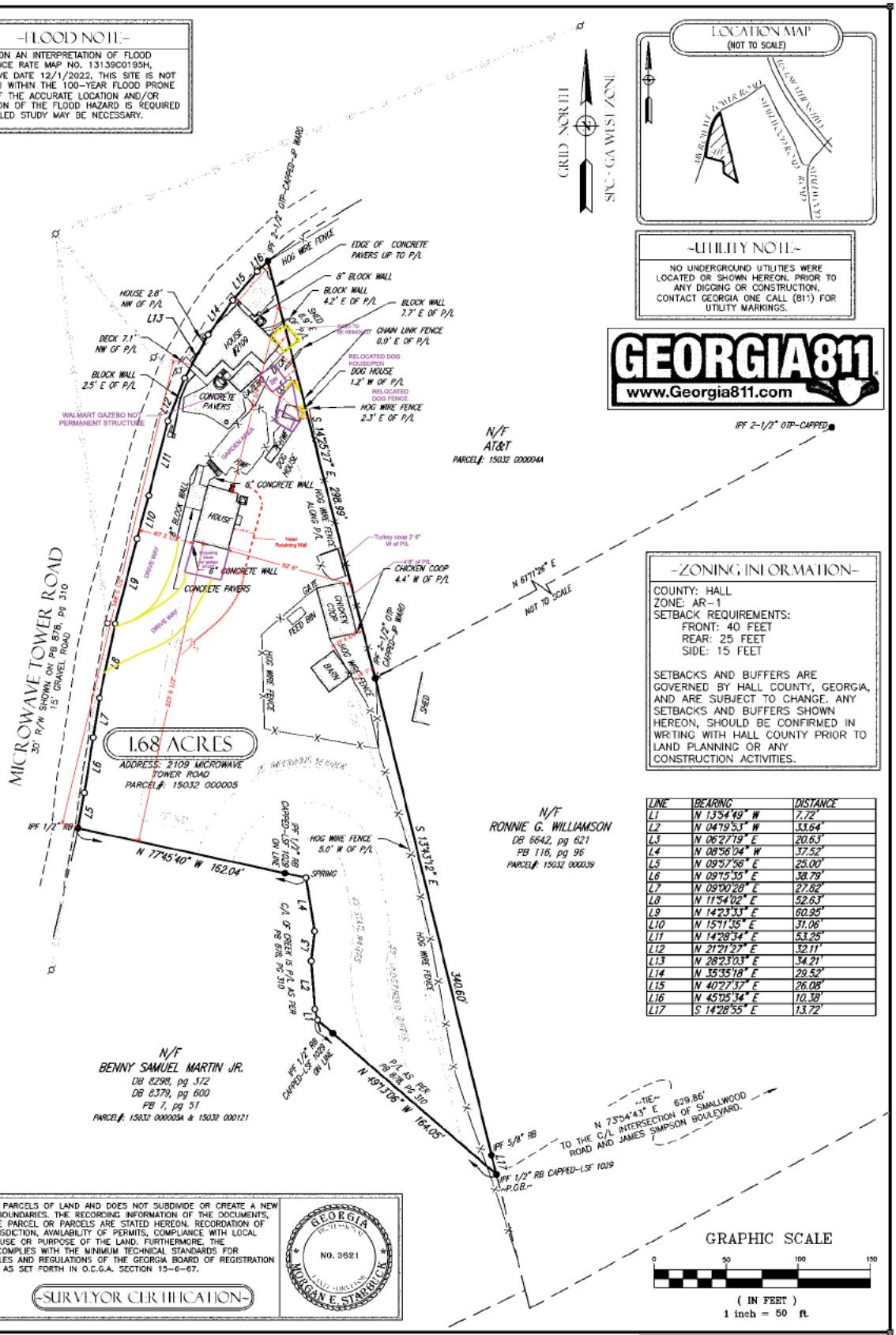


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|---|---|---|
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( IN FEET )
1 inch = 50 ft.

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Morgan Starbuck
MORGAN E. STARBUCK PLS# 3621

## ~SURVEYOR CERTIFICATION~

GEORGIA REGISTERED NO. 3621 LAND SURVEYOR MORGAN E. STARBUCK

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO. 1 OF 1

PROJECT NO. 25-254

DRAWN BY: RAS
FIELD CREW: BP
PLAT DATE: 08/21/2025
FIELD DATE: 08/08/2025
FILE: 25-254 R01.dwg

# SURVEY FOR:

GLENN MARTIN
G.M.D. 268
HALL COUNTY, GEORGIA


PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

eFiled and eRecorded
DATE: 09/05/2025
TIME: 10:35 AM
PLAT BOOK: 887
PAGE: 408 - 408
FILING FEES: $10.00
RECORDED BY: MM
Mark Pettitt
Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

## ~FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0195H, EFFECTIVE DATE 12/1/2022, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

## ~LEGEND~

| | | | |
|---|---|---|---|
| O | CALCULATED POSITION | □ | POWER BOX (PBX) |
| ● | IRON PIN FOUND/SET (IPF/IPS) | ⌀ | POWER POLE (PP) |
| ⊠ | MONUMENT | ☼ | LIGHTPOLE |
| C/L | CENTERLINE | ⬭ | PROPANE TANK |
| N/F | NOW OR FORMERLY | HVAC | HVAC |
| DB | DEED BOOK | G | GAS METER |
| PB | PLAT BOOK | CI | CURB INLET CI |
| PG | PAGE | DI | DROP INLET DI |
| P/L | PROPERTY LINE | SS | SANITARY SEWER MANHOLE (SSMH) |
| RB | REBAR | S | SEPTIC TANK |
| CTP | CRIMPED TOP PIPE | HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| NSB | NAIL SET AT BASE | CMP | CORRUGATED METAL PIPE |
| OTP | OPEN TOP PIPE | RCP | REINFORCED CONCRETE PIPE |
| CRB | CAPPED REBAR | OCS | OUTLET CONTROL STRUCTURE |
| SR | SOLID ROD | | |
| AE | ACCESS EASEMENT | | |
| UE | UTILITY EASEMENT | | |
| SSE | SEWER EASEMENT | | |
| HWF | HOG WIRE FENCE | | |
| BWF | BARBED WIRE FENCE | | |
| CLF | CHAIN LINK FENCE | | |
| ⊠ | TELEPHONE PED. (T.P.) | | |
| | FIRE HYDRANT (FH) | | |
| W | WELL | | |
| W | WATER METER | | |
| | WATER VALVE (WV) | | |
| | IRRIGATION VALVE | | |

(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)

— — — ADJOINER (L.L.L.)
——— LAND LOT LINE
——— RIGHT OF WAY (R/W)
—X—X— FENCE
—OHP— OVERHEAD POWER
—GAS— GAS LINE
— SS — SEWER LINE
—W—W— WATER LINE
STORM WATER PIPE

## ~RIPARIAN NOTE~

BOUNDARY TITLE LINES DEFINED BY A WATER BOUNDARY ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

## ~SURVEY NOTES~

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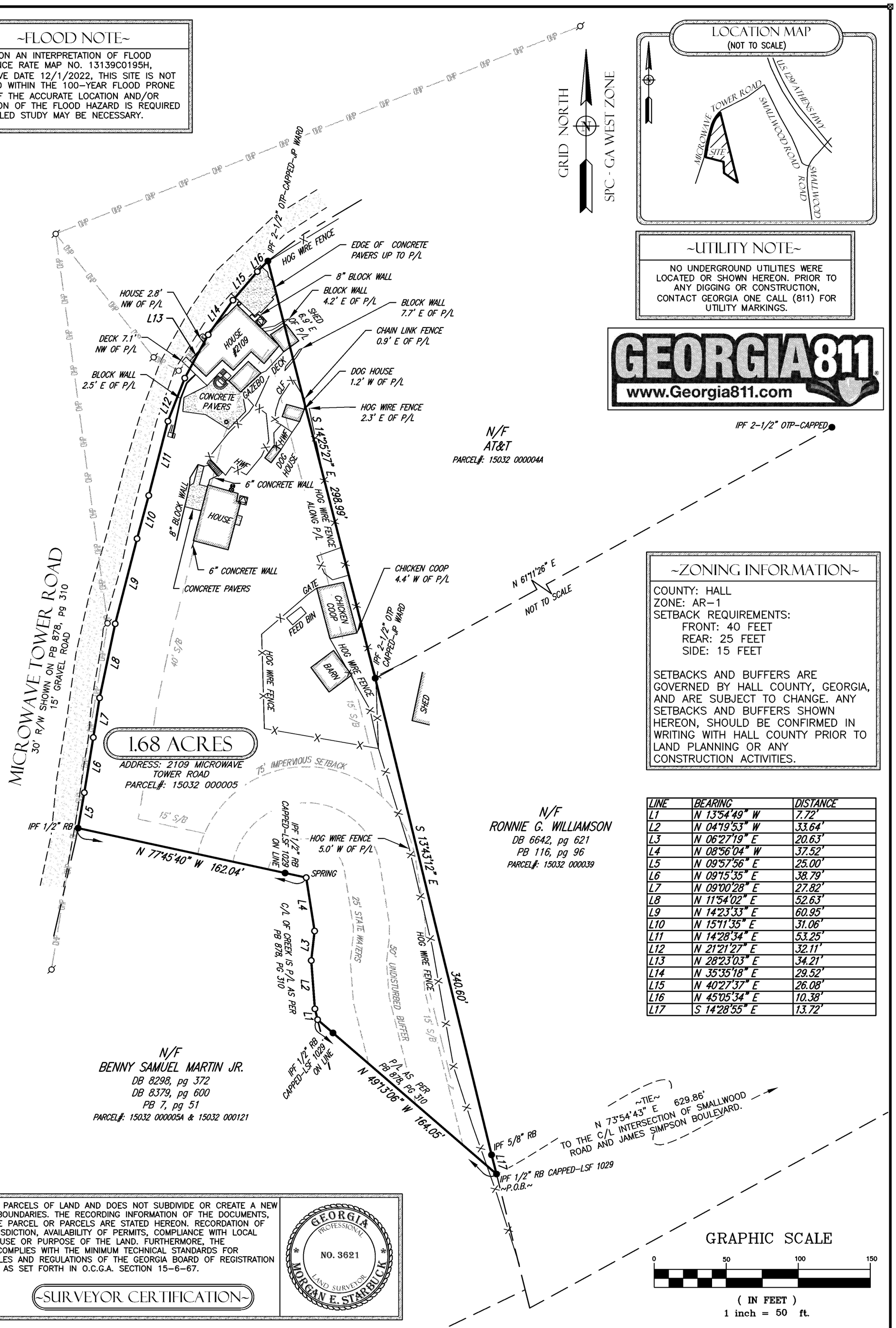
PARCEL NUMBER: 15032 000005

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CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO. 1 OF 1

PROJECT NO. 25-254

DRAWN BY: RAS
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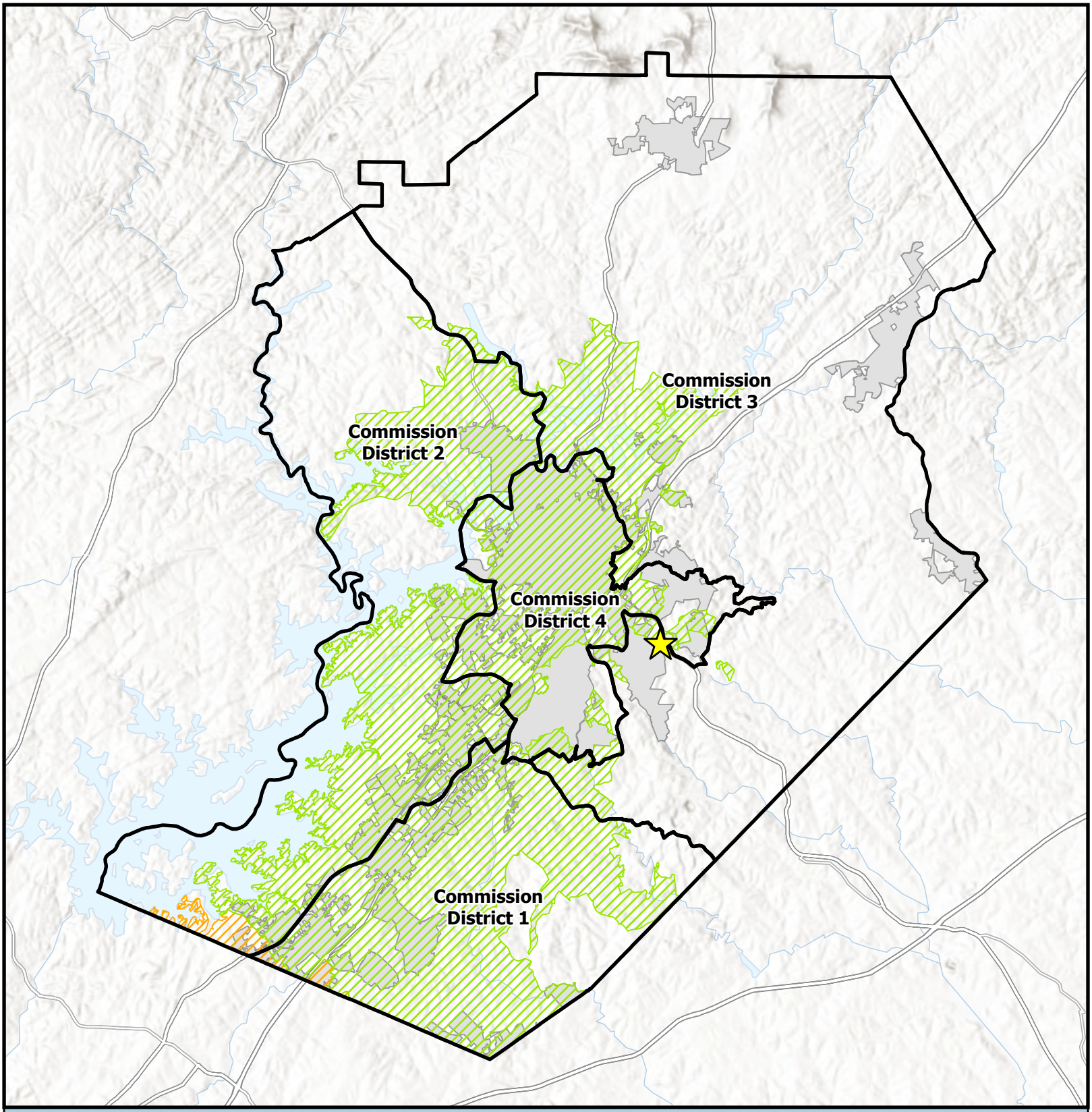
# SURVEY FOR:

GLENN MARTIN
G.M.D. 268
HALL COUNTY, GEORGIA


PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM




# Overview Map

Subject Area
Commision Districts
City Limits

Urbanized Zone Areas

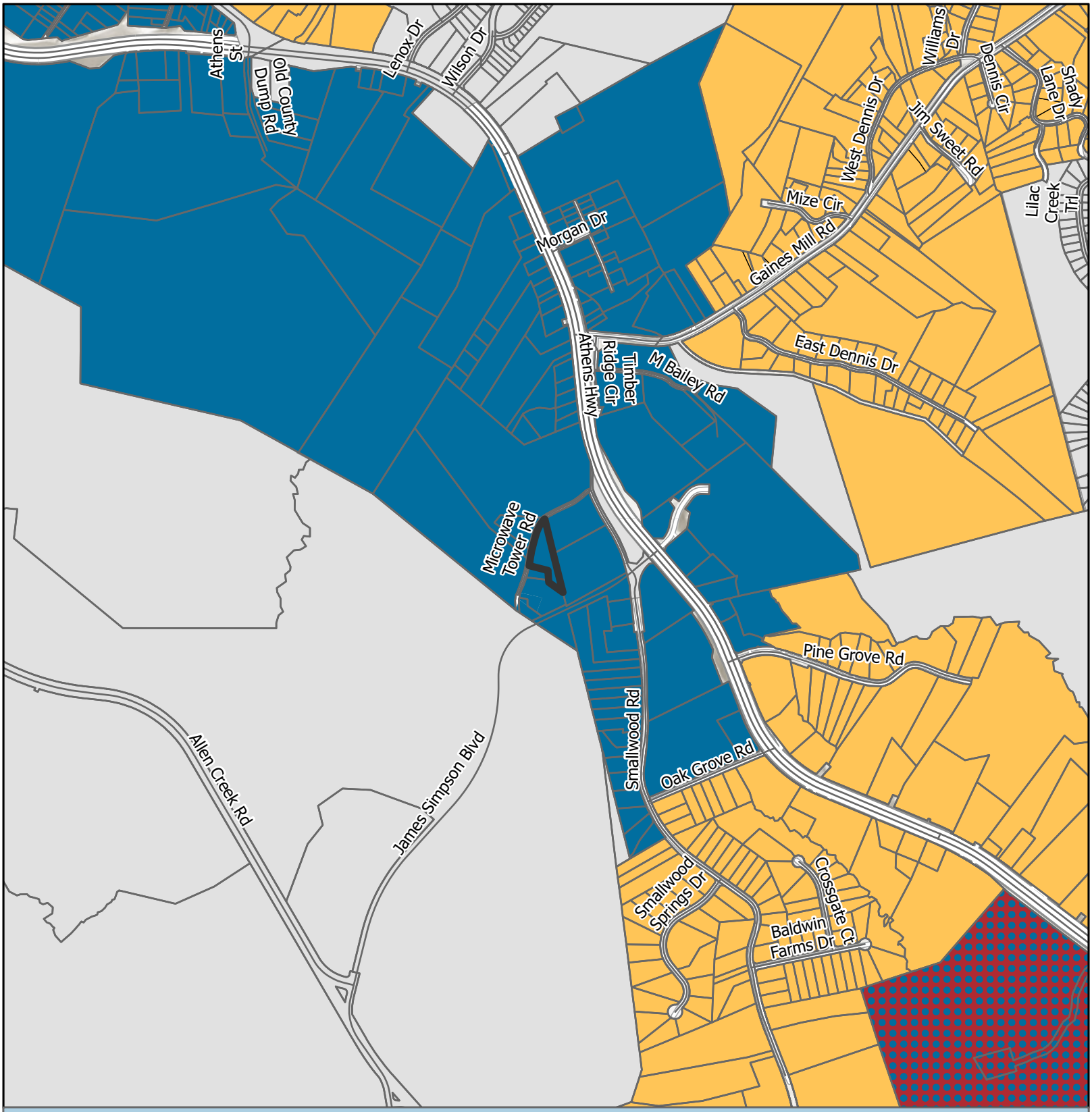
Atlanta, GA
Gainesville, GA

Subject Area Location

Applicant: Hermelinda Sica de Ajanel
Tax Parcel #: 15032 000005
Location: 2109 Microwave Tower Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/18/2026




# Future Land Use Map

Subject Area
City Limits

FLU
Employment
Employment or Business Corridors
Suburban Neighborhood, Medium-Density

Applicant: Hermelinda Sica de Ajanel
Tax Parcel #: 15032 000005
Location: 2109 Microwave Tower Road
Commission District: 3

HALL COUNTY
GEORGIA
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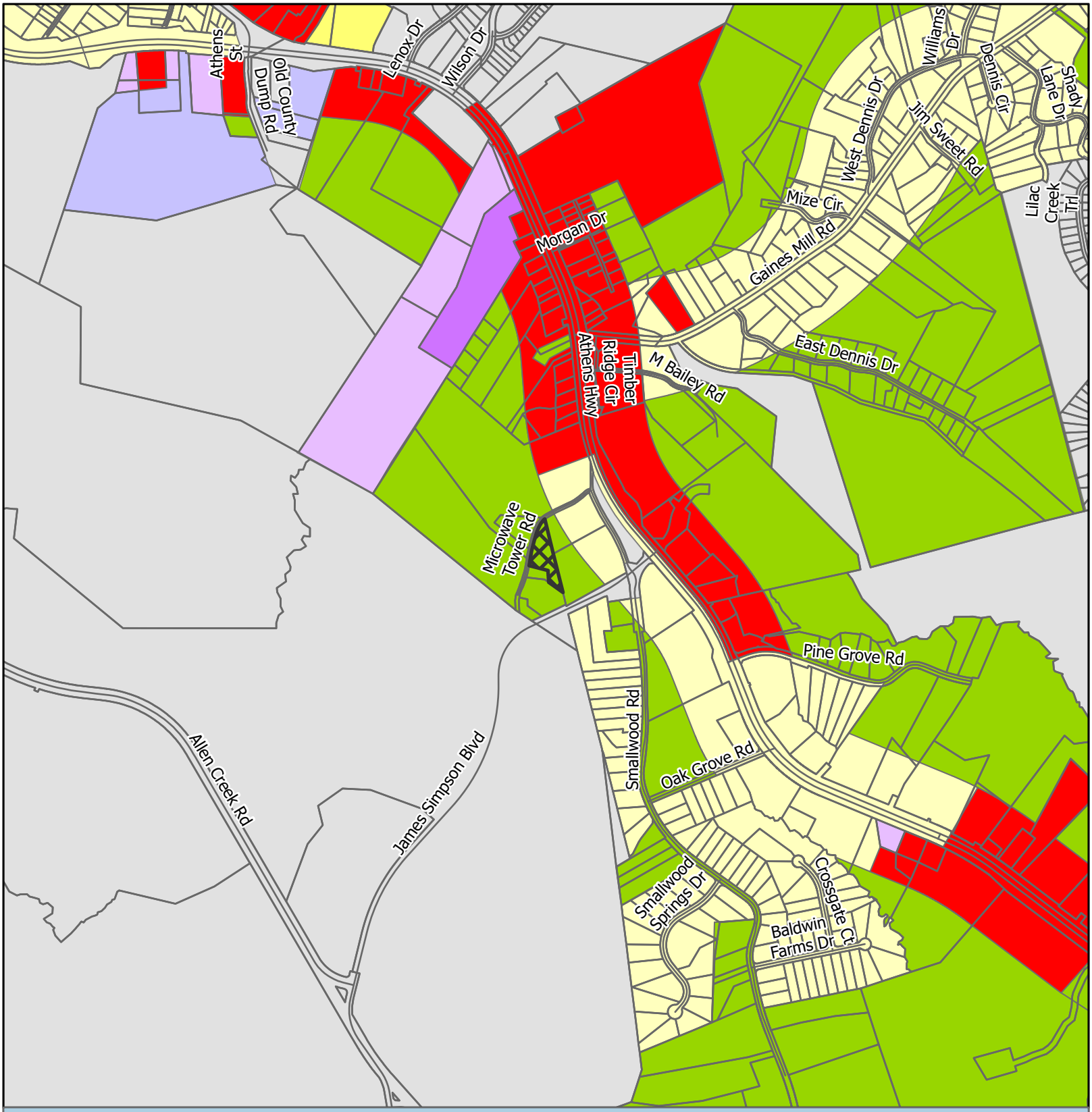


# Zoning Map

Subject Area
City Limits

Zoning
AR-1
H-B
I-1
I-2
PID
PRD
R-1

Applicant: Hermelinda Sica de Ajanel
Tax Parcel #: 15032 000005
Location: 2109 Microwave Tower Road
Commission District 3

HALL COUNTY
GEORGIA
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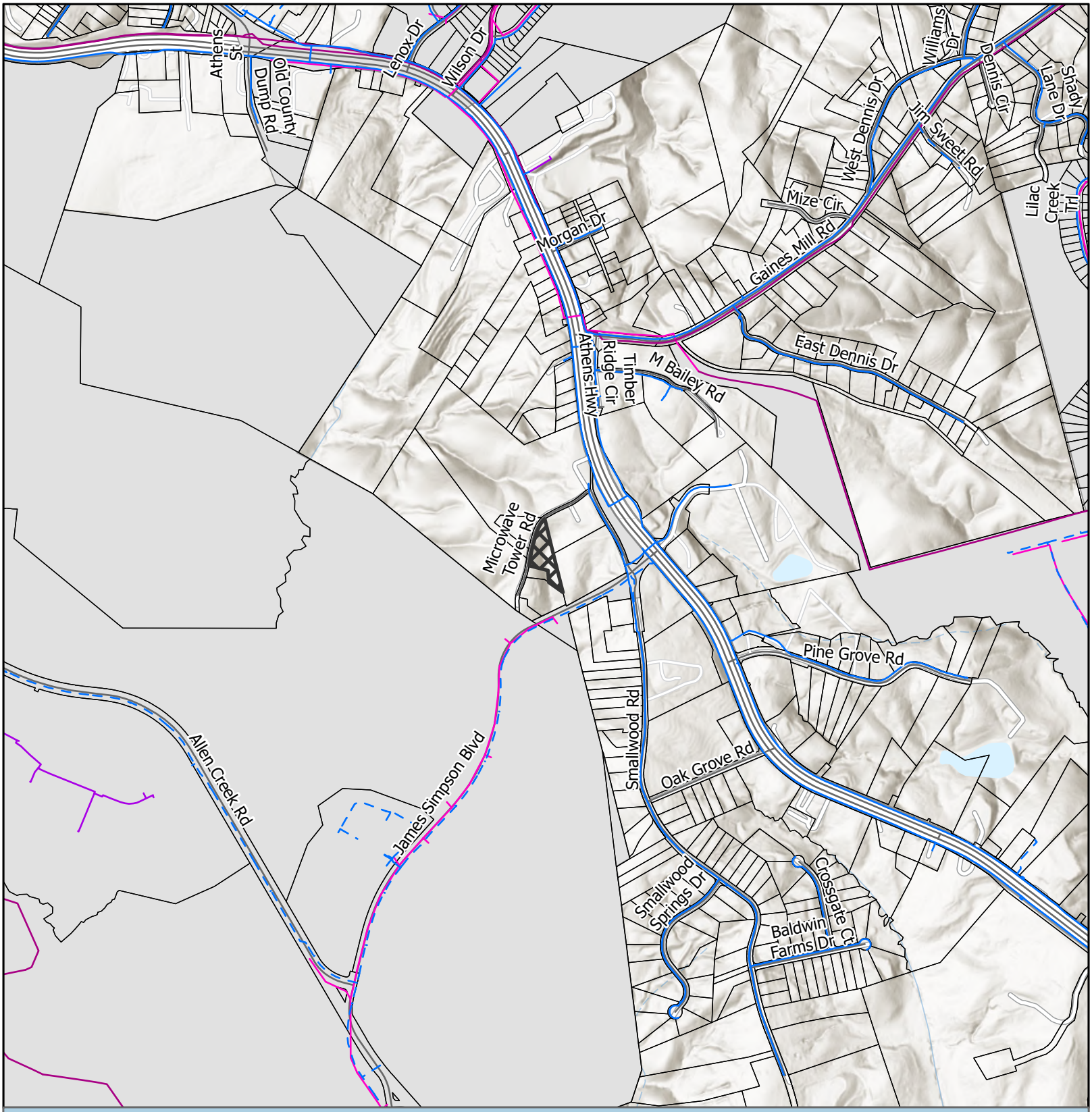


# Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Hermelinda Sica de Ajanel
Tax Parcel #: 15032 000005
Location: 2109 Microwave Tower Road
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HALL COUNTY
GEORGIA
*We have it all in Hall*

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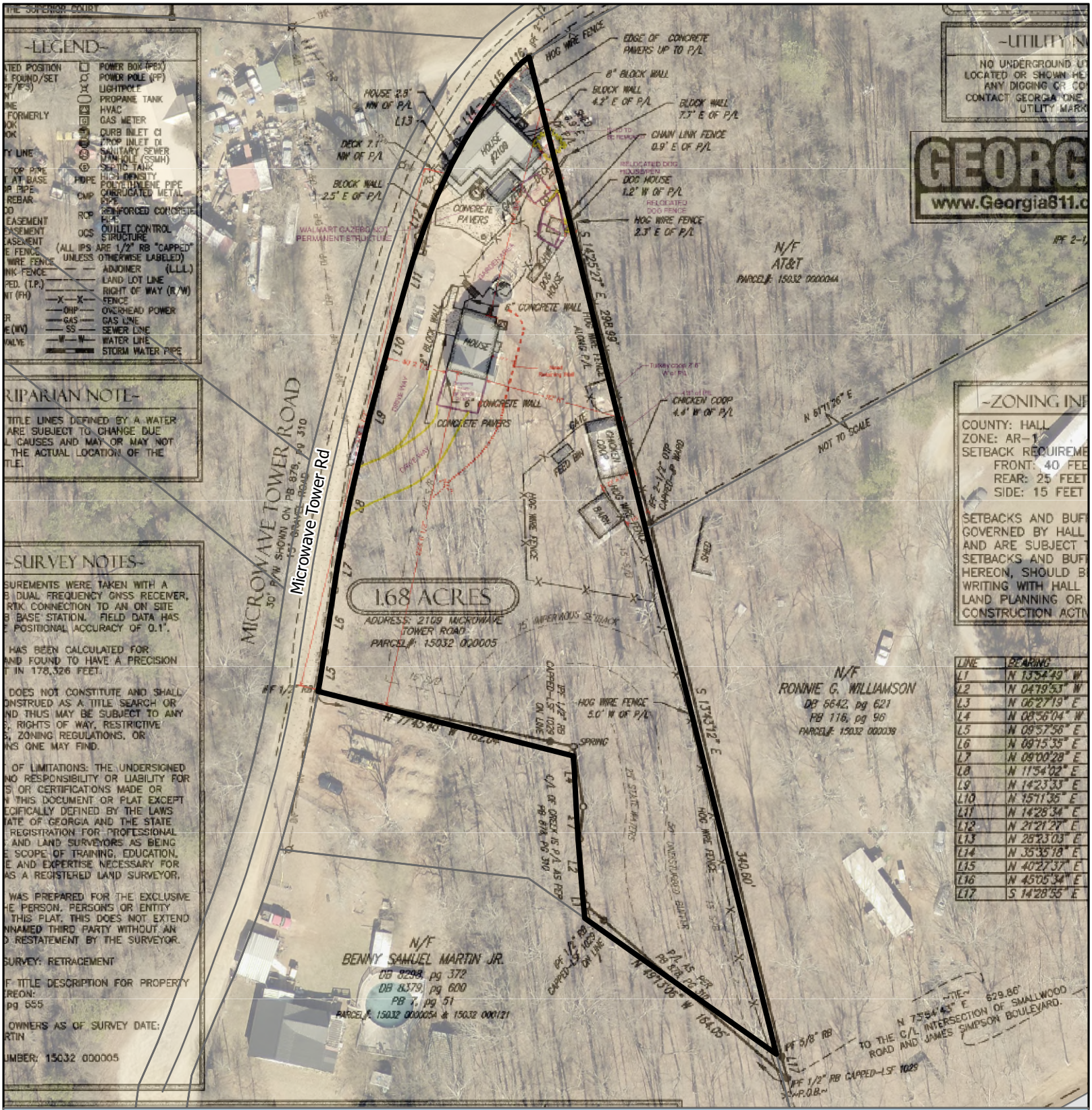


# Site Plan & Aerial Map

Subject Area

parcel

Applicant: Hermelinda Sica de Ajanel
Tax Parcel #: 15032 000005
Location: 2109 Microwave Tower Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/18/2026

Return To:
Glenn Martin
7140 Freeman Road
Cumming, GA 30040-3002

000555

STATE OF ALABAMA

# EXECUTRIX'S DEED

COUNTY OF MOBILE

011290

**KNOW ALL MEN BY THESE PRESENTS: THAT** for and in consideration of the sum of TEN DOLLARS ($10) and other good and valuable considerations paid by **GLENN MARTIN,** the receipt in full and sufficiency whereof is acknowledged, the undersigned, **Estate of CLABUS MARTIN, Deceased, Case No: 2002-0396, Probate Court of Mobile County, Alabama,** by **PEARL MARTIN,** personal representative and Executrix of said estate, does grant, bargain, sell and convey unto the said **GLENN MARTIN,** the following described real property, situated in Hall County, Georgia, viz:

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 4 day of June
20 15 at 2:53 pm. Recorded in Deed
Book 7533 Page(s) 555-557
Charles Baker, Clerk By

All that tract or parcel of land lying and being that portion of Lot No: 62 situate, lying and being in Tadmore Militia District of Hall County, Georgia, and described in the S. C. Moon and Fred Stringer Subdivision as shown by plat made by S. C. Moon in August 1947, which is recorded in Plat Book 7, page 51 of Hall County, Georgia, Records, and more fully described as follows:

BEGINNING at the southeast corner of said lot, which is an iron pin, running a little west of north 274 steps, more or less, to Lilly Drive and an old road; thence a westerly direction with said old road 225 steps, more or less, to the southwest line of said lot 62; thence, southeast with said line 350 steps, more or less, to the beginning corner, containing in said boundary four (4) acres, more or less.

All the above described property with the exception of the back one hundred (100) feet described immediately below, which was sold to Ben Martin on February 27, 1991.

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 35.00
Date 6/4/15
Charles Baker
Superior Court Clerk
By
PT61 069-2015-003413

This lot herein described as Lot No: 1 of the Fannie Martin Estate. Property line to join with Dresser Martin Estate at road and run back to Small Spring Creek and run straight along line with Small Spring Creek for one hundred (100) feet at rear and from Small Spring Creek line to road and along road for one hundred (100) feet, back to Dresser Martin Estate.

Small Spring Creek for one hundred (100) feet at rear and from Small Spring Creek line to road and along road for one hundred (100) feet, back to Desser Martin Estate.

hereinafter referred to as "the Property."

**PURCHASE PRICE.** The agreed upon sales price for the Property is $85,000.00 with interest from November 20, 2018, on the unpaid principal at the rate of 8% per annum. The Seller hereby acknowledges receipt of a down payment or earnest money totaling $20,000.00 which shall be deducted from the total purchase price indicated above. Closing costs of $2,000.00 will be added to balance.

**TERMS OF PAYMENT.** Payments under this contract should be submitted to Glenn Martin or Betty Martin at 7140 Freeman Rd, Cumming, Georgia 30028.

Unpaid principal after the Due Date shown below shall accrue interest at a rate of 8% annually until paid.

The unpaid principal and accrued interest shall be payable in monthly installments of $862.89, beginning on December 20, 2018, and continuing until November 20, 2028 (the "Due Date"), at which time the remaining unpaid principal and interest shall be due in full.

All payments on this Contract shall be applied first in payment of accrued interest, if applicable, and any remainder in payment of principal.

If any payment obligation under this Contract is not paid when due, the remaining unpaid principal balance and any accrued interest, if applicable, shall become due immediately at the option of the Seller.

**LATE PAYMENT CHARGE.** The Buyer promises to pay a late charge of $20.00 for each installment that remains unpaid more than 15 day(s) after its Due Date. This late charge shall be paid as liquidated damages in lieu of actual damages, and not as a penalty.

**NON-SUFFICIENT FUNDS.** The Buyer shall be charged the maximum amount allowable under applicable law for each check that is returned to Seller for lack of sufficient funds in addition to any late payment charges allowable under this Contract.

**PREPAYMENT.** The Buyer reserves the right to prepay this Contract (in whole or in part) prior to the Due Date with no prepayment penalty.

**ENCUMBRANCES.** The Seller guarantees the Property is not currently encumbered and further agrees to take no action causing the Property to become encumbered so long as this Contract is in effect.

**MAINTENANCE AND IMPROVEMENTS.** Seller and Buyer agrees that any and all buildings, permanent fixtures and improvements currently on or subsequently added to the land or Property may be removed, remodeled, rebuilt etc…at buyers discretion

**POSSESSION.** Buyer will maintain possession of the Property upon execution of this Contract.

**CONDITION OF PREMISES.** The Buyer recognizes the Property is being sold as is and the Seller is under no obligation to make any improvements or repairs during the time of this Contract.

**INSURANCE.** Buyer agrees to maintain adequate property insurance on the Property equal to the assessed value of the Property from the date of signing this agreement. The Buyer shall immediately notify the Seller of any lapse in coverage. The Buyer is responsible for maintaining insurance on any personal property or other items the Buyer places inside or on the Property.

**TAXES AND ASSESSMENTS.** Buyer agrees to pay all taxes including but not limited to federal, state, and municipal, that arise as a result of this sale, excluding income taxes.

Buyer shall pay all real estate taxes and assessments that may be levied against the Property. Buyer shall be responsible for all personal taxes or assessments that result from the Buyer's use of the Property.

**REMEDIES ON DEFAULT.** In addition to any and all other rights available according to law, if either party defaults by failing to substantially perform any material provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may elect to cancel this Contract if the default is not cured within 15 days after providing written notice to the defaulting party. The notice shall describe with sufficient detail the nature of the default. The Seller maintains the right and authority to reclaim the Property or to foreclose on the property if the default is not cured within 15 days.

**DEED.** Upon receipt of all payments required under this Contract, the Seller will furnish the Buyer with a Warranty Deed wherein the Seller conveys all of their interest in the Property to the Buyer. The Seller shall be responsible for all closing costs of recording the deed.

**ABSTRACT/TITLE POLICY.** The Seller will provide the Buyer with an updated abstract evidencing clear title or other accepted title documents upon receipt of all payments under this Contract.

**NOTICES.** Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the addresses listed above or to such other address as one party may have furnished to the other in writing. The notice shall be deemed received when delivered or signed for, or on the third day after mailing if not signed for.

**ASSIGNMENT.** Neither party may assign or transfer this Contract without prior written consent of the other party, which consent shall not be unreasonably withheld.

**ATTORNEY FEES.** If any payment obligation under this Contract is not paid when due, the Buyer promises to pay all costs of collection, including reasonable attorney fees, whether or not a lawsuit is commenced as part of the collection process.

**ENTIRE CONTRACT/AMENDMENT.** This Contract for Deed contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Contract for Deed. This Contract for Deed may be modified or amended in writing, so long as all parties obligated under this Contract sign the agreement.

**SEVERABILITY.** If any portion of this Contract for Deed shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Contract for Deed is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

**INDEMNITY REGARDING USE OF PREMISES.** To the extent permitted by law, Buyer agrees to indemnify, hold harmless, and defend Seller from and against any and all losses, claims, liabilities and expenses, including reasonable attorney fees, if any, which Buyer may suffer or incur in connection with Buyer's possession, use or misuse of the Property, except due to Seller's negligent acts or omissions.

**GOVERNING LAW.** This Contract for Deed shall be construed in accordance with the laws of the State of Georgia.

**WAIVER.** The failure of either party to enforce any provisions of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract for Deed.

**TAX EXEMPTION.** Seller will be entitled to claim the property for the Federal Homestead Property Tax Exemption and any other exemption, should the property be eligible for such an exemption.

**RECORDING.** This Contract will be recorded by the Buyer immediately upon execution by all parties. The Seller shall be responsible for the recording fees associated with recording the Contract.

Deed Drafted By:
Glenn Martin
7140 Freeman Rd
Cumming, Georgia, 30028
770-318-9207

**SELLER:**

DATED: 12/18/2018

Glenn Martin

Glenn Martin
7140 Freeman Rd
Cumming, Georgia, 30028

STATE OF GEORGIA, COUNTY OF ~~HALL~~ Forsyth, ss:

On this 18 day of December, 2018, before me, Freddie Lopez, personally appeared Glenn Martin, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

**FREDDIE LOPEZ**
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires Aug. 26, 2022

Freddie Lopez
Notary Public

Relationship Manager
Title (and Rank)

My commission expires Aug. 26, 2022

**Witness Signatures:**

Betty Martin

Norma Ajcanel

WitnessWitness

**BUYER:**

DATED: 12/18/2018 DATED: _____

Hermelinda Sica de A _____

Hermelinda Sica de Ajanel
2109
Microwave Tower Rd
Gainesville, Georgia, 30507

STATE OF GEORGIA, ss:COUNTY OF ~~HALL~~ Forsyth, ss:

On this 18 day of December, 2018, before me, Freddie Lopez, personally appeared Hermelinda Sica de Ajanel and Norma Ajanel, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

**FREDDIE LOPEZ**
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires Aug. 26, 2022

Freddie Lopez
Notary Public

Relationship Manager
Title (and Rank)

My commission expires Aug. 26, 2022

**Witness Signatures:**

Betty Martin _____

Witness Witness

Norma Ajanel

# 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: September 17, 2026

Subject: October 22, 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.

* 4031 Wiley Road, Pethel: No comment.

* 4138 Price Road, Norris: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 4510 Browns Bridge Road (A-C), Radovic: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 2109 Microwave Tower Road (A-C), Ajanel: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

* 6541 Henry Smith Road, Hall County: Environmental Health issued a septic permit (OSC 7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired.

* 5586 Ransom Free Road, Hall County: No comment.

* 1563 Calvary Church Road, Hall County: No comment.

Outlook

## RE: Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**From** Hash, Christopher M <CHash@dot.ga.gov>
**Date** Mon 9/21/2026 3:19 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 comments in red. If you have any questions, please let me know.

**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

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**From:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
**Sent:** Friday, September 11, 2026 4:56 PM
**Subject:** [Possible Phish Fraud] Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**WARNING:** Your email security system has determined the message below may be a potential threat.

It may pose as a legitimate company, tricking victims into revealing personal information.

GA DOT will never ask you to confirm your credentials on a web site. Do not do this.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Good afternoon,

The tentative Planning & Zoning items for the October 22, 2026, Hall County Board of Commissioners Meeting have been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

**PLEASE NOTE: These items will be discussed in next week's Development Review meeting.**

Comments are due by **Wednesday, September 23, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

The packets can be found at **LINK 1** **and** **LINK 2**. Please ensure all items listed below are included in your comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  Off-system, no impacts expected to the State Highway System.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  On-system. Residential permit may be needed from Area 1 Office.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

  On System, coordination required for consideration of commercial driveway access.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  Off-system. No impacts expected to the State Highway System.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

Thank you,

**Kaitlyn Elliott**
**Planning Commission Clerk**
**Planning and Zoning**
(770) 531-6810
kelliott@hallcounty.org
http://secure-web.cisco.com/1ZiZ9RGjEGvHbK-hHswG73K5PGuLL3d1yl5c3nFKXSRRtbknStLAunP31p351IHltDAil2H3L5BXT52v9L7caSq2QIyn3L53C88eIaICwsjaCIxsTea45AuPnCcnGgO6MXpaZcUAvVedWc8LuCi9ZjPLjxaCGumhl-Bvcden1nhzU_Hc8QC-BFpsrdXqpCKOa0I2kOB2eqcvkuzBQLDOVrrS1LLE15qCkXKcv7dHcIj9Doj6BkBKSvbRJKMYMlAuj7KVI1orA7gCJ7nTGaHCsi3-_nXS9opKhw20r9l0HPbkd-etFpEGHS1oanNFyVNnqN-SWQDF3rAhSiSj0Kat0sKS5Ypk32YJBQAJl4D5n98Y/http%3A%2F%2Fwww.hallcounty.org_

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

**Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://secure-web.cisco.com/1PMdjqETcj5pOsZyiGAM1wNSozQIIA7NvqDbOy_wbCtYeyRom2ww1_HHWSBY64Emsz1SbRUPU3kG3XkA8RXJxHgLFIZMEhZId9K1RdcdVxu_8y0XTV_IlOlKpy373jZMLMHo41QXew4HOSHbe5GwsiB6AfFekhmu4Bn0za_xLygDQdFwaF2g1ivAm_td_9w6hdws4T2xY3ZTHICOKw3uwcGV75qfYSKmHcn91VuUFSFt8w8VyRrVBjklzd-HtpIAy-M-ICMYr0mZjle9_Ac2A6LLOLVmNfzbG-9D-KqtoSbnHEcCvoOXP7R2-D_ksNYKpqLdJ_1SdJE6CBSqvaUlqwQf32FmSbZuKyOm6tq62pRQ/https%3A%2F%2Fhallcountyga.nextrequest.com).**

## 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.**

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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
**Jorge Gomez, P.E.**

# Hall County Government
## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
## PUBLIC WORKS AND UTILITIES

**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:** September 23, 2026

**Subject:** October 22, 2026
Board of Commissioners Agenda

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Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the October 22, 2026, meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested variance for impervious surface.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, 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.
  - **Traffic:** An approved G-DOT commercial driveway permit must be provided before Hall County traffic will sign off on LDP approval.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit or request to keep livestock and poultry.
  - **Utilities:** This location I within the City of Gainesville sewer district.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
  - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
  - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within the City of Gainesville sewer district.

# Hall County Government
FIRE RESCUE

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

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
**Jerry Smith**

**To:** Katie Ahmed, Director of Planning and Zoning
**From: Hall County Fire Marshal's Office**
**Date: 9/18/26**
**Subject:** Date Hall County Board of Commissioners meeting – Planning Items – 10/22/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 10/22/26 meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

**The Hall County Fire Marshal's Office has no comments regarding the existing impervious surface.**

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

The Hall County Fire Marshal's Office has no comments.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments regarding the R-TF rezone

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 11 removed.**

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

INTERIM DEVELOPMENT SERVICES DIRECTOR
**Barry Shaw**

INTERIM CHIEF BUILDING OFFICIAL
**Cody Edwards**


**To:** Katie Ahmed, Director of Planning and Zoning

**From:** Barry Shaw, Interim Director of Development Services

**Date:** September 21, 2026

**Subject:** Board of Commissioners Meeting - October 22, 2026

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**4031 Wiley Road | Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

- **Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.**

**4138 Price Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 |**Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, Applicant**

- **Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.**

**(A) 4510 Browns Bridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road | Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-

1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.**

**(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.**

**6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.**

**5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **No comment.**

**1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

- **No comment.**

Outlook

**Formal Opposition to Rezoning Request – 2109 Microwave Tower Rd, Gainesville, GA 30507**

**From** [redacted]
**Date** Mon 9/28/2026 10:23 AM
**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hall County Planning and Zoning Commission,
I am writing to formally log my strong opposition to the proposed rezoning request for the properties located at **2109 Microwave Tower Rd, Gainesville, GA 30507**. As an immediate nearby resident and property owner, I have deep concerns regarding the severe negative impacts a high-density Residential Two-Family (RTF) designation will have on our neighborhood. Specifically, this proposal introduces critical liabilities regarding public safety, infrastructure capacity, environmental health, and code compliance.

**Preliminary Request for Public Anonymity:**
Due to the sensitive nature of this neighborhood dispute and concerns regarding potential retaliation, **I respectfully request to remain anonymous in the public record. I formally request that my name, specific parcel address, and personal contact information be completely redacted and hidden from any public-facing portals, meeting agendas, or open-record distributions associated with this rezoning application.** I trust that the Commission will honor this privacy request while still giving full legal consideration to the critical planning violations detailed below.

Our opposition is based on several critical issues:

• **Illegal Construction and Lack of Permitting:** The existing structures on these properties were built entirely outside of municipal compliance, lacking the required Hall County building permits, inspections, and formal approvals. Granting a high-density RTF designation would effectively reward and retroactively legitimize explicit, illegal development. This undermines the integrity of Hall County's land-use codes and sets a dangerous precedent for future development.

**Unpermitted and Unverified Septic Systems:** Because these units were constructed illegally, the installed septic systems have never been reviewed, permitted, or approved by the Environmental Health Department. Forcing higher-density multi-family use onto unverified, potentially subpar septic infrastructure poses a severe environmental hazard that threatens local groundwater quality and risks systemic septic failure.

**Severe Setback and Roadway Obstructions:** The houses in question were constructed extremely close to the main roadway, drastically violating standard county setback requirements. This improper

placement has reduced the road to a bottleneck that is only passable by one vehicle at a time. Consequently, line-of-sight for driving neighbors is severely limited, safe pedestrian walkways are eliminated, and essential delivery trucks and emergency response vehicles (such as fire engines) physically cannot fit through. Increasing density under these hazardous conditions introduces a life-threatening safety liability.

**Severe Parking Shortage:** The immediate area lacks the infrastructure to support standard residential parking. Approving this rezoning will inevitably increase vehicle density in a space that quite simply has no room for parking, forcing vehicles onto the streets and further exacerbating the hazardous bottlenecks for residents and municipal services alike.

**Requested Action Items**
Before the scheduled public hearing on **October 22, 2026**, we respectfully request that the Commission initiate the following steps:

**1.** Direct Hall County Code Enforcement and the Environmental Health Department to conduct a formal, joint investigation into the illegal building practices and unpermitted septic systems at this location.
**2.**Perform a comprehensive traffic and parking capacity assessment on our street to evaluate emergency vehicle access.
**3.**Deny the rezoning request to protect the safety, property values, groundwater health, and character of our community.

Thank you for your time, vigilance, and dedication to upholding Hall County's zoning standards while respecting the privacy and safety of its citizens.

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
*We have it all in Hall*

## PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

**The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.**

**The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.**

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

**THE ZONING SIGN MUST BE POSTED NO EARLIER THAN September 24, 2026 AND NO LATER THAN September 30, 2026.**

**THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN September 30, 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.**

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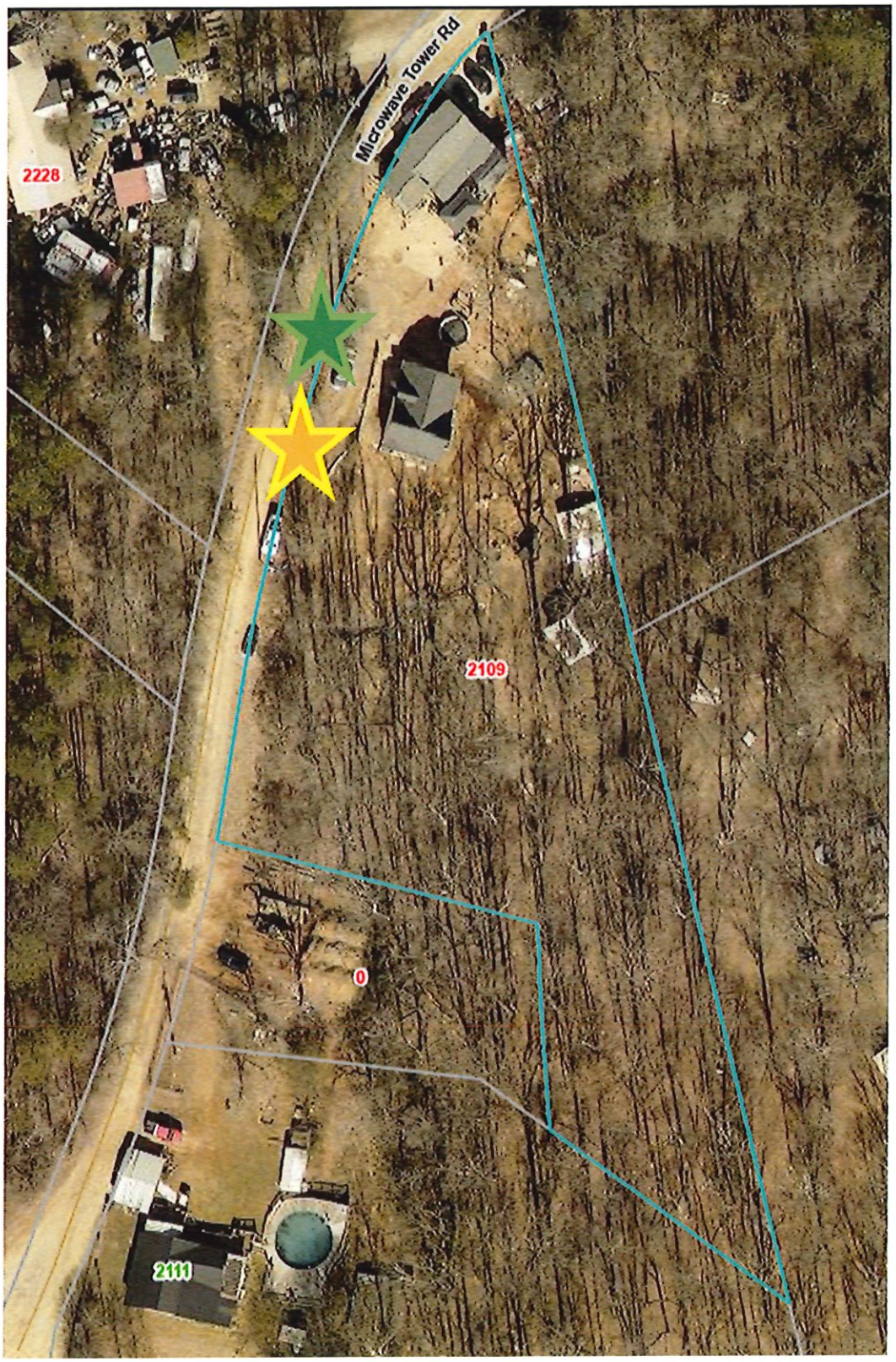
## AFFIDAVIT

**By my signature, I,** Hermelinda Sica de Ajanel (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** Sep 25th 2026 (Date) **for** Variance / Re-zoning (Name application filed as).

**Signature** Hermelinda Sica de Ajanel
(The original document is required)

# 2109 Microwave Tower Road—Hermelinda Sica de Ajanel



ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HERMELINDA SICA DE AJANEL
REQUEST: VARY MINIMUM YARDS FOR SINGLE-FAMILY DWELLING & KEEPING OF LIVESTOCK AND POULTRY
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: OCT. 21, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HERMELINDA SICA DE AJANEL
REQUEST: REZONE FROM AR-1 TO R-TF FOR SECOND SINGLE-FAMILY DWELLING
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: OCT. 22, 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
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HERMELINDA SICA DE AJANEL
REQUEST: REZONE FROM AR-1 TO R-TF FOR SECOND SINGLE-FAMILY DWELLING
Date: OCT 22, 2026
Time: 6:00 P.M.

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 696/2026

**SUBJECT:** **2109 Microwave Tower Road | Variance to Section 4.4 |** to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KA

**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 dated August 21, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Retroactive building permits shall be obtained for all structures built without permits.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**2109 Microwave Tower Road | Variance to Section 4.4 |** to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, 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:**

See Rezone for Application Items

**Due to file sizes, materials for the following applications have been combined. See the highlighted agenda item for all materials related to the following applications:**

**(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(B) 2109 Microwave Tower Road** | **Variance to Section 4.4** | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(C) 2109 Microwave Tower Road** | **Variance to Section 7.8.11** | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 697/2026

**SUBJECT:** **2109 Microwave Tower Road | Variance to Section 7.8.11 |** to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Keeping of livestock and poultry |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** KA

**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 dated August 21, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Retroactive building permits shall be obtained for all structures built without permits.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**2109 Microwave Tower Road | Variance to Section 7.8.11 |** to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, 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:**

See Rezone for Application Items

**Due to file sizes, materials for the following applications have been combined. See the highlighted agenda item for all materials related to the following applications:**

**(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(B) 2109 Microwave Tower Road** | **Variance to Section 4.4** | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(C) 2109 Microwave Tower Road** | **Variance to Section 7.8.11** | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 691/2026

**SUBJECT:** **4138 Price Road | Rezone |** from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 **| Proposed Use: Second single-family dwelling |** Commission District 2 **| Brian Norris, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** LT

**Recommendation:**

Staff recommends APPROVAL of the applicant's request with the following conditions, as the proposed zoning is consistent with the residential nature of the surrounding properties:

1. The property shall be developed in accordance with the site plan dated August 17, 2026, and as described in the project narrative received August 21, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**4138 Price Road | Rezone |** from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, 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
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** ..... Brian Norris

**Request** ..... **Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1)

**Proposed Use** ..... Second single-family dwelling

**Size** ..... 8.67± acres

**Zoning** ..... **Current:** Agricultural Residential 1 (AR-1)
**Proposed:** Agricultural (AG-1)

**Location** ..... **4138 Price Road** | Tax Parcel 10079 001001

**Commission District** ..... Two

**Board of Commission Date** ..... October 22, 2026

**Staff Recommendation** ..... **Approval, with conditions,** as the proposed zoning is consistent with the residential nature of the surrounding properties.

**Record Number**..... HZON26-0031

**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 August 17, 2026, and as described in the project narrative received August 21, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.

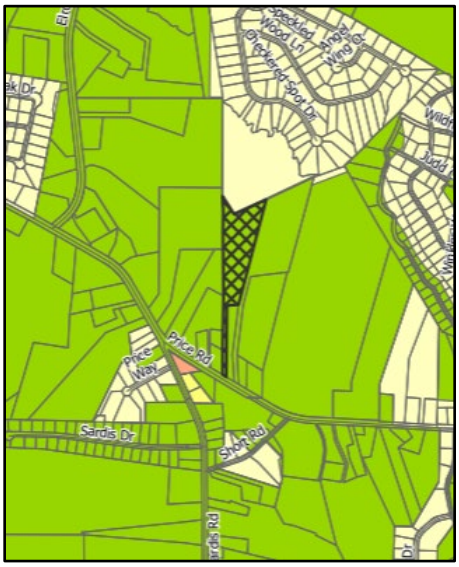
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

---

**<u>Summary Analysis</u>**

The applicant is requesting to rezone an 8.67± acre tract from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) to allow for a second single-family dwelling.

Per Hall County records, the property is developed with a 2,112 square foot manufactured home (HRNEW22-0040), a 360 square foot carport (RES012-00602), 320 square foot shop built in 2000, and a 120 square foot storage building built in 2008.




The surrounding properties are zoned and developed as outlined below:

- North: Residential 1 (R-1): Creekside at Monarch Ridge subdivision: single-family dwellings
- East: Agricultural Residential (AR-1): single-family dwellings
- South: Agricultural Residential 1 (AR-1): Rock Hill Congregational Holiness Church
- West: Agricultural Residential 1 (AR-1): single-family dwellings & undeveloped

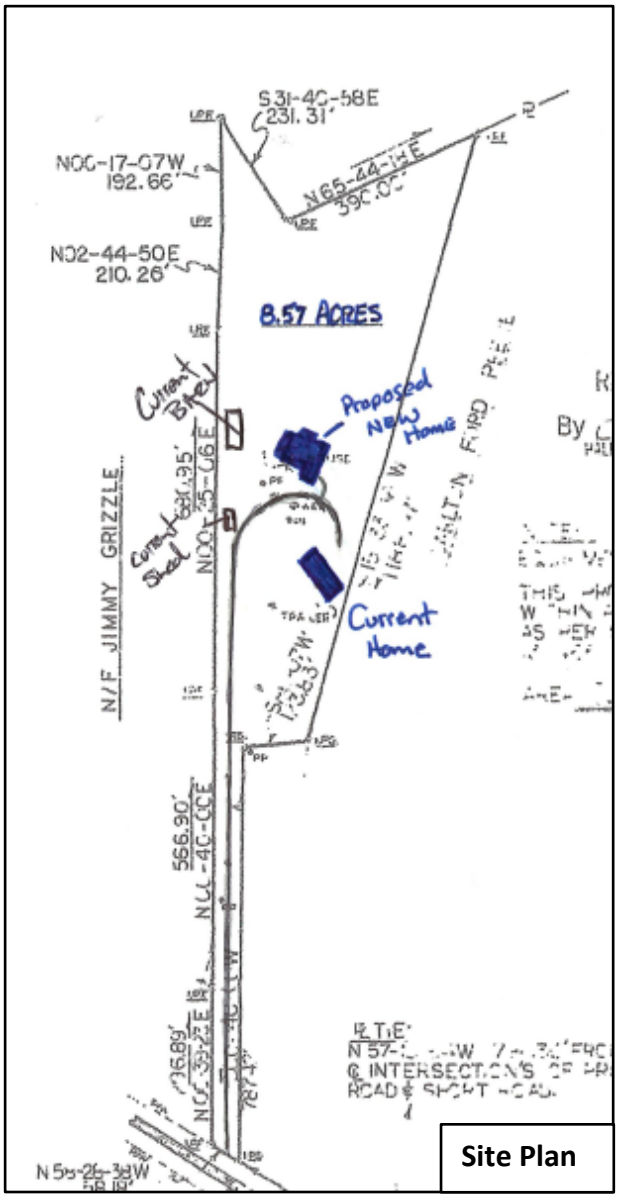
Per the submitted Narrative, the applicant proposes to build a second single-family dwelling for family members that will complement the character of the property and surrounding area.

Per the submitted Site Plan, the proposed second dwelling will be to the rear of the existing residence. The dwelling will be in approximately the same location as a residence that was destroyed in 2023.

Water service is provided by well. Sanitary sewer services will be provided by individual on-site septic systems.

**Comprehensive Plan Analysis**

**Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Rural Neighborhood within the Murrayville/Sardis Character Area.** 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.




**Zoning Analysis - Rezoning**

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is suitable in view of the use, development, and zoning of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties**.

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed zoning is consistent with the Comprehensive Plan's future land use designation of Rural Neighborhood, and the proposed use is consistent with the 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.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is developed with a 2,112 square foot manufactured home (HRNEW22-0040), a 360 square foot carport (RES012-00602), 320 square foot shop built in 2000, and a 120 square foot storage building built in 2008 per Hall County records.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The Hall County Comprehensive Plan and Unified Development Code adopted in 2024 established the Agricultural (AG-1) zoning district which is supported within the comprehensive plan under Rural Neighborhood. As such, the rezoning of this property to Agricultural (AG-1) would not be considered an isolated district.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the county that are permitted to have a second dwelling, excluding Accessory Dwelling Units (ADU), without approval from the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for rezoning could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

**Development Support and Constraints**

**Hall County Environmental Health**
In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, "Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments."

**Georgia Department of Transportation**
In an email dated September 21, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "On-system. Residential permit may be needed from Area 1 Office."

**Hall County Public Works and Utilities**
In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

**Engineering:**
No comment.

**Traffic:**
There are no traffic concerns with the requested second single-family dwelling unit.

**Utilities:**
This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

**Hall County Fire Marshal**
In a memorandum dated September 18, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments."

**Hall County Building Inspections**
In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, provided the following comment:

- Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition

on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property."

**PLANNING AND ZONING DEPARTMENT**
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

HALL COUNTY
GEORGIA
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# ZONING APPLICATION

**Applicant (Name & Mailing Address)**

BRIAN NORRIS
4138 Price Rd
GAINESVILLE GA. 30506

Phone [redacted]
Email [redacted]

**Property Owner (Name & Mailing Address)**

SAME

Phone
Email

**Contact Person (Name & Mailing Address)**

SAME

Phone
Email

**Status of Applicant**

- ☒ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☐ Other:

**Requested Action**

Current Zoning: AR-1
Rezone to: AG-1

**Property Information**

Location Address(es): 4138 Price Rd GAINESVILLE GA 30506
Tax Parcel Number(s): 10079001001 Acreage: 8.67
Existing Use(s): Residential Homesite
Proposed Use(s): 2nd Primary Residential Homesite

**I hereby certify that the above information and all attached information are true and correct.**

Applicant Name Printed: BRIAN Norris
Applicant Signature: Date: 8-17-26

***Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.***

---

**Application Withdrawal:** I hereby **withdraw** the application.

Applicant Signature: 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 Email: planning@hallcounty.org

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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: Disclosure of Campaign Contributions:

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning 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:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) 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 OCGA 1981, § 36-67A-3, enacted by Ga L. 1986, page 1269, § 1; Ga L. 1991, page 1365, § 1; Ga L. 1993, page 91, § 36).

---

**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 contribution(s), 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 Name Printed: BRIAN Norris

Applicant's/Owner's Signature: _____ Date: 8-17-26

RECEIVED
AUG 21 2026
Planning & Zoning Department

**Project:** Rezoning Request – Residential Use
**Project Location:** 4138 Price Rd. Gainesville Ga. 30506
**Date:** August 17, 2026
**Current Zoning District:** AR-1
**Proposed Zoning District:** AG-1

# To whom it may concern:

I am submitting this application to rezone the property located at 4138 Price rd. in Hall County, Georgia. The property is approximately 8.67 acres and is currently zoned AR-1.

The property is currently used and zones as AR-1 as residential/personal property. The property is privately owned by myself and is intended to remain a family compound.

The purpose of this rezoning request is to build an additional primary residence on the property for my son and my daughter in law. The proposed use is AG-1 residential,

The proposed development will consist of a single additional primary home designed to complement the character of the property and surrounding community.

I respectfully request that Hall County Planning and Development consider this rezoning application favorably. The proposed residential use represents a reasonable and appropriate use of the property and is intended to be developed in accordance with Hall County's applicable zoning and development regulations.

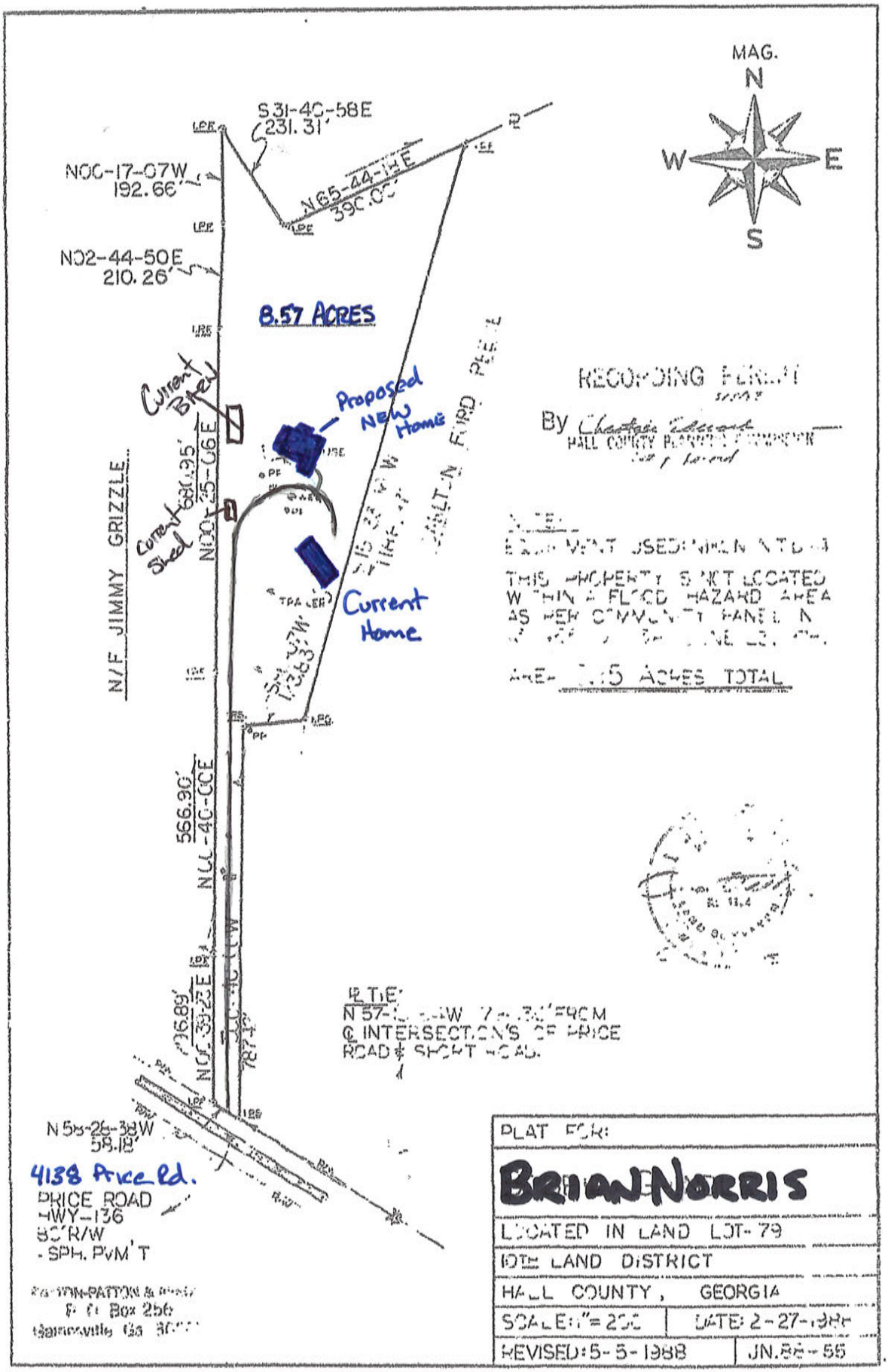
My family and I are committed to maintaining the property in a manner that is compatible with the surrounding community and to addressing all applicable requirements during the development and permitting process.

Thank you for your consideration of this request.

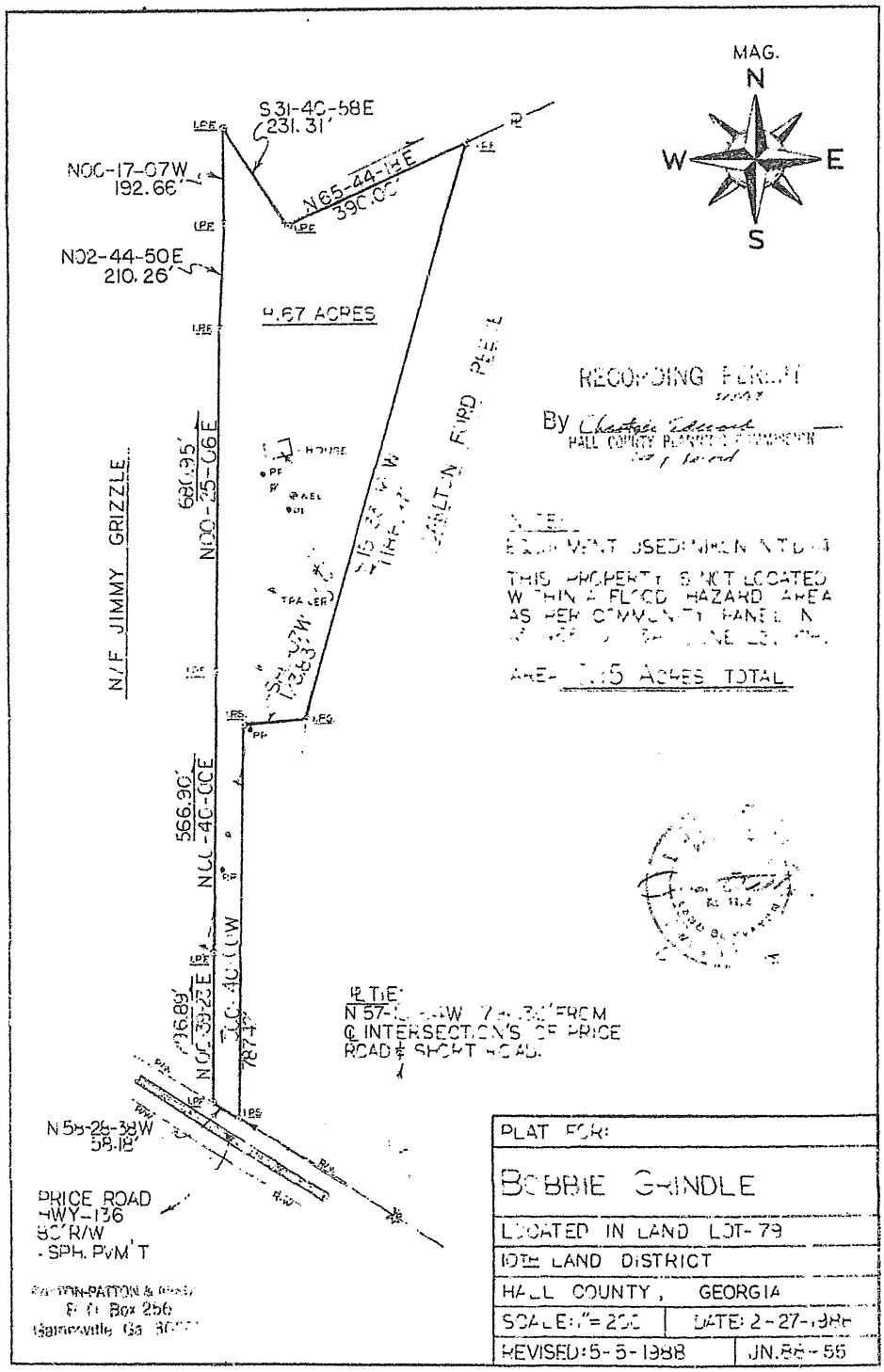
Respectfully submitted,

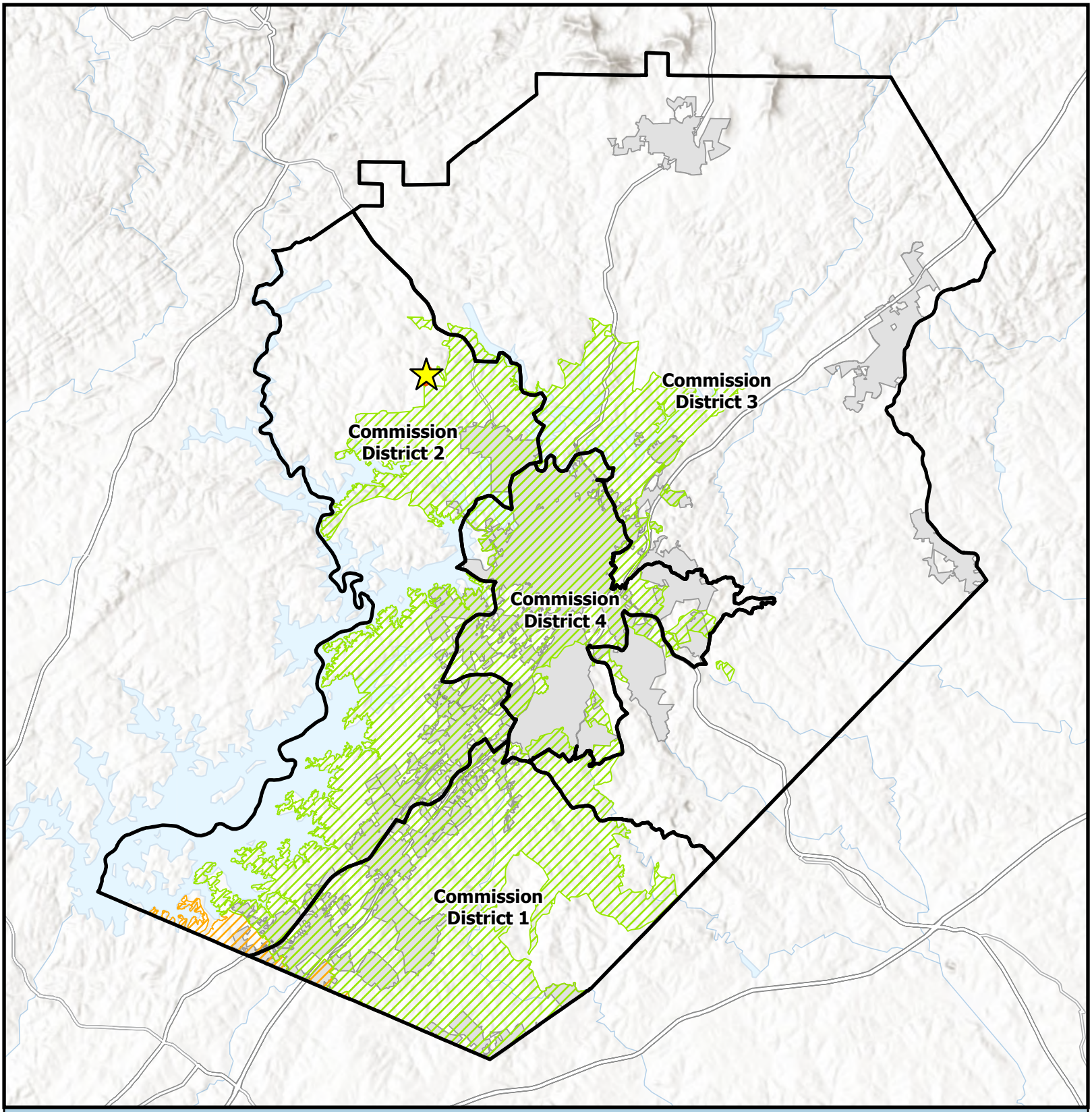
Brian Norris
Property Owner
4138 Price Rd. Gainesville Ga. 30506
[redacted]

# SITE PLAN




8.17.2020


MAG.
N
W
E
S
S31-40-58E
231.31'
N00-17-07W
192.66'
N65-44-18E
390.00'
N02-44-50E
210.26'
8.67 ACRES
N/F JIMMY GRIZZLE
680.95'
N00-25-06E
566.90'
N00-40-00E
N00-39-23E
N58-28-38W
58.18'
PRICE ROAD
HWY-136
80'R/W
SPH. PVM'T
RECORDING FORM
By
THIS PROPERTY IS NOT LOCATED
WITHIN A FLOOD HAZARD AREA
AS PER COMMUNITY PANEL
AREA 5 ACRES TOTAL
PLAT FOR:
BOBBIE GRINDLE
LOCATED IN LAND LOT-79
10TH LAND DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1"=200
DATE: 2-27-1988
REVISED: 5-5-1988
JN.88-55




# Overview Map

Subject Area
Commision Districts
City Limits

Urbanized Zone Areas

Atlanta, GA
Gainesville, GA

Subject Area Location

Applicant: Brian Norris
Tax Parcel #: 10079 001001
Location: 4138 Price Road
Commission District: 2

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Date Prepared: 9/17/2026

# Future Land Use Map

- Subject Area
- City Limits

FLU

- Lakeside Residential
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density

Applicant: Brian Norris
Tax Parcel #: 10079 001001
Location: 4138 Price Road
Commission District: 2

HALL COUNTY
GEORGIA
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Date Prepared: 9/17/2026

# Zoning Map

Subject Area
City Limits

Zoning
AR-1
PCFD
PRD
R-1
R-1-L
S-S
V-C

Applicant: Brian Norris
Tax Parcel #: 10079 001001
Location: 4138 Price Road
Commission District 2

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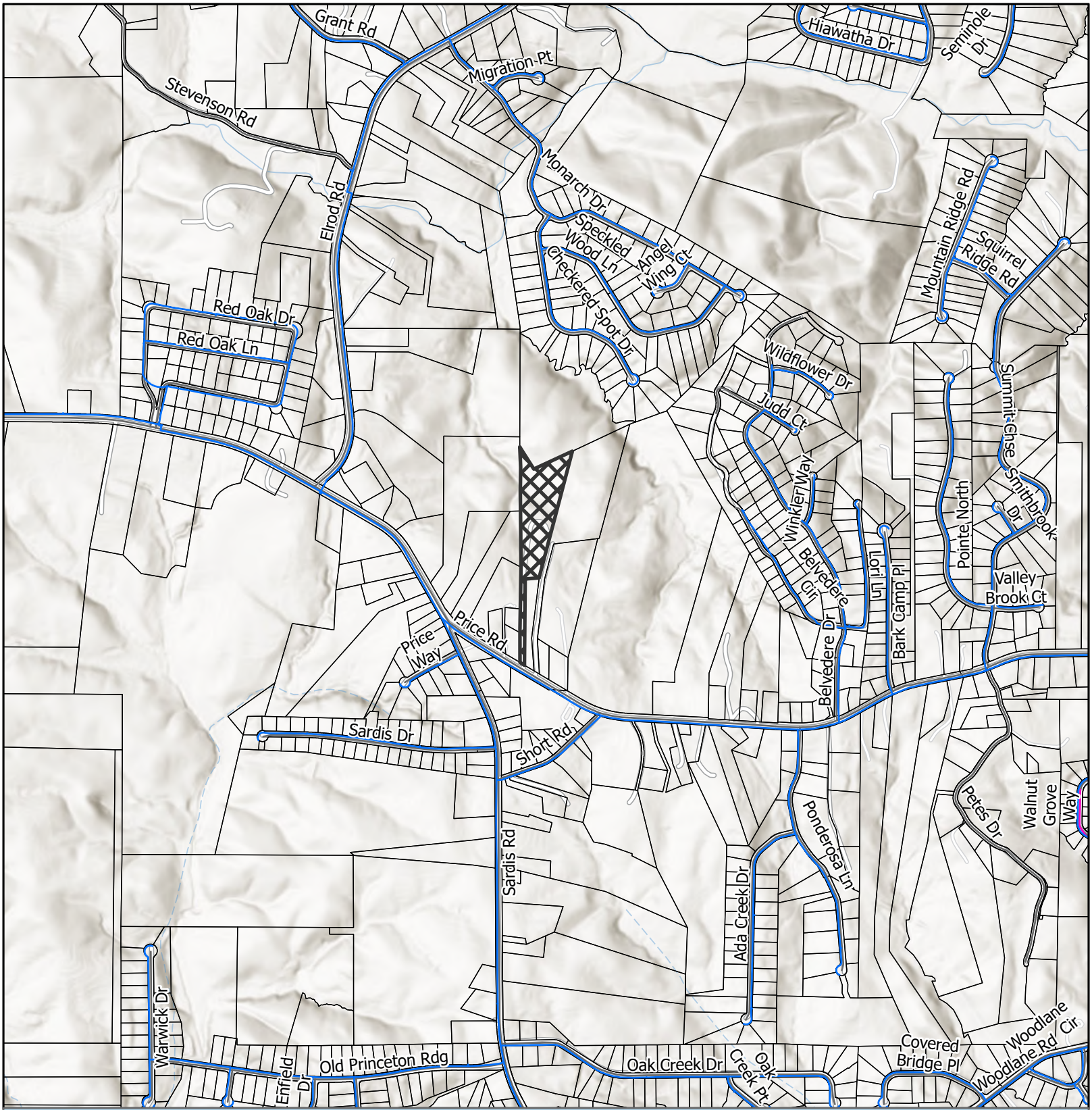
Date Prepared: 9/17/2026



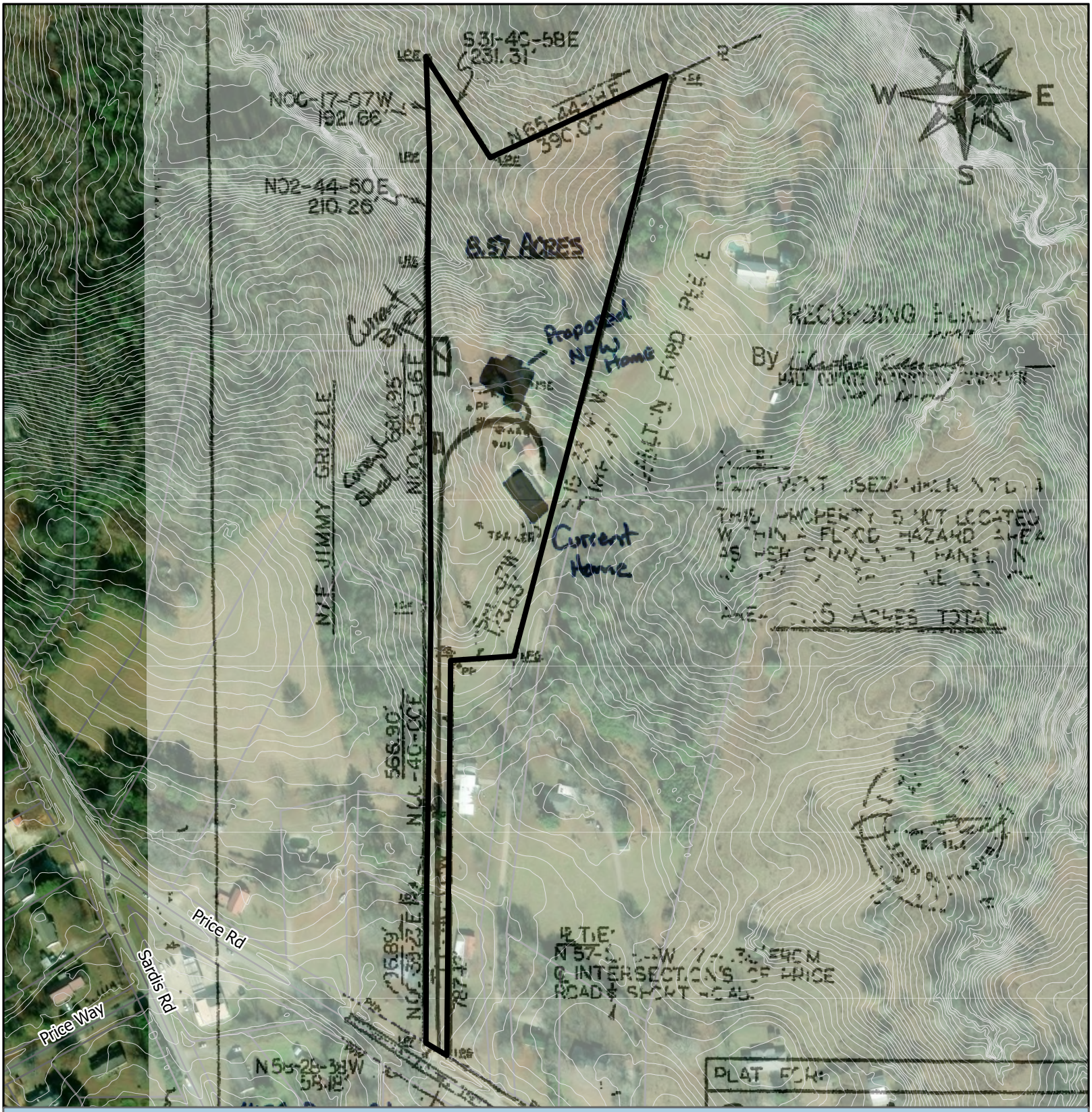

# Utilities Map

- Waterline
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Brian Norris
Tax Parcel #: 10079 001001
Location: 4138 Price Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/18/2026




# Site Plan & Aerial Map

Subject Area

parcel

Applicant: Brian Norris
Tax Parcel #: 10079 001001
Location: 4138 Price Road
Commission District 2

HALL COUNTY
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Date Prepared: 9/21/2026

This is the right side of the property were the home will be built.

This is the side of the property.

This is the left side if the property were the new home will be.

eFiled and eRecorded
DATE: 04/09/2024
TIME: 1:21 PM
DEED BOOK: 9458
PAGE: 283 - 284
FILING FEES: $25.00
TRANSFER TAX: $490.00
PARTICIPANT ID: 6073054394
PT61: 069-2024-002302
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

after recording, return to:
WALKER, BALL & DIMO, LLC
340 JESSE JEWELL PKWY, STE 650
GAINESVILLE, GA 30501

# LIMITED WARRANTY DEED

THIS INDENTURE is made this 9 day of **April, 2024**, between

**MAX SPURLIN and MELINDA LEE SPURLIN**
(hereinafter referred to as "Grantor")

and

**BRIAN NORRIS**
(hereinafter referred to as "Grantee")

("Grantors" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

**All that tract or parcel of land lying and being in Land Lot 79, 10th Land District, Hall County, Georgia, containing 8.67 acres according to said survey on plat of survey prepared for Bobbie Grindle by Owen Patton, Georgia Registered Land Surveyor, being recorded in Plat Book 129, Page 24, Hall County, Georgia Plat Records. Said plat and the reference thereof are herein incorporated for a full and complete legal description. Said property is also known as 4138 Price Road and Tax Parcel 10079 001001 according to the 2023 numbering system of the Hall County, Georgia Tax Assessor's Office and is being conveyed subject to and together with all covenants, easements, restrictions of record, if any. ALSO CONVEYED is the 2022 CMH Norris Freedom Farmhouse 32x66 mobile home with serial number N02028847TNAB which is permanently affixed to the above realty and considered a part thereof.**

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.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

**Signed, sealed, and delivered in the presence of**

**Unofficial Witness**

**Notary Public**

SCOTT A. BALL NOTARY PUBLIC HALL COUNTY, GA COMMISSION EXPIRES OCT. 14, 2025

**GRANTOR:**

**MAX SPURLIN** (SEAL)

**MELINDA LEE SPURLIN** (SEAL)

# 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: September 17, 2026

Subject: October 22, 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.

* 4031 Wiley Road, Pethel: No comment.

* 4138 Price Road, Norris: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 4510 Browns Bridge Road (A-C), Radovic: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 2109 Microwave Tower Road (A-C), Ajanel: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

* 6541 Henry Smith Road, Hall County: Environmental Health issued a septic permit (OSC 7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired.

* 5586 Ransom Free Road, Hall County: No comment.

* 1563 Calvary Church Road, Hall County: No comment.

Outlook

## RE: Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**From** Hash, Christopher M <CHash@dot.ga.gov>
**Date** Mon 9/21/2026 3:19 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 comments in red. If you have any questions, please let me know.

**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:** Friday, September 11, 2026 4:56 PM
**Subject:** [Possible Phish Fraud] Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**WARNING:** Your email security system has determined the message below may be a potential threat.

It may pose as a legitimate company, tricking victims into revealing personal information.

GA DOT will never ask you to confirm your credentials on a web site. Do not do this.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Good afternoon,

The tentative Planning & Zoning items for the October 22, 2026, Hall County Board of Commissioners Meeting have been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

**PLEASE NOTE: These items will be discussed in next week's Development Review meeting.**

Comments are due by **Wednesday, September 23, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

The packets can be found at **LINK 1** **and** **LINK 2**. Please ensure all items listed below are included in your comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  Off-system, no impacts expected to the State Highway System.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  On-system. Residential permit may be needed from Area 1 Office.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

  On System, coordination required for consideration of commercial driveway access.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  Off-system. No impacts expected to the State Highway System.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

Thank you,

**Kaitlyn Elliott**
**Planning Commission Clerk**
**Planning and Zoning**
(770) 531-6810
kelliott@hallcounty.org
http://secure-web.cisco.com/1ZiZ9RGjEGvHbK-hHswG73K5PGuLL3d1yl5c3nFKXSRRtbknStLAunP31p351IHltDAil2H3L5BXT52v9L7caSq2QIyn3L53C88eIaICwsjaCIxsTea45AuPnCcnGgO6MXpaZcUAvVedWc8LuCi9ZjPLjxaCGumhl-Bvcden1nhzU_Hc8QC-BFpsrdXqpCKOa0I2kOB2eqcvkuzBQLDOVrrS1LLE15qCkXKcv7dHcIj9Doj6BkBKSvbRJKMYMlAuj7KVI1orA7gCJ7nTGaHCsi3-_nXS9opKhw20r9l0HPbkd-etFpEGHS1oanNFyVNnqN-SWQDF3rAhSiSj0Kat0sKS5Ypk32YJBQAJl4D5n98Y/http%3A%2F%2Fwww.hallcounty.org_

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**Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://secure-web.cisco.com/1PMdjqETcj5pOsZyiGAM1wNSozQIIA7NvqDbOy_wbCtYeyRom2ww1_HHWSBY64Emsz1SbRUPU3kG3XkA8RXJxHgLFIZMEhZId9K1RdcdVxu_8y0XTV_IlOlKpy373jZMLMHo41QXew4HOSHbe5GwsiB6AfFekhmu4Bn0za_xLygDQdFwaF2g1ivAm_td_9w6hdws4T2xY3ZTHICOKw3uwcGV75qfYSKmHcn91VuUFSFt8w8VyRrVBjklzd-HtpIAy-M-ICMYr0mZjle9_Ac2A6LLOLVmNfzbG-9D-KqtoSbnHEcCvoOXP7R2-D_ksNYKpqLdJ_1SdJE6CBSqvaUlqwQf32FmSbZuKyOm6tq62pRQ/https%3A%2F%2Fhallcountyga.nextrequest.com).**

## Hall County Planning and Zoning does NOT accept wire transfers.

**All payments must be made through the Accela Portal or in person. If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.**

---

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
**Jorge Gomez, P.E.**

# Hall County Government
## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
## PUBLIC WORKS AND UTILITIES

**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:** September 23, 2026

**Subject:** October 22, 2026
Board of Commissioners Agenda

---

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the October 22, 2026, meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested variance for impervious surface.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, 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.
  - **Traffic:** An approved G-DOT commercial driveway permit must be provided before Hall County traffic will sign off on LDP approval.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit or request to keep livestock and poultry.
  - **Utilities:** This location I within the City of Gainesville sewer district.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
  - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
  - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within the City of Gainesville sewer district.

# Hall County Government
FIRE RESCUE

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

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
**Jerry Smith**

**To:** Katie Ahmed, Director of Planning and Zoning
**From: Hall County Fire Marshal's Office**
**Date: 9/18/26**
**Subject:** Date Hall County Board of Commissioners meeting – Planning Items – 10/22/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 10/22/26 meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

**The Hall County Fire Marshal's Office has no comments regarding the existing impervious surface.**

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

The Hall County Fire Marshal's Office has no comments.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments regarding the R-TF rezone

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 11 removed.**

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

INTERIM DEVELOPMENT SERVICES DIRECTOR
**Barry Shaw**

INTERIM CHIEF BUILDING OFFICIAL
**Cody Edwards**


**To:** Katie Ahmed, Director of Planning and Zoning

**From:** Barry Shaw, Interim Director of Development Services

**Date:** September 21, 2026

**Subject:** Board of Commissioners Meeting - October 22, 2026

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**4031 Wiley Road | Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

- **Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.**

**4138 Price Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 |**Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, Applicant**

- **Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.**

**(A) 4510 Browns Bridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road | Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-

1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.**

**(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.**

**6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.**

**5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **No comment.**

**1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

- **No comment.**

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
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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 September 24, 2026 AND NO LATER THAN September 30, 2026.**

**THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN September 30, 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.**

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## AFFIDAVIT

**By my signature, I,** Brian Norris **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** September 30 2026 **for** Brian W Norris **.**

Please Print Name

Date

(Name application filed as)

**Signature** _____

(The original document is required)

Revised September 2021

# 4138 Price Road—Brian Norris

# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: BRIAN NORRIS

REQUEST: REZONE FROM AR-1 TO AG-1 FOR A SECOND SINGLE-FAMILY DWELLING

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: OCT 22, 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: BRIAN NORRIS

REQUEST: REZONE FROM AR-1 TO AG-1
FOR A SECOND SINGLE-FAMILY DWELLING

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: OCT 22, 2026
Time: 6:00 PM

HALL COUNTY GOVERNMENT CENTER, 2875 BROWN BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE
BRIAN NORRIS
REZONE FROM AR-1 TO AG-1
FOR A SECOND SINGLE FAMILY DWELLING

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 690/2026

**SUBJECT:** **4031 Wiley Road | Variance to Section 4.3 |** to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 **| Proposed Use: Impervious surface |** Commission District 3 **| Kevin Pethel, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** LT

**Recommendation:**

Staff recommends DENIAL of the applicant's request as no hardship esists pursuant to the criteria of 11.1.1.D.11.

**Purpose of Request:**

**4031 Wiley Road | Variance to Section 4.3 |** to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface |** Commission District 3 | **Kevin Pethel, 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
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** ..... Kevin Pethel

**Request** ..... **Variance to Section 4.3**| to maximum site coverage

**Proposed Use** ..... Impervious surface

**Size** ..... 0.98± acres

**Zoning** ..... Residential 1 (R-1)

**Location** ..... **4031 Wiley Road**| Tax Parcel 10154 000027

**Commission District** ..... Three

**Commission Date** ..... October 22, 2026

**Staff Recommendation** ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

**Record Number** ..... HVAR26-0041

**Staff recommends <u>DENIAL</u> of the applicant's request.**

---

**<u>Summary Analysis</u>**

The applicant is requesting a variance from Section 4.3, the maximum site coverage requirement applicable to the Residential 1 (R-1) zoning district on a tract measuring approximately 0.98± acres. The UDC permits a maximum site coverage of 35%, whereas the proposed site coverage is approximately 51%.

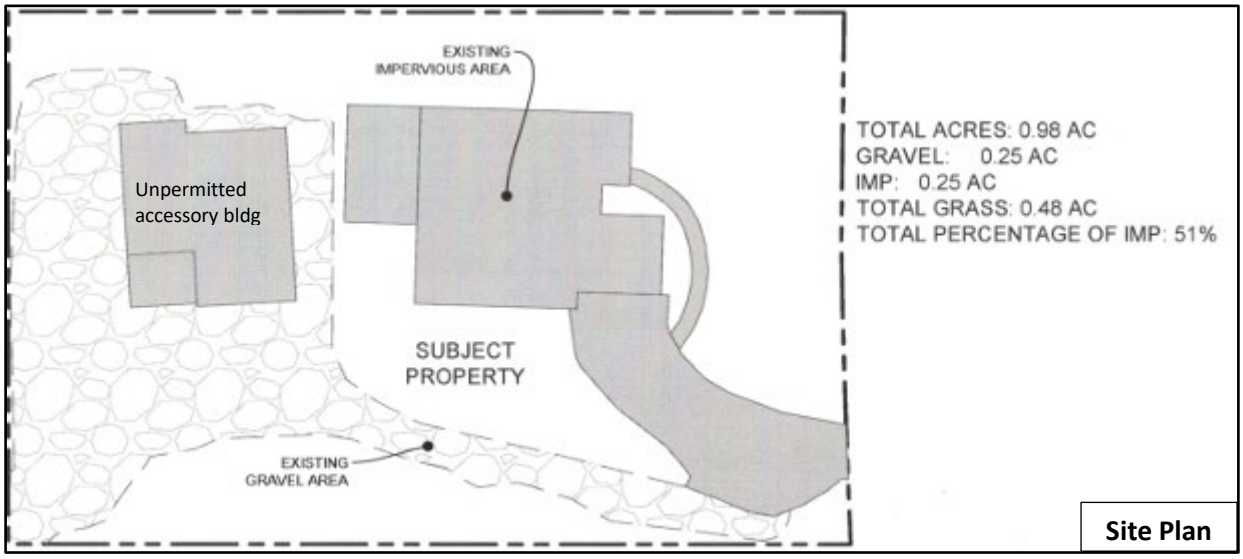
According to the Hall County records, the property is developed with a 2,409 square foot single-story residence over an unfinished basement constructed in 2001 (RES2001-00420)

The surrounding properties are all zoned Residential 1 (R-1) and developed with single-family residences.

The existing single-family residence was constructed in 2001. Subsequent improvements to the property have been made since that time without building permits which include a 50' by 58' accessory structure, a 20' by 20' accessory structure, and extensive additional graveled impervious surface. The addition of these structures and the additional impervious surface were reported and investigated as part of a code enforcement case (HENF26-0332). In

May of 2026, the property owner submitted two separate retroactive building permit applications, for the accessory structures (HRNEW26-0800 & HRNEW26-0804). Both permits were denied due to the site coverage exceeding the 35% allowed in the Residential 1 (R-1) zoning district. Subsequently, a demolition permit was issued for the 20' by 20' structure on June 25, 2026, due to the structure being placed within the required setbacks (HRNEW26-0959).

On August 20, 2026, the property owner filed a variance request for an increase in maximum site coverage to 51% where 35% is allowed.



Per the Statement of Hardship, the applicant states that the cost of removing the existing gravel and restoring the area to grass would create an economic hardship, noting that the gravel was installed due to the property's terrain and in connection with the former unpermitted 20' by 20' structure. The applicant further states that portions of the property are hilly and difficult to maintain with grass, and that the property is otherwise similar to surrounding properties except for the terrain.

**<u>Zoning Analysis</u> - Variance to Section 4.3, R-1 Dimensional Standards**

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 demonstrated extraordinary or exceptional conditions pertaining to the subject property due its size, shape, topography, or other physical characteristics that necessitate the requested variance. The property can be reasonably developed under the applicable Residential 1 (R-1) zoning requirements. The requested increase in site coverage is associated with unpermitted improvements made to the property after the permitted residence was constructed.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Strict application of the 35 percent maximum site coverage requirement would not create an usual hardship. The existing residence was constructed in 2001, and the additional site coverage resulted from unpermitted improvements made subsequent to construction of the residence, including the 50' by 58' accessory structure and gravel driveway and parking area. The applicant has not demonstrated that compliance with the site coverage requirement would prevent reasonable use of the property.**

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 applicant has not demonstrated that the subject property possesses unique physical characteristics that distinguish it from other properties in the neighborhood or Residential 1 (R-1) zoning district. The need for additional site coverage is related to the amount and configuration of unpermitted improvements placed on the property rather than a condition peculiar to the lot. Therefore, strict application of the UDC does not deprive the property of rights commonly enjoyed by other similarly zoned properties.**

4. Such conditions are not the result of any actions of the property owner**; The circumstances necessitating the variance request are self-imposed. The residence was constructed in 2001, and the subsequent unpermitted improvements increase the amount of the site coverage on the property, including the 50' by 58' structure and gravel driveway and parking area.**

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 the variance would increase site coverage to approximately 51% where 35% is permitted in the Residential 1 (R-1) district. Impervious site coverage standards are intended to manage stormwater runoff and protect water quality. Because no property-specific hardship has been demonstrated, approval would effectively grant a special privilege and would be inconsistent with the intent of the UDC.**

**Development Support and Constraints**

**Hall County Environmental Health**
In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, "No comment."

**Georgia Department of Transportation**
In an email dated September 21, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off-system, no impacts expected to the State Highway System."

**Hall County Public Works and Utilities**
In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

**Engineering:**
No comment

**Traffic:**
There are no traffic concerns with the requested variance for impervious surface.

**Utilities:**
This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

**Hall County Fire Marshal**
In a memorandum dated September 18, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments regarding the existing impervious surface."

**Hall County Building Inspections Division**
In a memorandum dated September 21, 2026, the Hall County Building Inspections Division provided the following comment:

- Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.

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)**

Kevin Pethel
PO Box 907954
Gainesville GA 30501

Phone [redacted]

Email Address [redacted]

**Property Owner (Name and Mailing Address)**

Kevin Pethel
4031 Wiley Road
Gainesville, GA 30506

Phone Same

Email Address Same

Location of Property _____

Present Zoning _____ Existing Structures _____

---

Type of Appeal:

| | | | |
|---|---|---|---|
| ___ Setback Variance | ___ Front Yard | From ___ ft. to ___ ft. |
| ___ Road Frontage Variance | ___ Right Side Yard | From ___ ft. to ___ ft. |
| ___ Sign Variance | ___ Left Side Yard | From ___ ft. to ___ ft. |
| ___ Hardship Mobile Home | ___ Rear Yard | From ___ ft. to ___ ft. |
| ___ GCOD Variance | ___ Road Frontage | From ___ ft. to ___ ft. |
| ✓ Other: Site coverage | ___ Sign Area | From ___ ft. to ___ ft. |
| | ___ Sign Height | From ___ ft. to ___ ft. |
| | ___ Doctor's Letter | ___ Terms Agreement |

---

Supporting Documents: ___ Plat of Property ✓ Site Plan
___ Deed of Property ___ Floor Plans
___ Hardship Statement ___ Other

Fee (Must be paid for application to be complete): $ _____

***Hardship Mobile Home:***

**I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.**

_____
(Signature)

**I hereby certify that the above information is true & correct to the best of my knowledge.**

Print Kevin Pethel Date 8-6-24

Sign _____ 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
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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:** Johnna L Pethel **Date:** 8-31-20

**Applicant's/Owner's Name (Printed):** Johnna L Pethel

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

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(3) The name and official position of the local government official to whom the campaign contribution was made; and

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---

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

**Applicant's/Owner's Signature:** _____ **Date:** 8-5-26

**Applicant's/Owner's Name (Printed):** Kevin Petrel

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).

The Cost of Removing Gravel and installing Grass. I Put Gravel There for 20x20 carport which was too close to property line. Building has been removed.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Most of That Area will not Grow Grass and is Hilly and will make it hard to Cut Grass

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 Property is Simar to other Properties Except the terrain is rough and will Take time To get grass to grow.

4. Such conditions are not the result of any actions of the property owner.

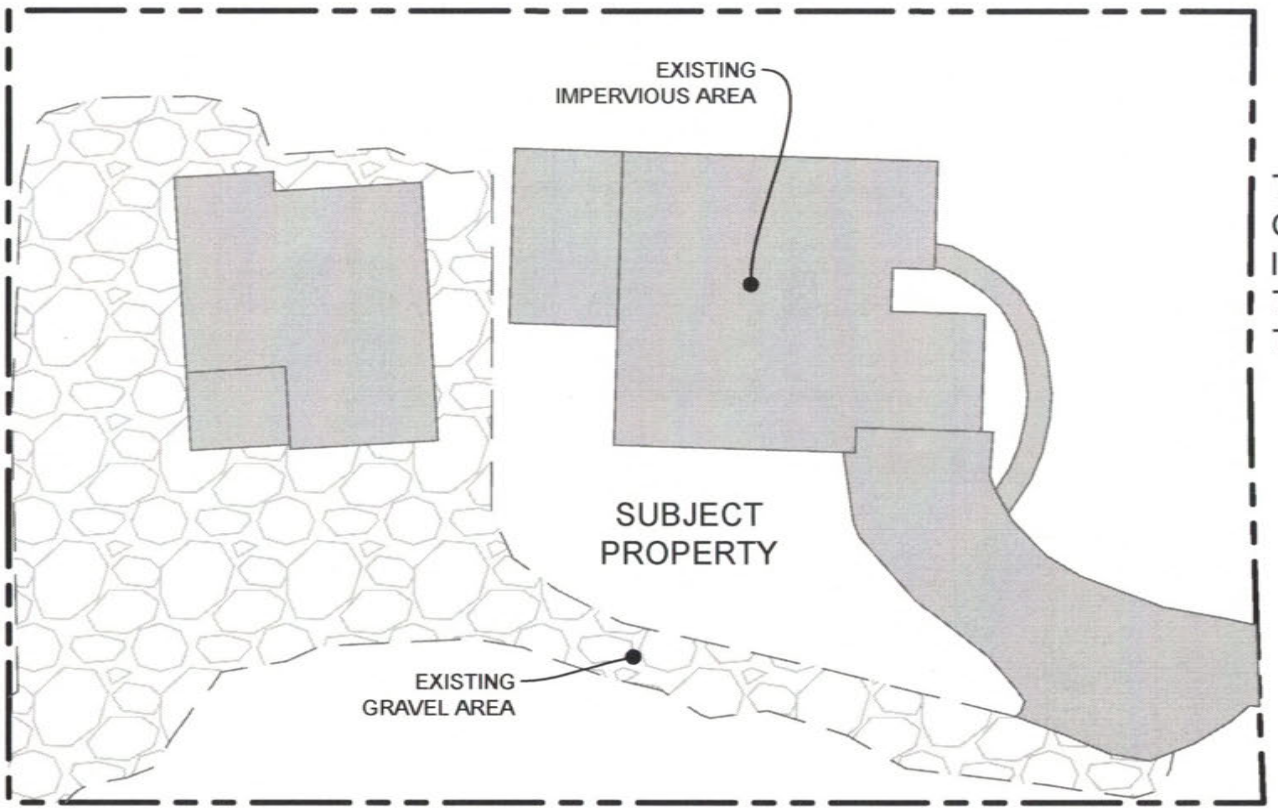
No I. Fastened gravel Many years ago Due to the Terrain, and Hardy to grow grass. Also installed to set 20x20 carport on.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

NO its Been This way for 10+ years

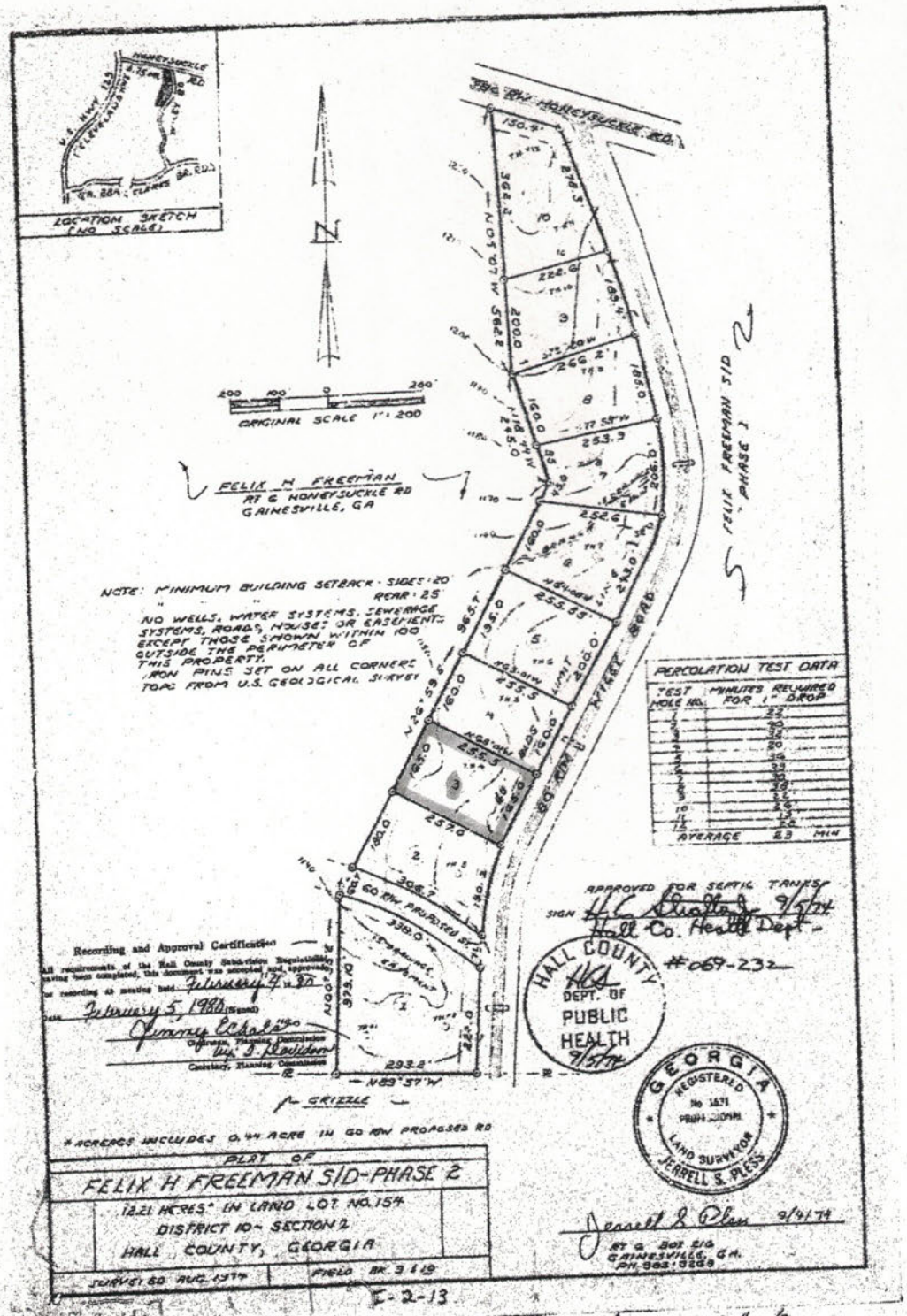
***I hereby certify that the above information and all attached information is true and correct.***

**Applicant** Tim Pettit **Date** 8-20-26

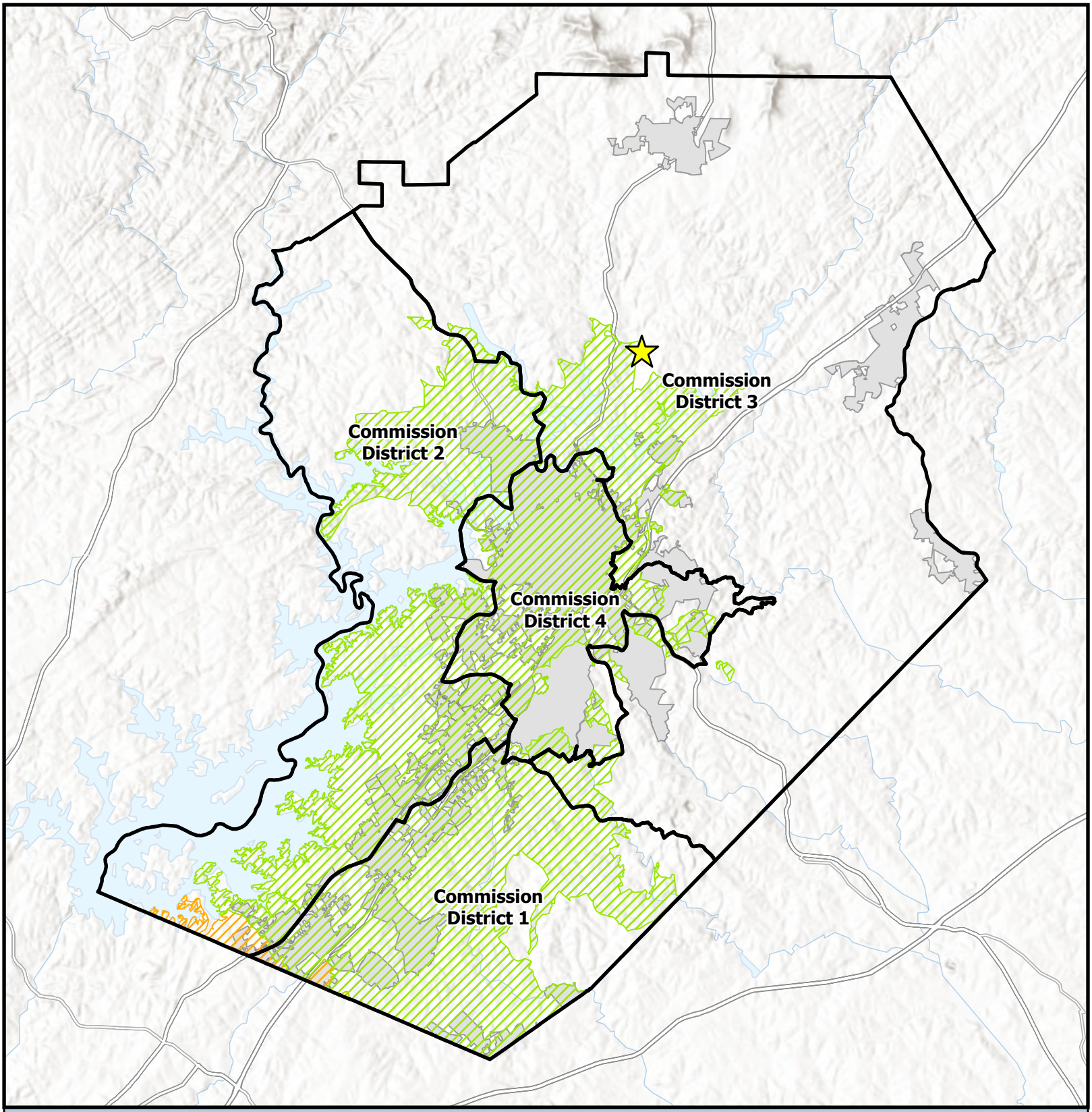



TOTAL ACRES: 0.98 AC
GRAVEL: 0.25 AC
IMP: 0.25 AC
TOTAL GRASS: 0.48 AC
TOTAL PERCENTAGE OF IMP: 51%

0' 40' 80' 120'




Recorded Feb 5, 1980 - N. Grady Watson - Clerk




# Overview Map

Subject Area
Commision Districts
City Limits

Urbanized Zone Areas

Atlanta, GA
Gainesville, GA

Subject Area Location

Applicant: Kevin Pethel
Tax Parcel #: 10154 000027
Location: 4031 Wiley Road
Commission District: 3

HALL COUNTY
GEORGIA
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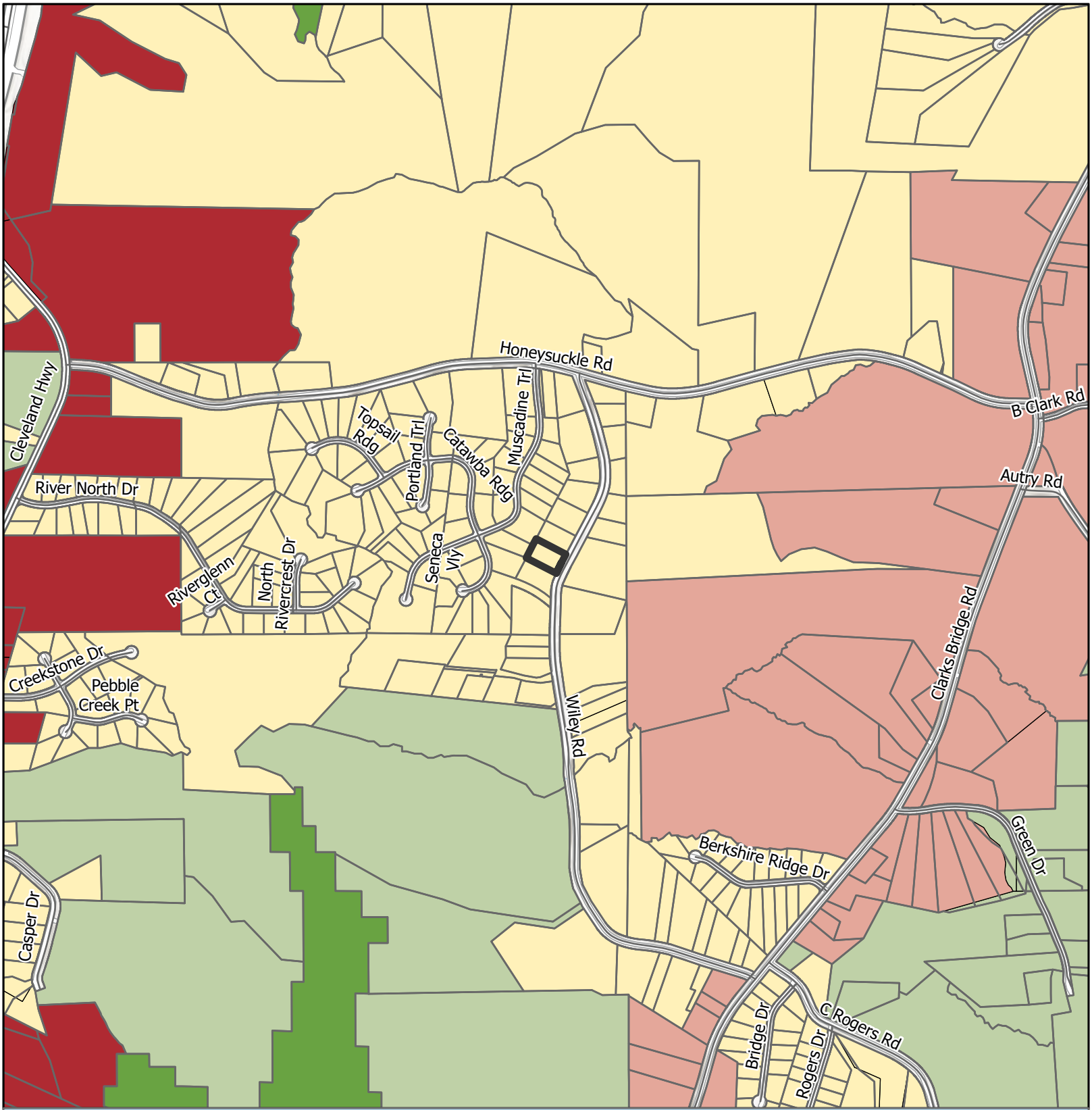
Date Prepared: 9/17/2026




# Future Land Use Map

Subject Area
City Limits

FLU

- Business Corridors
- Greenspace - Conservation
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors

Applicant: Kevin Pethel
Tax Parcel #: 10154 000027
Location: 4031 Wiley Road
Commission District: 3

HALL COUNTY
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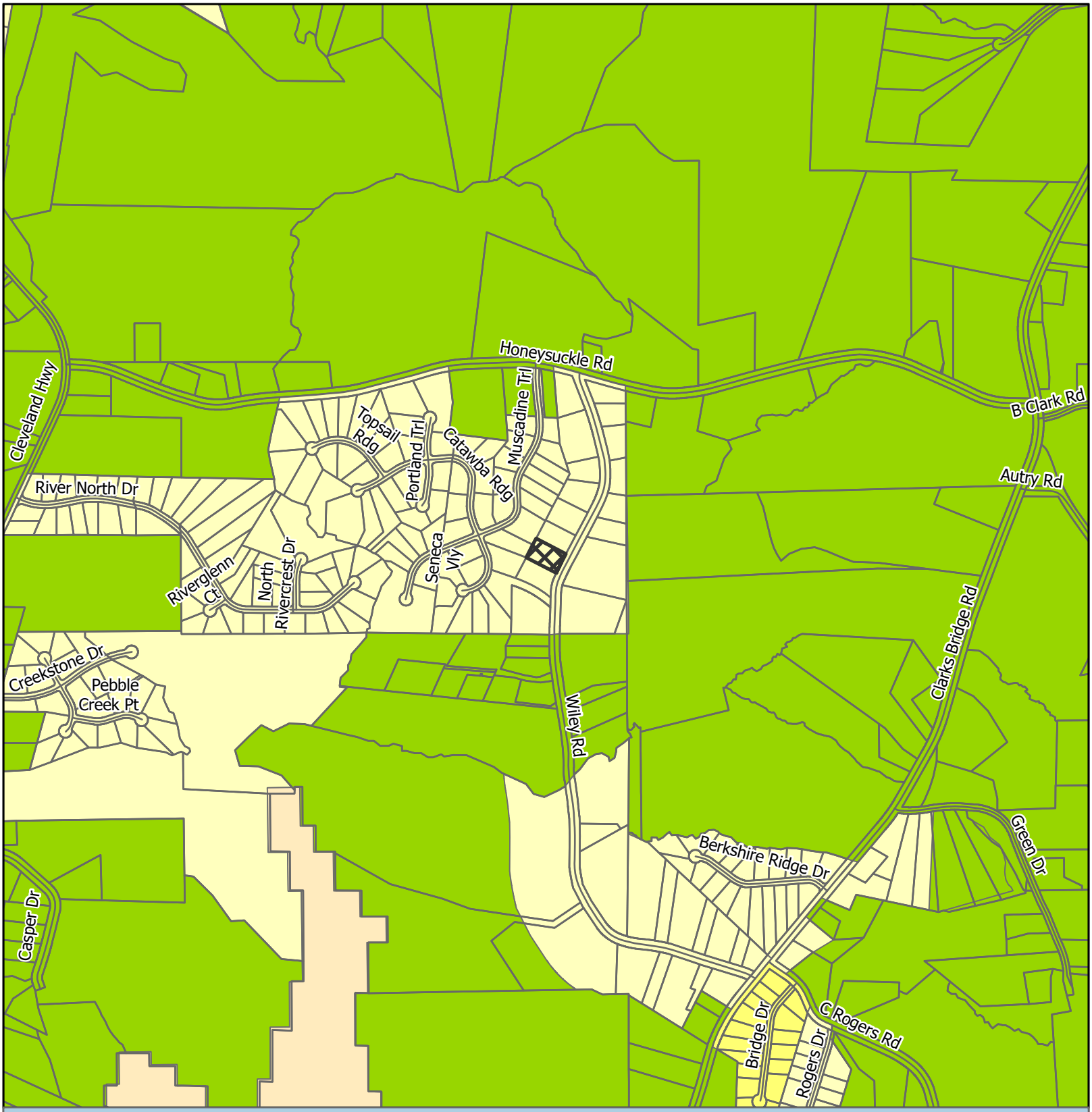
Date Prepared: 9/17/2026




# Zoning Map

Subject Area
City Limits

Zoning
- AR-1
- PRD
- R-1
- V-C

Applicant: Kevin Pethel
Tax Parcel #: 10154 000027
Location: 4031 Wiley Road
Commission District 3

HALL COUNTY
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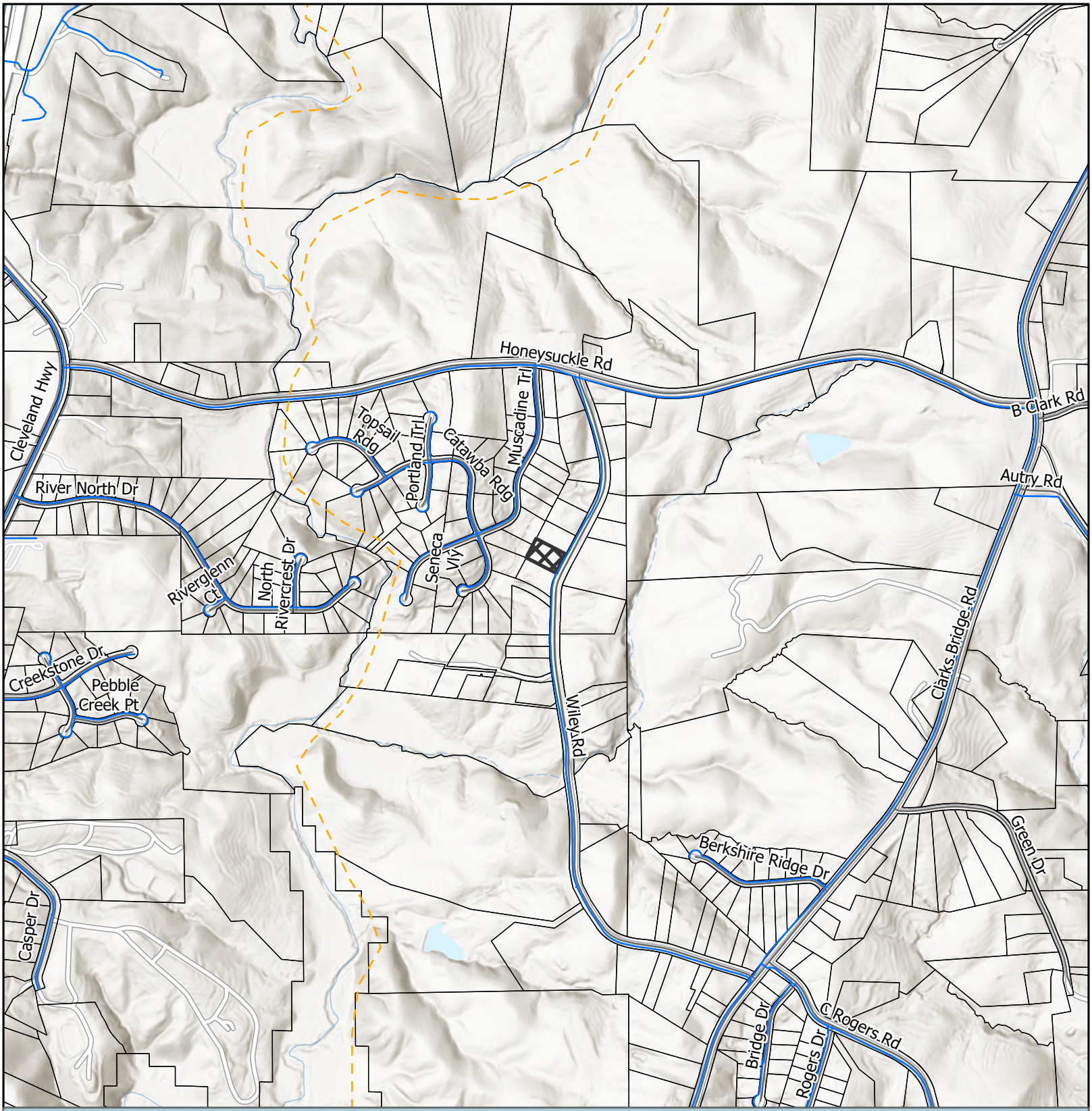
Date Prepared: 9/17/2026




# Utilities Map

- Waterline
- County Proposed Sewerline
- Subject Area
- City Limits

Applicant: Kevin Pethel
Tax Parcel #: 10154 000027
Location: 4031 Wiley Road
Commission District 3

HALL COUNTY
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Date Prepared: 9/18/2026

# Site Plan & Aerial Map

Subject Area
parcel

Applicant: Kevin Pethel
Tax Parcel #: 10154 000027
Location: 4031 Wiley Road
Commission District 3

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Date Prepared: 9/21/2026

4039

SPEED LIMIT 40
LIMITED SIGHT DISTANCE
NO THRU TRAFFIC
GMC

NO THRU
TRAFFIC
CORVETTE
PARKING
ONLY

000250

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 6359
PAGE (S) 250 THIS 17
DAY OF June 20 08 AT 9:38 AM
DWIGHT S. WOOD, CLERK BY JN

Return to:
Morris|Hardwick|Schneider, LLC
5072 Bristol Industrial Way, Suite B
Buford, GA 30518
File #: MOG-080500217R

016126

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 6-17-08
DWIGHT S. WOOD
Clerk Superior Court
By JN
069 2008 003699

# WARRANTY DEED

State of Georgia
County of Hall

THIS INDENTURE made this 23rd day of May, 2008, between

**Kevin Pethel and Joanna Pethel**

as party or parties of the first part, hereinafter called Grantor, and

**Kevin D. Pethel and Joanna L. Pethel**
**as Joint Tenants with Rights of Survivorship and not as Tenants in Common**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee to the survivor of them, forever in FEE SIMPLE, the following described property:

**All that tract or parcel of land lying and being in Land Lot 154 of the 10th Land District, Hall County, Georgia, and being known and designated as Lot 3, Phase II, Felix H. Freeman Subdivision, according to a plat of said subdivision, prepared by Jerrell Pless, Registered Surveyor, dated September 4, 1974, a copy of which plat appears at Plat Book 77, Page 226, of the Hall County, Georgia Deed Records, to which plat reference is made for a full and more complete description of subject property.**

Subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My Commission Expires:

SONIA SIMMONS NOTARY PUBLIC HALL COUNTY, GEORGIA My Comm Expires August 1, 2010

Kevin Pethel (Seal)

Joanna Pethel (Seal)

# 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: September 17, 2026

Subject: October 22, 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.

* 4031 Wiley Road, Pethel: No comment.

* 4138 Price Road, Norris: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 4510 Browns Bridge Road (A-C), Radovic: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 2109 Microwave Tower Road (A-C), Ajanel: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

* 6541 Henry Smith Road, Hall County: Environmental Health issued a septic permit (OSC 7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired.

* 5586 Ransom Free Road, Hall County: No comment.

* 1563 Calvary Church Road, Hall County: No comment.

Outlook

## RE: Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**From** Hash, Christopher M <CHash@dot.ga.gov>
**Date** Mon 9/21/2026 3:19 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 comments in red. If you have any questions, please let me know.

**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:** Friday, September 11, 2026 4:56 PM
**Subject:** [Possible Phish Fraud] Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**WARNING:** Your email security system has determined the message below may be a potential threat.

It may pose as a legitimate company, tricking victims into revealing personal information.

GA DOT will never ask you to confirm your credentials on a web site. Do not do this.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Good afternoon,

The tentative Planning & Zoning items for the October 22, 2026, Hall County Board of Commissioners Meeting have been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

**PLEASE NOTE: These items will be discussed in next week's Development Review meeting.**

Comments are due by **Wednesday, September 23, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

The packets can be found at **LINK 1** **and** **LINK 2**. Please ensure all items listed below are included in your comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  Off-system, no impacts expected to the State Highway System.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  On-system. Residential permit may be needed from Area 1 Office.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

  On System, coordination required for consideration of commercial driveway access.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  Off-system. No impacts expected to the State Highway System.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

Thank you,

**Kaitlyn Elliott**
**Planning Commission Clerk**
**Planning and Zoning**
(770) 531-6810
kelliott@hallcounty.org
http://secure-web.cisco.com/1ZiZ9RGjEGvHbK-hHswG73K5PGuLL3d1yl5c3nFKXSRRtbknStLAunP31p351IHltDAil2H3L5BXT52v9L7caSq2QIyn3L53C88eIaICwsjaCIxsTea45AuPnCcnGgO6MXpaZcUAvVedWc8LuCi9ZjPLjxaCGumhl-Bvcden1nhzU_Hc8QC-BFpsrdXqpCKOa0I2kOB2eqcvkuzBQLDOVrrS1LLE15qCkXKcv7dHcIj9Doj6BkBKSvbRJKMYMlAuj7KVI1orA7gCJ7nTGaHCsi3-_nXS9opKhw20r9l0HPbkd-etFpEGHS1oanNFyVNnqN-SWQDF3rAhSiSj0Kat0sKS5Ypk32YJBQAJl4D5n98Y/http%3A%2F%2Fwww.hallcounty.org_

HALL COUNTY
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**Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://secure-web.cisco.com/1PMdjqETcj5pOsZyiGAM1wNSozQIIA7NvqDbOy_wbCtYeyRom2ww1_HHWSBY64Emsz1SbRUPU3kG3XkA8RXJxHgLFIZMEhZId9K1RdcdVxu_8y0XTV_IlOlKpy373jZMLMHo41QXew4HOSHbe5GwsiB6AfFekhmu4Bn0za_xLygDQdFwaF2g1ivAm_td_9w6hdws4T2xY3ZTHICOKw3uwcGV75qfYSKmHcn91VuUFSFt8w8VyRrVBjklzd-HtpIAy-M-ICMYr0mZjle9_Ac2A6LLOLVmNfzbG-9D-KqtoSbnHEcCvoOXP7R2-D_ksNYKpqLdJ_1SdJE6CBSqvaUlqwQf32FmSbZuKyOm6tq62pRQ/https%3A%2F%2Fhallcountyga.nextrequest.com).**

## 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.**

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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
**Jorge Gomez, P.E.**

# Hall County Government
## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
## PUBLIC WORKS AND UTILITIES

**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:** September 23, 2026

**Subject:** October 22, 2026
Board of Commissioners Agenda

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Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the October 22, 2026, meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested variance for impervious surface.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, 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.
  - **Traffic:** An approved G-DOT commercial driveway permit must be provided before Hall County traffic will sign off on LDP approval.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit or request to keep livestock and poultry.
  - **Utilities:** This location I within the City of Gainesville sewer district.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
  - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
  - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within the City of Gainesville sewer district.

# Hall County Government
FIRE RESCUE

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

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
**Jerry Smith**

**To:** Katie Ahmed, Director of Planning and Zoning
**From: Hall County Fire Marshal's Office**
**Date: 9/18/26**
**Subject:** Date Hall County Board of Commissioners meeting – Planning Items – 10/22/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 10/22/26 meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

**The Hall County Fire Marshal's Office has no comments regarding the existing impervious surface.**

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

The Hall County Fire Marshal's Office has no comments.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments regarding the R-TF rezone

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 11 removed.**

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

INTERIM DEVELOPMENT SERVICES DIRECTOR
**Barry Shaw**

INTERIM CHIEF BUILDING OFFICIAL
**Cody Edwards**


**To:** Katie Ahmed, Director of Planning and Zoning

**From:** Barry Shaw, Interim Director of Development Services

**Date:** September 21, 2026

**Subject:** Board of Commissioners Meeting - October 22, 2026

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**4031 Wiley Road | Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

- **Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.**

**4138 Price Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 |**Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, Applicant**

- **Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.**

**(A) 4510 Browns Bridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road | Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-

1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.**

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- **Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.**

**6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.**

**5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **No comment.**

**1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, 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 | f: 770-531-3902

HALL COUNTY
GEORGIA
*We have it all in Hall*

## PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

**The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.**

**The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.** A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

**THE ZONING SIGN MUST BE POSTED NO EARLIER THAN** September 24, 2026 **AND NO LATER THAN** September 30, 2026.

**THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN** September 30, 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.

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## AFFIDAVIT

**By my signature, I,** Kevin D Pethel, **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 9-29-26 **for** Kevin D Pethel.

Please Print Name

Date

(Name application filed as)

**Signature** _____

(The original document is required)

# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: KEVIN PETHEL

REQUEST: VARIANCE TO SITE COVERAGE FOR IMPERVIOUS SURFACE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: OCT 22, 2026

Time: 6:00 P.M.

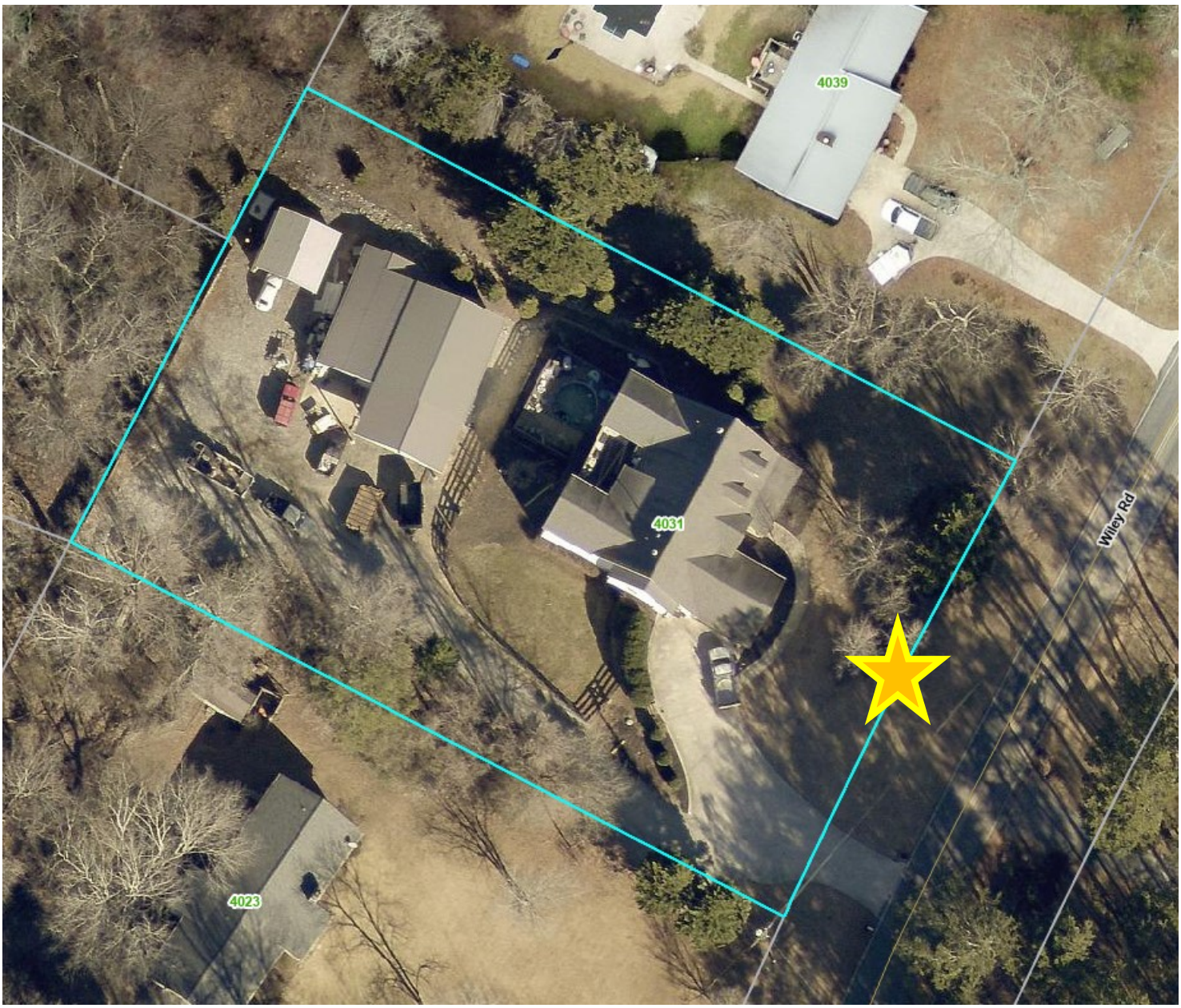
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

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: KEVIN PETHEL
REQUEST: VARIANCE TO SITE COVERAGE FOR IMPERVIOUS SURFACE
PUBLIC HEARINGS WILL BE HELD ON:
Date: N/A
Time: N/A
Date: OCT. 24, 2026
Time: 6:00 PM.
HALL COUNTY GOVERNMENT CENTER, 2875 BRISTOL ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE
KEVIN PETRE
VARIANCE TO SITE COVERAGE
FOR IMPERVIOUS SURFACE

# 4031 Wiley Road—Kevin Pethel



# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 699/2026

**SUBJECT:** **5586 Ransom Free Road | Amend Conditions |** on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 **| Use: Agri-entertainment event venue |** Commission District 3 **| Hall County, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** LT

**Recommendation:**

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The development shall occur as described in the application with regards to parking, access, and occupancy.
2. The 20 foot landscape buffer shall be planted on the eastern property line with evergreen trees in accordance with 17.260.020.C, which states that the buffer strip shall consist of evergreen trees or shrubs of a minimum height of five feet at the time of planting, spaced to provide a continuous screen. This buffer must be established prior to the issuance of a business license. It must be maintained.
3. No development related to the agri-entertainment district shall occur within 200 Ito feet of the eastern property lines, adjacent to tax parcels 12041 000071 and 12041 000072.
4. A 400 foot long privacy fence shall be installed where the property containing the barn (tax parcel 12032 000027) borders the property of Mr. Joseph French, tax parcel 12032 000004.
5. During the Hall County School System's School year, the Hours of Operation shall be Sunday through Thursday 9am-9pm, Friday and Saturday 9am-11pm. When a weeknight (Sunday through Thursday) precedes a school holiday, or when school is not in session, the Hours of Operation shall be 9a.-10pm.
6. The applicant shall work with Hall County Building Inspections, Engineering, Environmental Health, Fire Services, and Planning to make sure the barn meets commercial occupancy requirements.
7. Any future development of the parcel shall be subject to the Hall County Development Review process in regards to stormwater management and other applicable regulations.
8. A plat combining parcels 12032 000027 and 12032 000032 shall be required prior to the issuance of any business licenses for the agri-entertainment district.
9. All conditions of zoning shall be made part of any plats created for the property.
10. All activity pertaining to the agri-entertainment venue, including parking, shall be restricted to the subject property only.
11. The agri-entertainment venue's doors shall not be propped open or opened while any music is being played. No outdoor music or amplification shall be allowed.
12. All outdoor lighting shall be non-spill.

**Purpose of Request:**

**5586 Ransom Free Road | Amend Conditions |** on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Agri-entertainment event venue |** Commission District 3 | **Hall County, applicant**

**History:**

**Facts and Issues:**

**Options:**

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

**Approvals:**

| Submit | Approve | Attorney | Administration |
|---|---|---|---|
| KE | LT | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed

Historic Board of Commissioners Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS**
**STAFF REPORT**

**Applicant** ..... Hall County

**Request** ..... Amend Conditions of Zoning

**Use** ..... Agri-entertainment event venue

**Size** ..... 9.25± acres

**Zoning** ..... Agricultural Residential 1 (AR-1)

**Location** ..... **5586 Ransom Free Road |** Tax Parcel 12032 000027

**Commission District** ..... Three

**Commission Date** ..... October 22, 2026

**Staff Recommendation** ..... **Approval, with conditions**

**Record Number(s)** ..... HZCU26-0040

**Staff recommends APPROVAL of the applicant's request with the following conditions:**

1. The development shall occur as described in the application with regards to parking, access, and occupancy.
2. The 20 foot landscape buffer shall be planted on the eastern property line with evergreen trees in accordance with 17.260.020.C, which states that the buffer strip shall consist of evergreen trees or shrubs of a minimum height of five feet at the time of planting, spaced to provide a continuous screen. This buffer must be established prior to the issuance of a business license. It must be maintained.
3. No development related to the agri-entertainment district shall occur within 200 Ito feet of the eastern property lines, adjacent to tax parcels 12041 000071 and 12041 000072.
4. A 400 foot long privacy fence shall be installed where the property containing the barn (tax parcel 12032 000027) borders the property of Mr. Joseph French, tax parcel 12032 000004.
5. During the Hall County School System's School year, the Hours of Operation shall be Sunday through Thursday 9am-9pm, Friday and Saturday 9am-11pm. When a weeknight (Sunday through Thursday) precedes a school holiday, or when school is not in session, the Hours of Operation shall be 9a.-10pm.

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7. Any future development of the parcel shall be subject to the Hall County Development Review process in regards to stormwater management and other applicable regulations.

8. A plat combining parcels 12032 000027 and 12032 000032 shall be required prior to the issuance of any business licenses for the agri-entertainment district.

9. All conditions of zoning shall be made part of any plats created for the property.

10. All activity pertaining to the agri-entertainment venue, including parking, shall be restricted to the subject property only.

11. The agri-entertainment venue's doors shall not be propped open or opened while any music is being played. No outdoor music or amplification shall be allowed.

12. All outdoor lighting shall be non-spill.

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**Summary Analysis**

The applicant, Hall County, is requesting approval of an amendment to conditions placed on an agri-entertainment event venue located at 5586 Ransom Free Road.

On August 22, 2019, the Hall County Board of Commissioners voted to approve a Use Subject to County Commission approval (ZON2019-00083) to Michelle Gibbs for an “agri-entertainment district,” now referred to as “Agri-entertainment Events”, subject to fourteen (14) conditions as follows:

1. The development shall occur as described in the application with regards to parking, access, and occupancy.
2. The 20 foot landscape buffer shall be planted on the eastern property line with evergreen trees in accordance with 17.260.020.C, which states that the buffer strip shall consist of evergreen trees or shrubs of a minimum height of five feet at the time of planting, spaced to provide a continuous screen. This buffer must be established prior to the issuance of a business license. It must be maintained.
3. No development related to the agri-entertainment district shall occur within 200 Ito feet of the eastern property lines, adjacent to tax parcels 12041 000071 and 12041 000072.
4. A 400 foot long privacy fence shall be installed where the property containing the barn (tax parcel 12032 000027) borders the property of Mr. Joseph French, tax parcel 12032 000004.
5. During the Hall County School System's School year, the Hours of Operation shall be Sunday through Thursday 9am-9pm, Friday and Saturday 9am-11pm. When a weeknight (Sunday through Thursday) precedes a school holiday, or when school is not in session, the Hours of Operation shall be 9a.-10pm.
6. The applicant shall work with Hall County Building Inspections, Engineering, Environmental Health, Fire Services, and Planning to make sure the barn meets commercial occupancy requirements.
7. Any future development of the parcel shall be subject to the Hall County Development Review process in regards to stormwater management and other applicable regulations.

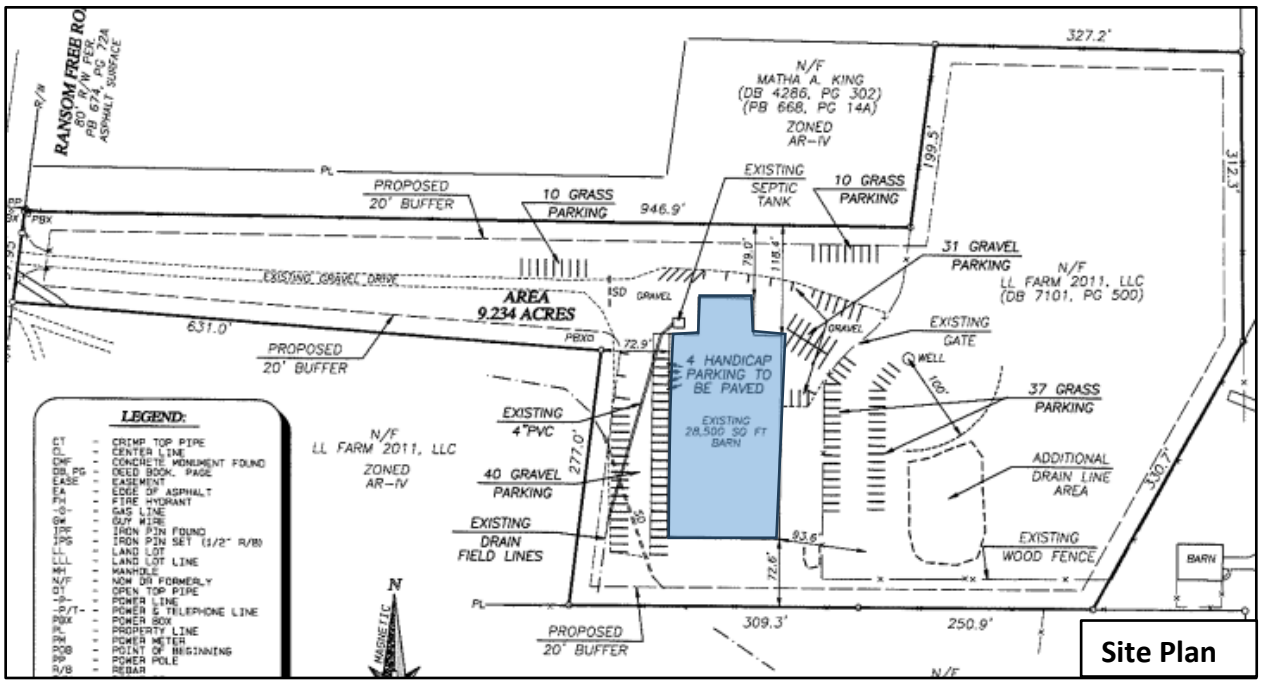
8. A plat combining parcels 12032 000027 and 12032 000032 shall be required prior to the issuance of any business licenses for the agri-entertainment district.
9. All conditions of zoning shall be made part of any plats created for the property.
10. The annual business license renewal for the agri-entertainment venue shall be subject to the Board of Commissioners' approval.
11. All activity pertaining to the agri-entertainment venue, including parking, shall be restricted to the subject property only.
12. The agri-entertainment venue's doors shall not be propped open or opened while any music is being played. No outdoor music or amplification shall be allowed.
13. All outdoor lighting shall be non-spill.
14. The agri-entertainment use is approved for the applicant only and is not transferrable.

This request seeks to remove Condition #10 which requires annual business license renewal approval by the Board of Commissioners, and Condition #14 which limits the use to the original applicant and prevents transferability.

Planning staff has been directed to bring businesses with conditions that require future Planning Commission or Board of Commissioners action in order to continue operating back before the Board for reconsideration. This includes review and potential removal of conditions that mandate additional applications or Commission-level approval solely to ensure ongoing zoning compliance.

A certificate of occupancy for the venue was issued on December 3, 2019 (COM2019-00870). The business owner, LL Farm 2011, LLC (Michelle Gibbs), obtained a business license (BUS-0033143), effective December 13, 2019, and there have been no complaints received.

Below is the approved site plan, showing a 28,500 square foot barn (in blue) and associated parking.



**Development Support and Constraints**

**Hall County Environmental Health**
In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, "No comment."

**Georgia Department of Transportation**
In an email dated September 21, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off-system. No impacts expected to the State Highway System."

**Hall County Public Works and Utilities**
In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

**Engineering**:
The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

**Traffic:**
There are no traffic concerns with the request to amend the previously approved zoning condition.

**Utilities:**
This location is within Hall County sewer district, but sewer infrastructure is not nearby.

**Hall County Fire Marshal**
In a memorandum dated September 18, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed."

**Hall County Building Inspections**
In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, stated, "No comment."

**PLANNING AND ZONING DEPARTMENT**
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

HALL COUNTY
GEORGIA
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# SPECIAL/CONDITIONAL USE APPLICATION

**Applicant (Name & Mailing Address)**

Hall County Planning Staff
2875 Browns Bridge Rd
Gainesville GA 30503
Phone 770/531-6809
Email planning@hallcounty.org

**Property Owner (Name & Mailing Address)**

Deanna Michelle David Wayne Gibbs as Trustees of the Ransom Free Rd Trust
5584 Ransom Free Rd
Clermont GA 30527
Phone [redacted]
Email [redacted]

**Contact Person (Name & Mailing Address)**

Same as Applicant

Phone _____
Email _____

**Status of Applicant**

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other: County

**Requested Action**

- ☐ Special Use
- ☒ Conditional Use
  Amending Conditions of ZDN2019-00083

**Property Information**

Location Address(es): 5584 Ransom Free Rd, Clermont, GA
Tax Parcel Number(s): 12032 000027
Acreage: 9.24± acres
Existing Use(s): agri-entertainment venue
Zoning: AR-1
Proposed Use(s): Same - no change

**I hereby certify that the above information and all attached information are true and correct.**

Applicant Name Printed: Katie Ahmed
Applicant Signature: Katie Ahmed
Date: 9/18/2026

***Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.***

---

**Application Withdrawal:** I hereby **withdraw** the application.

Applicant Signature: _____ 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 Email: planning@hallcounty.org

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: Disclosure of Campaign Contributions:

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning 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:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) 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 OCGA 1981, § 36-67A-3, enacted by Ga L. 1986, page 1269, § 1; Ga L. 1991, page 1365, § 1; Ga L. 1993, page 91, § 36).

---

**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 contribution(s), 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 Name Printed: Deanna Michelle Gibbs/David Wayne Gibbs

Applicant's/Owner's Signature: _____ Date: 9-22-2026

**NARRATIVE**
5586 Ransom Free Road, Clermont, GA
September 10, 2026

**Amendment of Conditions of ZON2019-00083**

The purpose of this application is to amend the conditions placed on an agri-entertainment venue located at 5586 Ransom Free Road.

On August 22, 2019, the Hall County Board of Commissioners voted to approve a Use Subject to County Commission approval for an "agri-entertainment district" with fourteen (14) conditions. This request seeks to remove Conditions #10 and #14 which state the following:

> *"10. The annual business license renewal for the agri-entertainment venue shall be subject to the Board of Commissioners approval.*
>
> *14. The agri-entertainment use is approved for the applicant only and is not transferrable."*

A Certificate of Occupancy for the venue was issued on December 3, 2019 (COM2019-00870). The business license (BUS-0033143) has been effective since December 13, 2019. No complaints have been received.

Planning staff has been directed to bring businesses with conditions that require future Planning Commission or Board of Commissioners action in order to continue operating back before the Board for reconsideration. This includes the review and potential removal of conditions that mandate additional applications or Commission-level approval solely to ensure ongoing compliance. In this case, the agri-entertainment venue approved on August 22, 2019, was conditioned with annual Board approval of its business license (Condition #10) as well as a restriction limiting the use to the original applicant only and prohibiting transferability (Condition #14). Both conditions create ongoing procedural obligations and require continued Board involvement beyond the initial approval. As a result, staff is bringing forward this request to remove Conditions #10 and #14 in accordance with the Board's directive.

**LEGEND:**

| | | |
|---|---|---|
| CT | - | CRIMP TOP PIPE |
| CL | - | CENTER LINE |
| CMF | - | CONCRETE MONUMENT FOUND |
| DB, PG | - | DEED BOOK, PAGE |
| EASE | - | EASEMENT |
| EA | - | EDGE OF ASPHALT |
| FH | - | FIRE HYDRANT |
| -G- | - | GAS LINE |
| GW | - | GUY WIRE |
| IPF | - | IRON PIN FOUND |
| IPS | - | IRON PIN SET (1/2" R/B) |
| LL | - | LAND LOT |
| LLL | - | LAND LOT LINE |
| MH | - | MANHOLE |
| N/F | - | NOW OR FORMERLY |
| OT | - | OPEN TOP PIPE |
| -P- | - | POWER LINE |
| -P/T- | - | POWER & TELEPHONE LINE |
| PBX | - | POWER BOX |
| PL | - | PROPERTY LINE |
| PM | - | POWER METER |
| POB | - | POINT OF BEGINNING |
| PP | - | POWER POLE |
| R/B | - | REBAR |
| R/W | - | RIGHT OF WAY |
| -S- | - | SANITARY SEWER LINE |
| SE | - | SANITARY SEWER EASEMENT |
| SW | - | SIDEWALK |
| TBX | - | TELEPHONE BOX |
| TPOB | - | TRUE POINT OF BEGINNING |
| -T- | - | TELEPHONE LINE |
| UGP | - | UNDERGROUND POWER |
| UGT | - | UNDERGROUND TELEPHONE |
| -W- | - | WATER LINE |
| WM | - | WATER METER |
| WV | - | WATER VALVE |
| -X- | - | FENCE |

**9.234 acres**
**CURRENT ZONING "AR-IV"**

1. Site has an existing barn used for social events, and an indoor riding ring.
2. Proposed parking - 126 parking spaces to include existing gravel and grass parking - 4 handicap spaces proposed along the entrance side of building. Handicap spaces to be paved in concrete. - 108 total spaces.
3. Access is an existing gravel drive off of Ransom Free Road.
4. Site will have a 20' buffer along the side and rear property lines.

REVISIONS:
1. 8/1/2019 - ADDED MORE PARKING & MOVED ADDITIONAL DRAIN LINE AREA

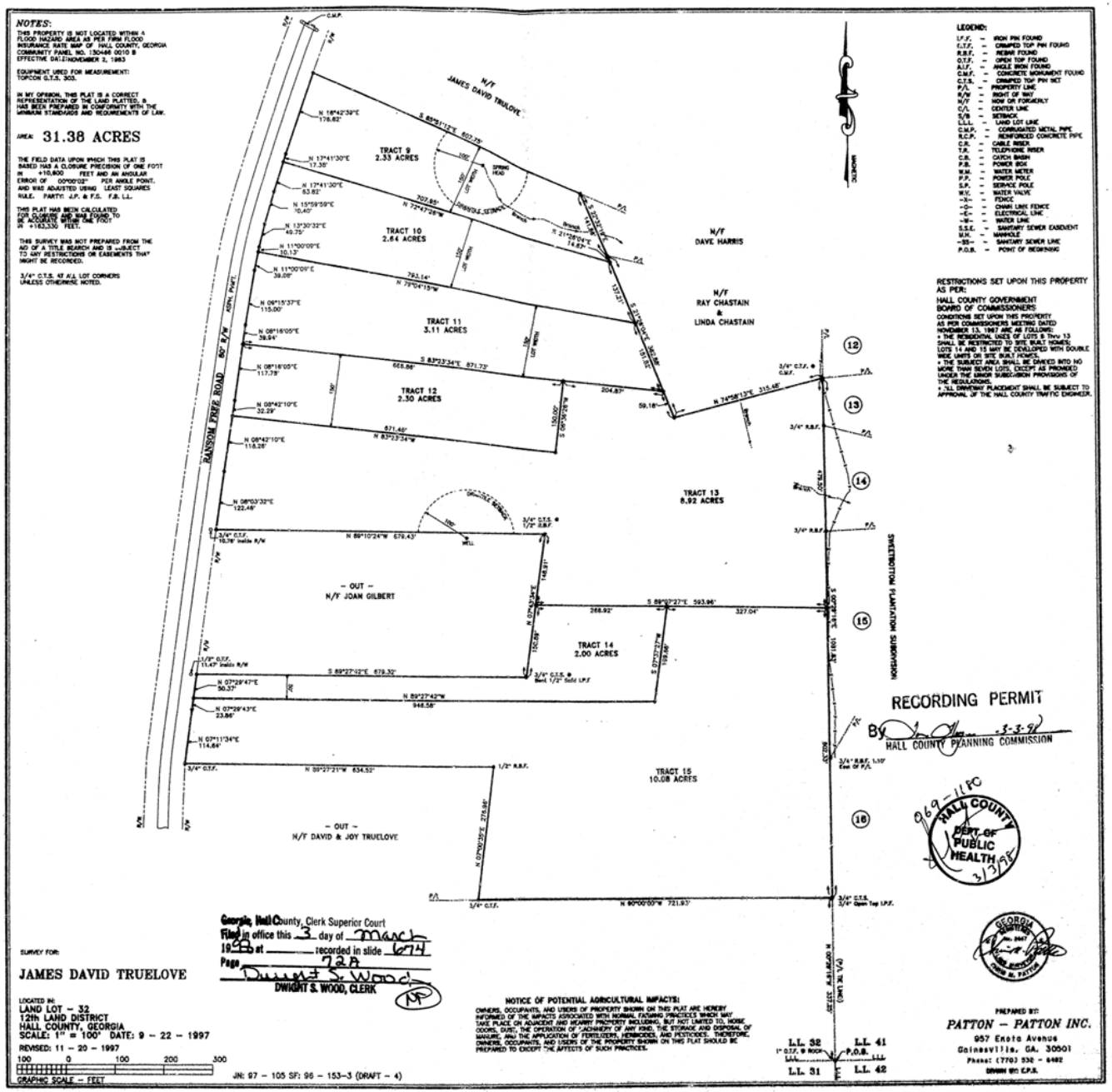

**Cleveland Land Surveying**
3637 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 936-6163


SCALE: 1"=100'
GRAPHIC SCALE 0' 50' 100' 200'
SHEET 1 OF 1
DRAWN BY: SHANE
DATE: 4/12/2013
PRO:G213025
**JOB# G213025**

SITE PLAN

# LL FARM 2011, LLC

LOCATED IN
LAND LOT 32, 12th DISTRICT,
HALL COUNTY, GEORGIA

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## NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA COMMUNITY PANEL NO. 130466 0083 E EFFECTIVE DATE: MARCH 21, 2000

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: 5.14 ACRES

THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

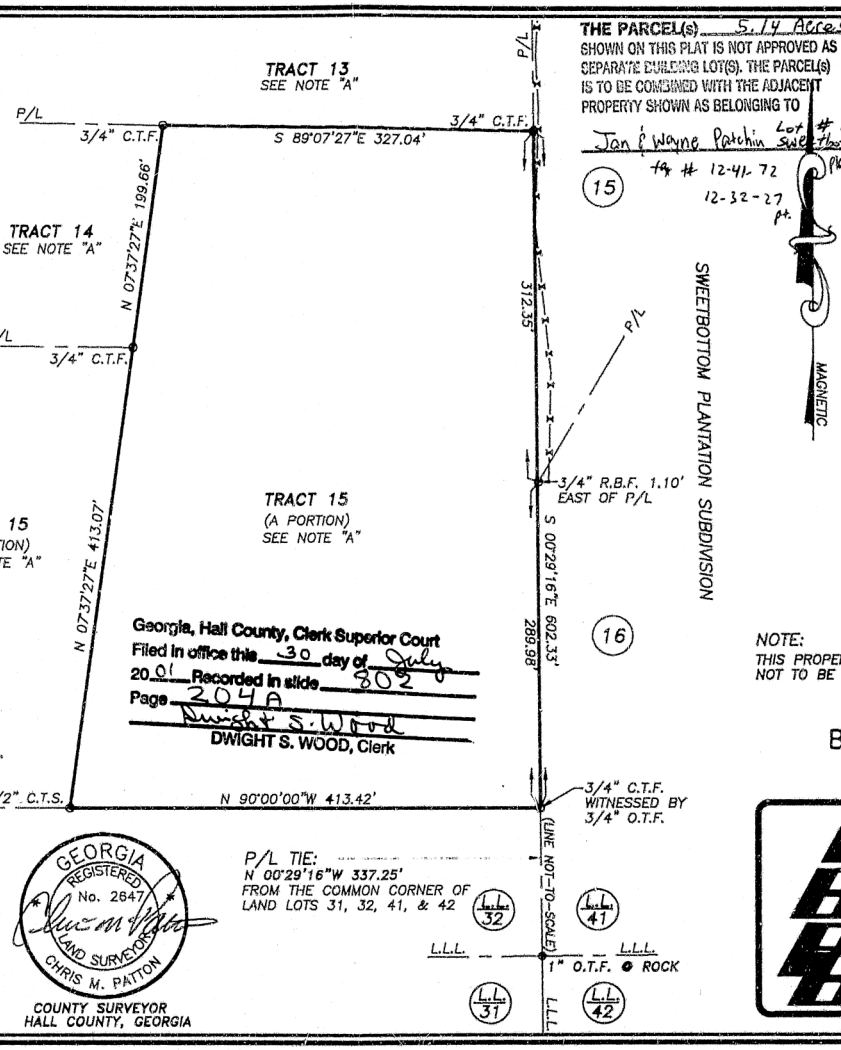
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +10,500 FEET AND AN ANGULAR ERROR OF 00°00'02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: C.P. & F.S. F.B. L.L.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 284,369 FEET.

*NOTE "A":*
*THIS PLAT REPRESENTS A PORTION OF TRACT 15 AS SHOWN ON A SURVEY AND PLAT PREPARED BY PATTON-PATTON, INC. FOR JAMES DAVID TRUELOVE DATED 9-22-1997 AND HAVING A REVISED DATE OF 11-20-1997. REFER TO THE AFORESAID PLAT FOR ADDITIONAL INFORMATION.*

*BOUNDARY SURVEY FOR:*
**JAN A. PATCHIN**
— AND —
**WAYNE E. PATCHIN**
*LOCATED IN:*
***LAND LOT 32***
***12TH LAND DISTRICT***
***HALL COUNTY, GEORGIA***
*SCALE: 1"=100' DATE: JUNE 29, 2001*

100 0 100 200 300
GRAPHIC SCALE – FEET




Georgia, Hall County, Clerk Superior Court
Filed in office this 30 day of July
20 01 Recorded in slide 802
Page 204A
Dwight S. Wood
DWIGHT S. WOOD, Clerk

GEORGIA REGISTERED No. 2647 LAND SURVEYOR CHRIS M. PATTON
COUNTY SURVEYOR
HALL COUNTY, GEORGIA

P/L TIE:
N 00°29'16"W 337.25'
FROM THE COMMON CORNER OF LAND LOTS 31, 32, 41, & 42

**THE PARCEL(s) 5.14 Acres SHOWN ON THIS PLAT IS NOT APPROVED AS A SEPARATE BUILDING LOT(S). THE PARCEL(s) IS TO BE COMBINED WITH THE ADJACENT PROPERTY SHOWN AS BELONGING TO**
Jan & Wayne Patchin Lot # 16 Sweetbottom Plantation
tax # 12-41-72
12-32-27 pt.

**LEGEND:**

| | | |
|---|---|---|
| I.P.F. | – | IRON PIN FOUND |
| C.T.F. | – | CRIMPED TOP PIN FOUND |
| R.B.F. | – | REBAR FOUND |
| O.T.F. | – | OPEN TOP FOUND |
| A.I.F. | – | ANGLE IRON FOUND |
| C.M.F. | – | CONCRETE MONUMENT FOUND |
| C.T.S. | – | CRIMPED TOP PIN SET |
| P/L | – | PROPERTY LINE |
| R/W | – | RIGHT OF WAY |
| N/F | – | NOW OR FORMERLY |
| C/L | – | CENTER LINE |
| S/B | – | SETBACK |
| L.L.L. | – | LAND LOT LINE |
| C.M.P. | – | CORRUGATED METAL PIPE |
| R.C.P. | – | REINFORCED CONCRETE PIPE |
| C.R. | – | CABLE RISER |
| T.R. | – | TELEPHONE RISER |
| C.B. | – | CATCH BASIN |
| P.B. | – | POWER BOX |
| W.M. | – | WATER METER |
| P.P. | – | POWER POLE |
| S.P. | – | SERVICE POLE |
| W.V. | – | WATER VALVE |
| –X– | – | FENCE |
| –O– | – | CHAIN LINK FENCE |
| –E– | – | ELECTRICAL LINE |
| –W– | – | WATER LINE |
| S.S.E. | – | SANITARY SEWER EASEMENT |
| M.H. | – | MANHOLE |
| –SS– | – | SANITARY SEWER LINE |

*NOTE:*
*THIS PROPERTY IS TO BE ADDED TO ADJACENT LANDS. NOT TO BE CONSIDERED A SEPERATE BUILDING LOT.*

RECORDING PERMIT
By 7/24/01
HALL COUNTY PLANNING COMMISSION


**Patton – Boyer, Inc.**
LAND SURVEYORS & CIVIL ENGINEERS
470-A WOODS MILL ROAD
GAINESVILLE, GEORGIA 30501
1(877) 807 – 2481
PHONE (770) 532 – 6492
FAX (770) 532 – 1995


JN: 97105.01 (DRAFT-4)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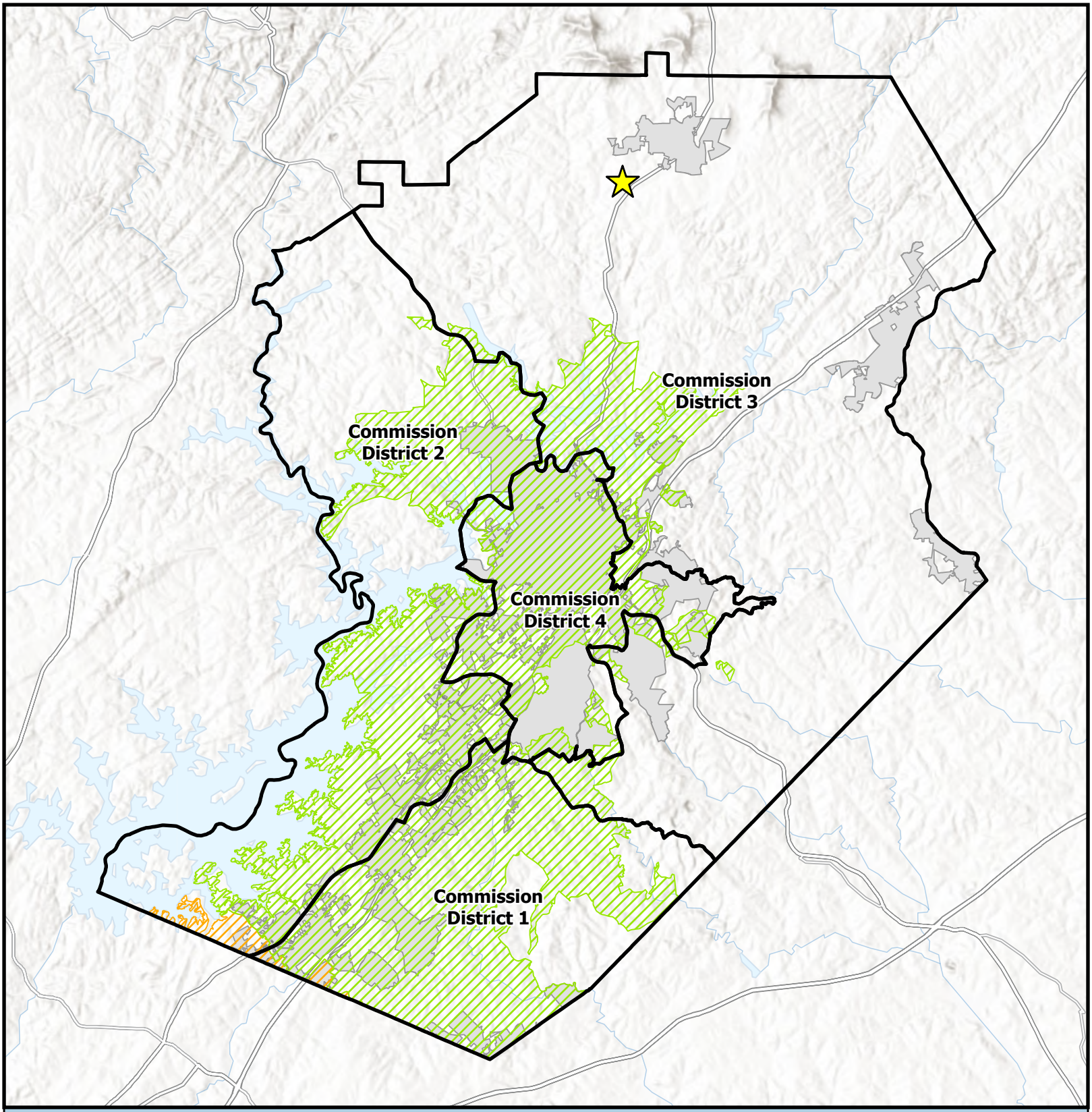
1/1




# Overview Map

Subject Area
Commision Districts
City Limits

Urbanized Zone Areas

Atlanta, GA
Gainesville, GA

Subject Area Location

Applicant: Hall County
Tax Parcel #: 12032 000027
Location: 5586 Ransom Free Road
Commission District: 3

HALL COUNTY
GEORGIA
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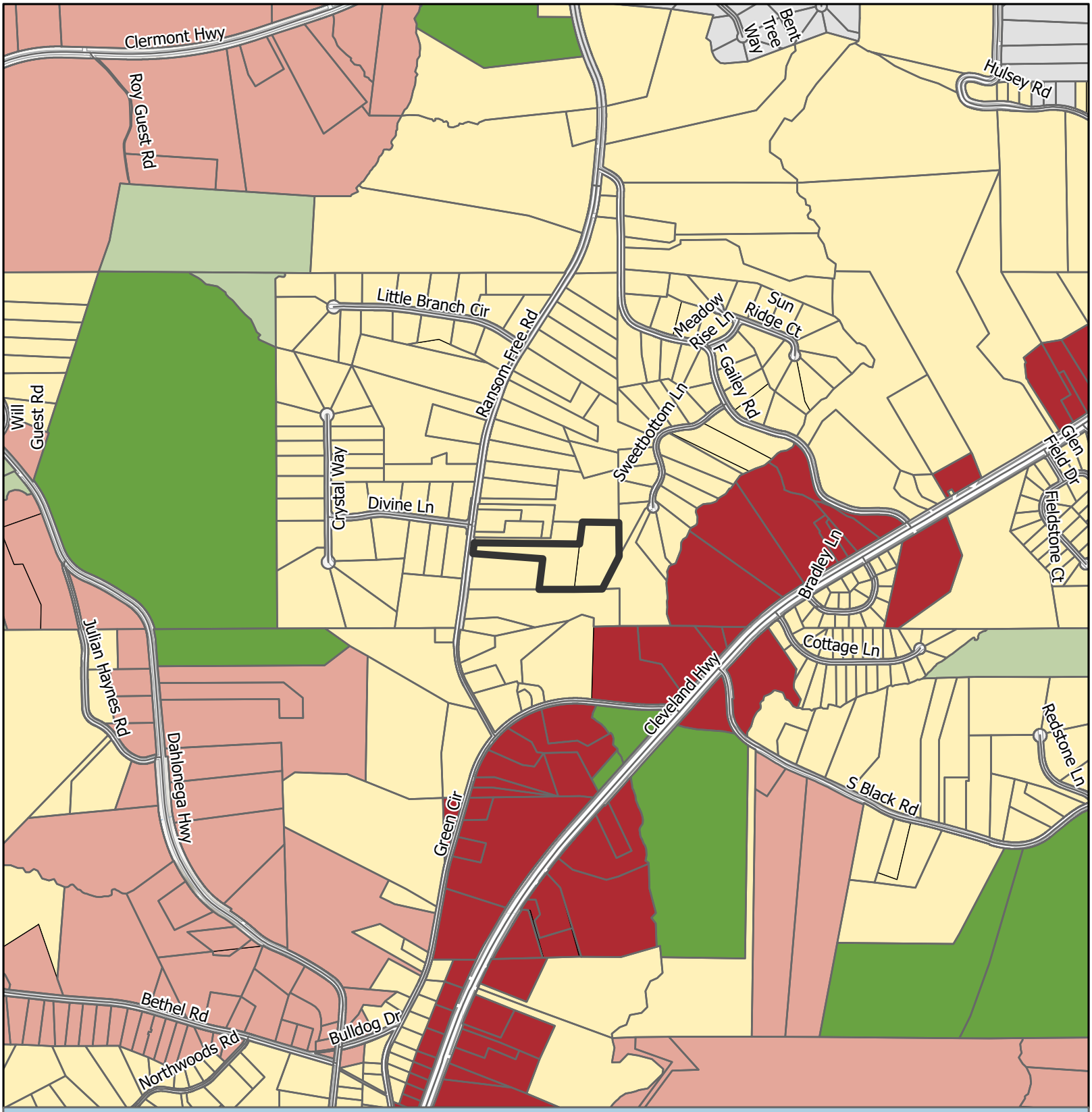
Date Prepared: 9/17/2026




# Future Land Use Map

- Subject Area
- City Limits

FLU

- Business Corridors
- Greenspace - Conservation
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors

Applicant: Hall County
Tax Parcel #: 12032 000027
Location: 5586 Ransom Free Road
Commission District: 3

HALL COUNTY
GEORGIA
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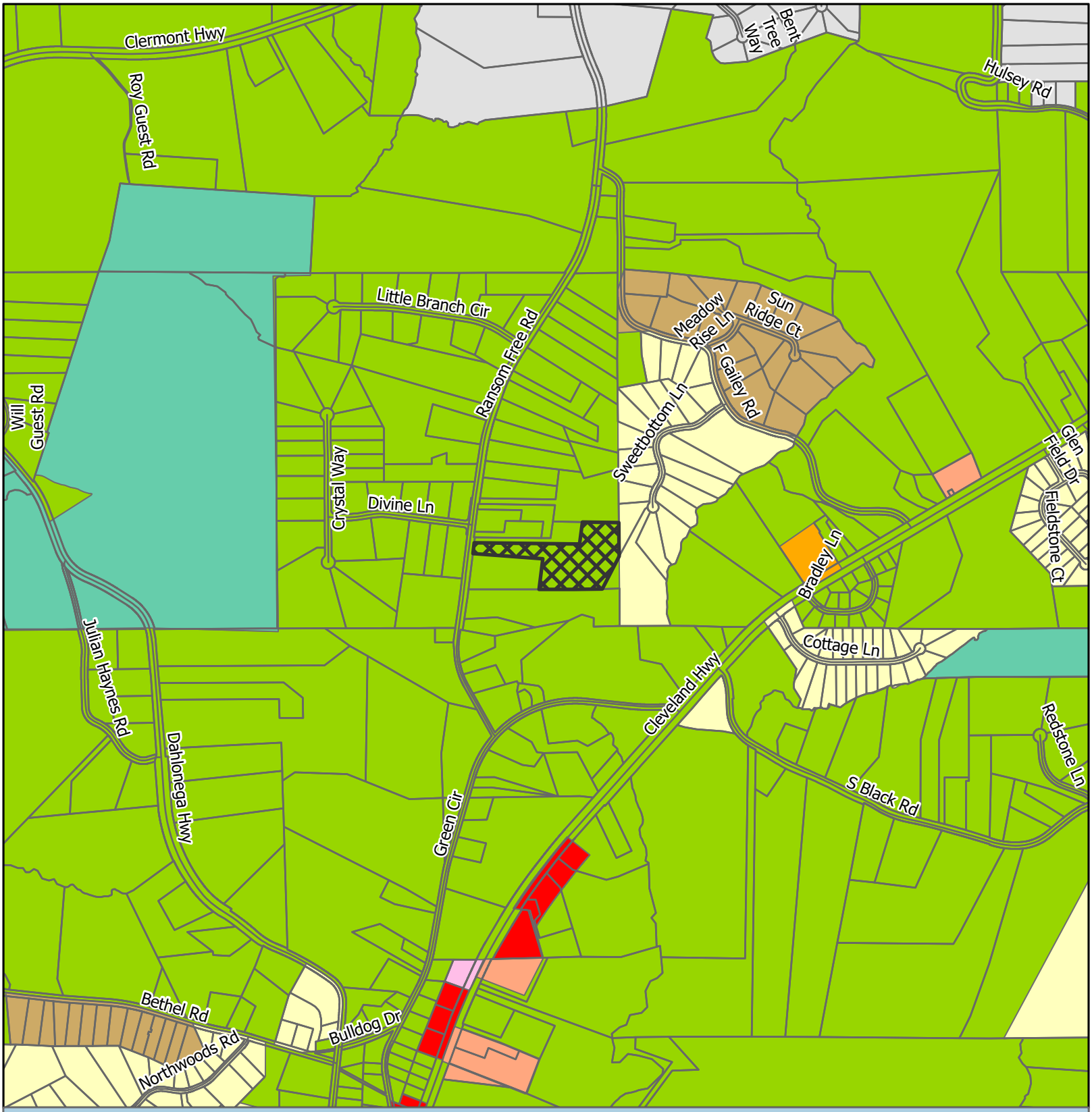
Date Prepared: 9/17/2026




# Zoning Map

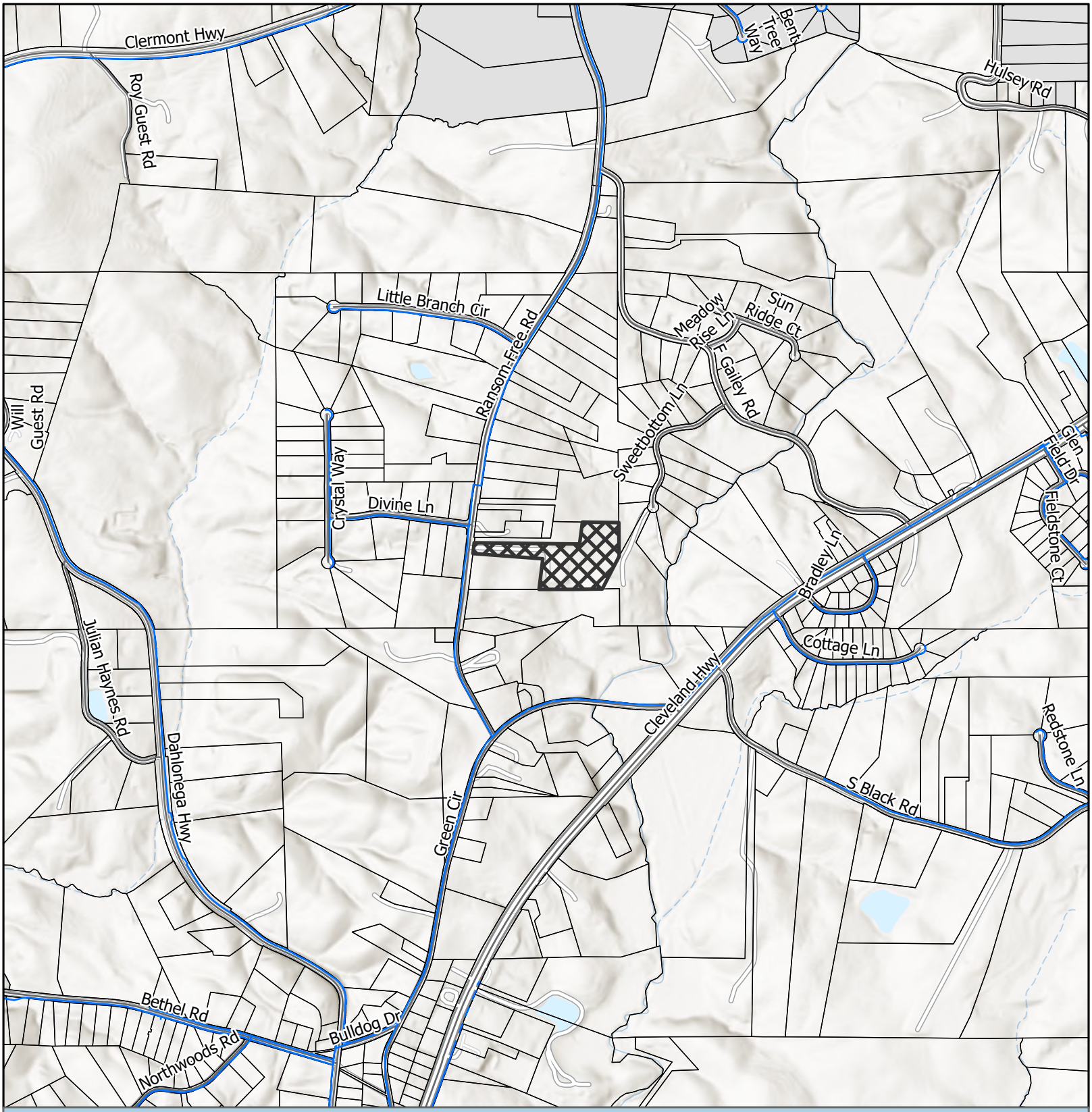
Subject Area
City Limits

Zoning
AR-1
H-B
O-I
PCD
PCFD
R-1
R-1-L
S-S

Applicant: Hall County
Tax Parcel #: 12032 000027
Location: 5586 Ransom Free Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/17/2026




# Utilities Map

- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Hall County
Tax Parcel #: 12032 000027
Location: 5586 Ransom Free Road
Commission District 3

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

Date Prepared: 9/18/2026

Subject Area
parcel

Applicant: Hall County
Tax Parcel #: 12032 000027
Location: 5586 Ransom Free Road
Commission District 3

# Aerial Map

HALL COUNTY
GEORGIA
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Date Prepared:
9/21/2026

eFiled and eRecorded
DATE: 03/26/2026
TIME: 3:22 PM
DEED BOOK: 9824
PAGE: 763 - 765
FILING FEES: $25.00
TRANSFER TAX: $0.00
PT61: 069-2026-001983
RECORDED BY: MM
CLERK: Mark Pettitt
Hall County, GA

**Prepared By:**
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

**File Number:**
**Parcel ID:** 12032 000027

**For official use by Clerk's office only**

**STATE OF GEORGIA** )
**COUNTY OF HALL** )

# QUIT CLAIM DEED

THIS INDENTURE, made this 15th day of September, 2025 between **L L Farm 2011, LLC** as party or parties of the first part, hereinafter called Grantor, and **Deanna Michelle Gibbs and David Wayne Gibbs as Trustees of the 5586 Ransom Free Road Trust dated September 12, 2025**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit claim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in and to the following property, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

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

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



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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires: _____

(Notary Seal)

RYAN M REID
Notary Public, Georgia
Jackson County
My Commission Expires
October 06, 2028

**L L Farm 2011, LLC**

Deanna Michelle Gibbs, Member

David Wayne Gibbs, Member



https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=90216290&key1=9824&key2=763&county=69&countyname=HALL&userid=891638&appid=4 1/1

## EXHIBIT "A"

**TRACT I:** All that tract or parcel of land lying and being in Land Lot 32 of the 12th Land District of Hall County, Georgia, and being **5.14 acres** as shown on a Boundary Survey for Jan A. Patchin and Wayne E. Patchin dated June 29, 2001, prepared by Patton-Boyer, Inc., Land Surveyors and Civil Engineers, and recorded in Plat Slide 802, page 204A, Hall County Records. Said plat is incorporated herein by reference for a complete description of the subject property.

**TRACT II:** All that tract or parcel of land lying and being in Land Lot 32, 12th Land District, Hall County, Georgia, and being described as **Tract 15, containing 10.08 acres**, according to a plat for James David Truelove, dated September 22, 1997, prepared by Patton-Patton, Inc., registered surveyors, and recorded at Plat Slide 674, page 72A. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

**LESS AND EXCEPT FROM TRACT II:** All that tract or parcel of land lying and being in Land Lot 32, 12th Land District, Hall County, Georgia, and being **5.14 acres** as shown on a Boundary Survey for Jan A. Patchin and Wayne E. Patchin, dated June 29, 2001, prepared by Patton-Boyer, Inc., Land Surveyors & Civil Engineers, and recorded in Plat Slide 802, page 204A, Hall County Records. Said plat is incorporated herein by reference for a complete description of the subject property. **The property described in this Less and Except provision is Tract I in this deed.**

**LESS AND EXCEPT FROM TRACT II:** All that tract or parcel of land lying and being in Land Lot 32 of the 12th Land District of Hall County, Georgia, and being **.29 acres** as shown on a Boundary Survey for James David Truelove, dated June 29, 2001, prepared by Patton-Boyer, Inc., Land Surveyors & Civil Engineers, and recorded in Plat Slide 806, page 167A, Hall County Records. Said plat is incorporated herein by reference for a complete description of the subject property.

**ALSO LESS AND EXCEPT FROM TRACT I:** All that tract or parcel of land, lying and being in Land Lot 32 of the 12th Land District, Hall County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at the common corner of Lots 15 and 16 of Sweetbottom Plantation Subdivision located on the cul-de-sac of Sweetbottom Lane; thence South 54 degrees 35 minutes 23 seconds West 30 feet to a point; thence South 30 degrees 14 minutes 00 seconds West 484.02 feet to a point being the POINT OF BEGINNING; thence South 28 degrees 58 minutes 10 seconds West 331.44 feet to a stake; thence South 90 degrees 00 minutes 00 seconds East 163 feet to an iron pin found; thence North 00 degrees 29 minutes 16 seconds East 289.98 feet to a point being the POINT OF BEGINNING.



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HALL COUNTY
GEORGIA
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# Hall County Government

BOARD OF COMMISSIONERS

August 27, 2019

Michelle Gibbs
3967 Mt. Vernon Road
Gainesville, GA 30506

RE: Use Subject Application

Dear Ms. Gibbs:

Please be advised that in its Voting Meeting on August 22, 2019, the Hall County Board of Commissioners voted to approve the following item, with the listed conditions:

- Application of Michelle Gibbs for a Use Subject County Commission approval on a 9.25± acre tract located on the east side of Ransom Free Road, approximately 165± feet from its intersection with Divine Lane; a.k.a. 5586 and 0 Ransom Free Road; Zoned AR-IV; Tax Parcels 12032 000027 and 12032 000032. Proposed Use: Agri-entertainment district. Commission District 3.
  Conditions:
  1) The development shall occur as described in the application with regards to parking, access, and occupancy.
  2) The 20 foot landscape buffer shall be planted on the eastern property line with evergreen trees in accordance with 17.260.020.C, which states that the buffer strip shall consist of evergreen trees or shrubs of a minimum height of five feet at the time of planting, spaced to provide a continuous screen. This buffer must be established prior to the issuance of a business license. It must be maintained.
  3) No development related to the agri-entertainment district shall occur within 200 feet of the eastern property lines, adjacent to tax parcels 12041 000071 and 12041 000072.
  4) A 400 foot long privacy fence shall be installed where the property containing the barn (tax parcel 12032 000027) borders the property of Mr. Joseph French, tax parcel 12032 000004.
  5) During the Hall County School System's School year, the Hours of Operation shall be Sunday through Thursday 9am-9pm, Friday and Saturday 9am-11pm. When a weeknight (Sunday through Thursday) precedes a school holiday, or when school is not in session, the Hours of Operation shall be 9a.-10pm.
  6) The applicant shall work with Hall County Building Inspections, Engineering, Environmental Health, Fire Services, and Planning to make sure the barn meets commercial occupancy requirements.
  7) Any future development of the parcel shall be subject to the Hall County Development Review process in regards to stormwater management and other applicable regulations.
  8) A plat combining parcels 12032 000027 and 12032 000032 shall be required prior to the issuance of any business licenses for the agri-entertainment district.
  9) All conditions of zoning shall be made part of any plats created for the property.
  10) The annual business license renewal for the agri-entertainment venue shall be subject to the Board of Commissioners approval.
  11) All activity pertaining to the agri-entertainment venue, including parking, shall be restricted to the subject property only.

12) The agri-entertainment venue's doors shall not be propped open or opened while any music is being played. No outdoor music or amplification shall be allowed.
13) All outdoor lighting shall be non-spill.
14) The agri-entertainment use is approved for the applicant only and is not transferrable.

"Pursuant to section 17.380.13- of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

CC: Sarah McQuade, Acting Planning Director

# 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: September 17, 2026

Subject: October 22, 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.

* 4031 Wiley Road, Pethel: No comment.

* 4138 Price Road, Norris: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 4510 Browns Bridge Road (A-C), Radovic: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 2109 Microwave Tower Road (A-C), Ajanel: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

* 6541 Henry Smith Road, Hall County: Environmental Health issued a septic permit (OSC 7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired.

* 5586 Ransom Free Road, Hall County: No comment.

* 1563 Calvary Church Road, Hall County: No comment.

Outlook

## RE: Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**From** Hash, Christopher M <CHash@dot.ga.gov>
**Date** Mon 9/21/2026 3:19 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 comments in red. If you have any questions, please let me know.

**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

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**From:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
**Sent:** Friday, September 11, 2026 4:56 PM
**Subject:** [Possible Phish Fraud] Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**WARNING:** Your email security system has determined the message below may be a potential threat.

It may pose as a legitimate company, tricking victims into revealing personal information.

GA DOT will never ask you to confirm your credentials on a web site. Do not do this.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Good afternoon,

The tentative Planning & Zoning items for the October 22, 2026, Hall County Board of Commissioners Meeting have been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

**PLEASE NOTE: These items will be discussed in next week's Development Review meeting.**

Comments are due by **Wednesday, September 23, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

The packets can be found at **LINK 1** **and** **LINK 2**. Please ensure all items listed below are included in your comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  Off-system, no impacts expected to the State Highway System.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  On-system. Residential permit may be needed from Area 1 Office.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

  On System, coordination required for consideration of commercial driveway access.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  Off-system. No impacts expected to the State Highway System.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

Thank you,

**Kaitlyn Elliott**
**Planning Commission Clerk**
**Planning and Zoning**
(770) 531-6810
kelliott@hallcounty.org
http://secure-web.cisco.com/1ZiZ9RGjEGvHbK-hHswG73K5PGuLL3d1yl5c3nFKXSRRtbknStLAunP31p351IHltDAil2H3L5BXT52v9L7caSq2QIyn3L53C88eIaICwsjaCIxsTea45AuPnCcnGgO6MXpaZcUAvVedWc8LuCi9ZjPLjxaCGumhl-Bvcden1nhzU_Hc8QC-BFpsrdXqpCKOa0I2kOB2eqcvkuzBQLDOVrrS1LLE15qCkXKcv7dHcIj9Doj6BkBKSvbRJKMYMlAuj7KVI1orA7gCJ7nTGaHCsi3-_nXS9opKhw20r9l0HPbkd-etFpEGHS1oanNFyVNnqN-SWQDF3rAhSiSj0Kat0sKS5Ypk32YJBQAJl4D5n98Y/http%3A%2F%2Fwww.hallcounty.org_

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**Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://secure-web.cisco.com/1PMdjqETcj5pOsZyiGAM1wNSozQIIA7NvqDbOy_wbCtYeyRom2ww1_HHWSBY64Emsz1SbRUPU3kG3XkA8RXJxHgLFIZMEhZId9K1RdcdVxu_8y0XTV_IlOlKpy373jZMLMHo41QXew4HOSHbe5GwsiB6AfFekhmu4Bn0za_xLygDQdFwaF2g1ivAm_td_9w6hdws4T2xY3ZTHICOKw3uwcGV75qfYSKmHcn91VuUFSFt8w8VyRrVBjklzd-HtpIAy-M-ICMYr0mZjle9_Ac2A6LLOLVmNfzbG-9D-KqtoSbnHEcCvoOXP7R2-D_ksNYKpqLdJ_1SdJE6CBSqvaUlqwQf32FmSbZuKyOm6tq62pRQ/https%3A%2F%2Fhallcountyga.nextrequest.com).**

## 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.**

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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
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GAINESVILLE, GA 30503

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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:** September 23, 2026

**Subject:** October 22, 2026
Board of Commissioners Agenda

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Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the October 22, 2026, meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested variance for impervious surface.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, 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.
  - **Traffic:** An approved G-DOT commercial driveway permit must be provided before Hall County traffic will sign off on LDP approval.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit or request to keep livestock and poultry.
  - **Utilities:** This location I within the City of Gainesville sewer district.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
  - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
  - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within the City of Gainesville sewer district.

# Hall County Government
FIRE RESCUE

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**

**To:** Katie Ahmed, Director of Planning and Zoning
**From: Hall County Fire Marshal's Office**
**Date: 9/18/26**
**Subject:** Date Hall County Board of Commissioners meeting – Planning Items – 10/22/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 10/22/26 meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

**The Hall County Fire Marshal's Office has no comments regarding the existing impervious surface.**

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

The Hall County Fire Marshal's Office has no comments.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments regarding the R-TF rezone

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 11 removed.**

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

INTERIM DEVELOPMENT SERVICES DIRECTOR
**Barry Shaw**

INTERIM CHIEF BUILDING OFFICIAL
**Cody Edwards**


**To:** Katie Ahmed, Director of Planning and Zoning

**From:** Barry Shaw, Interim Director of Development Services

**Date:** September 21, 2026

**Subject:** Board of Commissioners Meeting - October 22, 2026

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**4031 Wiley Road | Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

- **Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.**

**4138 Price Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 |**Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, Applicant**

- **Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.**

**(A) 4510 Browns Bridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road | Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-

1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.**

**(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.**

**6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.**

**5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **No comment.**

**1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

- **No comment.**

Outlook

## Zoning Notice Signs - 5586 Ransom Free Road

**From** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
**Date** Wed 9/30/2026 8:28 AM
**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (2 MB)
IMG_2597.jpeg;

---

**From:** Colton Brown (Marshals) <cabrown@hallcounty.org>
**Sent:** Tuesday, September 29, 2026 5:12 PM
**To:** Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
**Cc:** Richard Ellis (Marshals) <rellis@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
**Subject:** Re: Zoning Notice Signs - 5586 Ransom Free Road

1 photo attached of sign posted this morning.

If there is anything else I can do to help please let me know. Thanks!

**Thank you,**
**Officer C. Brown**
**Marshal's Office**
**Hall County Community Development and Infrastructure**
770-531-6762 | www.hallcounty.org

HALL COUNTY
GEORGIA
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# 5586 Ransom Free Road—HALL COUNTY

# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: HALL COUNTY

REQUEST: AMEND CONDITIONS FOR AN AGRI-ENTERTAINMENT EVENT VENUE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: OCT 22, 2026

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

L FARM

EVENT VENUE

678.451.8793

# AGENDA ITEM

## Planning & Zoning

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 698/2026

**SUBJECT:** **6541 Henry Smith Road | Amend Conditions |** on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 **| Use: Rural business |** Commission District 3 **| Hall County, applicant**

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** LT

**Recommendation:**

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The interior shop area is limited to no more than 1,000 sq. ft. and a divider wall shall be installed between the 1,000 sq. ft. and the remaining 4,000 sq. ft. of the building, per Hall County Code requirements. No storage of materials, finished products and no signage for the business can be outside the 5,000 sq. ft. building (unless required by Code, e.g., ADA Handicap Parking Sign). All aspects related to the operation of the business must be contained within 1,000 sq. ft. of the interior of the building.
2. The applicant shall comply with requirements from the Hall County Fire Marshal.
3. All materials for said business must be stored inside, no materials shall be allowed to be stored outside.
4. The applicant must have the 1,000 sq. ft. shop area permitted and inspected by Hall County Building Inspection to ensure that applicable codes are met.
5. Only one (1) employee other than family members residing on the premises shall be permitted.
6. No signage shall be allowed on the property.
7. No more than two (2) parking spaces shall be allowed on the site.
8. The only entrance to the building shall be from Henry Smith Road and no traffic is allowed from the business onto Edwards Road.
9. No clients shall be allowed to pick up manufactured merchandise, only shipped.
10. The site shall adhere to all Hall County Engineering and stormwater management requirements.

**Purpose of Request:** **History:**

**6541 Henry Smith Road | Amend Conditions |** on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business |** Commission District 3 | **Hall County, applicant**

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

**Approvals:**

| Submit | Approve | Attorney | Administration |
|---|---|---|---|
| KE | LT | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

Staff Report
Application
Narrative
site plan
Plat
Maps
Deed
Historic Board of Commissioners Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS**
**STAFF REPORT**

**Applicant** ..... Hall County

**Request** ..... **Amend Conditions of Zoning**

**Use** ..... Rural business

**Size** ..... 5.74± acres

**Zoning** ..... Agricultural Residential 1 (AR-1)

**Location** ..... **6541 Henry Smith Road |** Tax Parcel 11023 000024

**Commission District** ..... Three

**Commission Date** ..... October 22, 2026

**Staff Recommendation** ..... **Approval, with conditions**

**Record Number(s)** ..... HZCU26-0038

**Staff recommends APPROVAL of the applicant's request with the following conditions:**

1. The interior shop area is limited to no more than 1,000 sq. ft. and a divider wall shall be installed between the 1,000 sq. ft. and the remaining 4,000 sq. ft. of the building, per Hall County Code requirements. No storage of materials, finished products and no signage for the business can be outside the 5,000 sq. ft. building (unless required by Code, e.g., ADA Handicap Parking Sign). All aspects related to the operation of the business must be contained within 1,000 sq. ft. of the interior of the building.
2. The applicant shall comply with requirements from the Hall County Fire Marshal.
3. All materials for said business must be stored inside, no materials shall be allowed to be stored outside.
4. The applicant must have the 1,000 sq. ft. shop area permitted and inspected by Hall County Building Inspection to ensure that applicable codes are met.
5. Only one (1) employee other than family members residing on the premises shall be permitted.
6. No signage shall be allowed on the property.
7. No more than two (2) parking spaces shall be allowed on the site.

8. The only entrance to the building shall be from Henry Smith Road and no traffic is allowed from the business onto Edwards Road.

9. No clients shall be allowed to pick up manufactured merchandise, only shipped.

10. The site shall adhere to all Hall County Engineering and stormwater management requirements.

---

**Summary Analysis**

The applicant, Hall County, is requesting approval of an amendment to conditions of zoning placed on a rural business, specifically a metal fabrication shop located at 6541 Henry Smith Road.

On February 23, 2023, the Hall County Board of Commissioners voted to deny the appeal of a Planning Commission decision to approve a rural business. As a result, the Planning Commission's approval on December 5, 2022, for a rural business stands with eleven (11) conditions as follows:

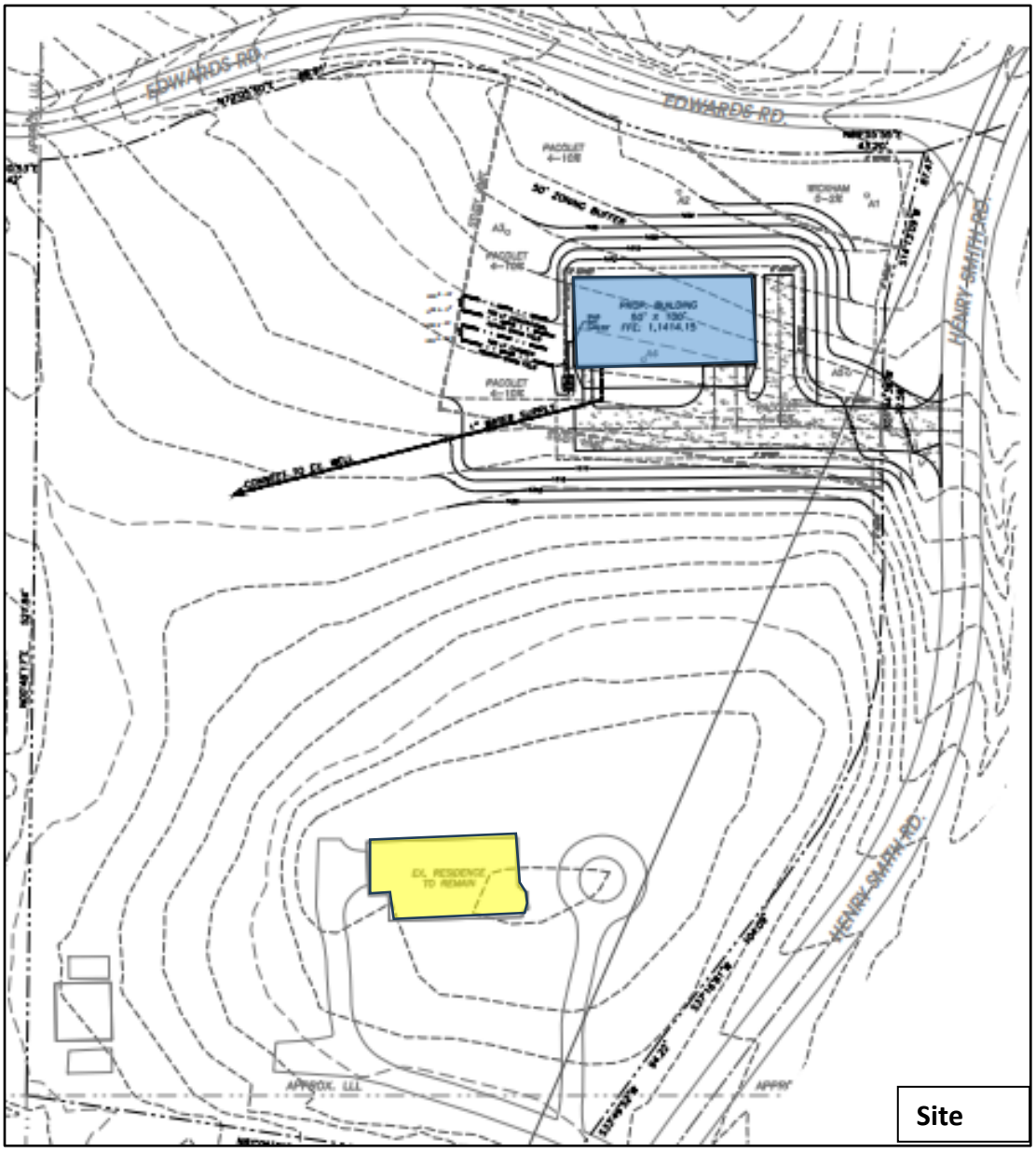
1. The interior shop area is limited to no more than 1,000 sq. ft. and a divider wall shall be installed between the 1,000 sq. ft. and the remaining 4,000 sq. ft. of the building, per Hall County Code requirements. No storage of materials, finished products and no signage for the business can be outside the 5,000 sq. ft. building (unless required by Code, e.g., ADA Handicap Parking Sign). All aspects related to the operation of the business must be contained within 1,000 sq. ft. of the interior of the building.
2. The applicant shall comply with requirements from the Hall County Fire Marshal.
3. All materials for said business must be stored inside, no materials shall be allowed to be stored outside.
4. The applicant must have the 1,000 sq. ft. shop area permitted and inspected by Hall County Building Inspection to ensure that applicable codes are met.
5. Only one (1) employee other than family members residing on the premises shall be permitted.
6. No signage shall be allowed on the property.
7. No more than two (2) parking spaces shall be allowed on the site.
8. The only entrance to the building shall be from Henry Smith Road and no traffic is allowed from the business onto Edwards Road.
9. No clients shall be allowed to pick up manufactured merchandise, only shipped.
10. This conditional use is approved for two (2) years only, starting from the day a final certificate of occupancy from Hall County is received. In two (2) years the applicant shall come back to Hall County and apply for an additional conditional use to assure zoning compliance.
11. The site shall adhere to all Hall County Engineering and stormwater management requirements.

This request seeks to remove Condition #10 which limits approval for two years from date of issued certificate of occupancy and requires the applicant to reapply for a Conditional Use Permit to assure zoning compliance.

Planning staff has been directed to bring businesses with conditions that require future Planning Commission or Board of Commissioners action in order to continue operating back before the Board for reconsideration. This includes review and potential removal of conditions that mandate additional applications or Commission-level approval solely to ensure ongoing zoning compliance.

The certificate of occupancy for the shop portion of the previously permitted agricultural structure (MIS2022-00243) was issued on May 5, 2025 (HCADD25-0021). The business owner, Tyler Crawford, has obtained a business license (HBUS-001843), effective June 1, 2025, and there have been no complaints received.

Below is the approved site plan, showing an existing residence (in yellow) and a 5,000 square foot accessory structure (in blue), a portion of which is used for the rural business.



**Development Support and Constraints**

**Hall County Environmental Health**
In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, "Environmental Health issued a septic permit (OSC7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired."

**Georgia Department of Transportation**
In an email dated September 21, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off-system. No impacts expected to the State Highway System."

**Hall County Public Works and Utilities**
In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

**Engineering**:
The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

**Traffic:**
There are no traffic concerns with the request to amend the previously approved zoning condition.

**Utilities:**
This location is within Hall County sewer district, but sewer infrastructure is not nearby.

**Hall County Fire Marshal**
In a memorandum dated September 18, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed."

**Hall County Building Inspections**
In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, provided the following comment:

- Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.

**PLANNING AND ZONING DEPARTMENT**
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

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# SPECIAL/CONDITIONAL USE APPLICATION

**Applicant (Name & Mailing Address)**

Hall County Planning Staff
2875 Browns Bridge Rd
Gainesville GA 30503

Phone 770/531-6809

Email planning@hallcounty.org

**Property Owner (Name & Mailing Address)**

Raymond Fredrick Waters, III
Tyler & April Crawford &
6541 Henry Smith Rd
Murrayville GA 30564

Phone [redacted]

Email [redacted]

**Contact Person (Name & Mailing Address)**

Same as Applicant

Phone _____

Email _____

**Status of Applicant**

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other: County

**Requested Action**

- ☐ Special Use
- ☒ Conditional Use
  Amending Conditions of ZON2022-00090

**Property Information**

Location Address(es): 6541 Henry Smith Rd

Tax Parcel Number(s): 11023 000024

Acreage: 5.74± ac

Existing Use(s): SFR & rural business

Zoning: AR-1

Proposed Use(s): same

**I hereby certify that the above information and all attached information are true and correct.**

Applicant Name Printed: Katie Ahmed

Applicant Signature: Katie Ahmed

Date: 9/18/2026

***Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.***

---

**Application Withdrawal:** I hereby **withdraw** the application.

Applicant Signature: _____ 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 Email: planning@hallcounty.org

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# PROPERTY OWNER AUTHORIZATION

* Note: If the applicant is the property owner, disregard this form.

Name of Property Owner as shown on deed: Tyler & April Crawford &
Raymond Frederick Waters, III.

Name of Authorized Agent (if owner is a company): _____

Address: 4541 Henry Smith Road
Murrayville, GA 30564

Phone: [redacted]

Email: [redacted]

Name of Applicant: Hall County

Name of Authorized Agent (if applicant is a company): _____

Address: 2875 Browns Bridge Rd
Gainesville, GA 30503

Phone: 770/531-6809

Email: planning@hallcounty.org

ZONE2022-00090

Application Address & Description: Amend condition for a rural business
4541 Henry Smith Rd, Murrayville, GA

☐ I have attached proof of Authorized Agent (if applicable)

---

*I hereby 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, special/conditional use or variance of this property.*

[signature] Tyler Crawford

Owner Signature — Owner Printed Name

Personally appeared before me on SEPT. 16 2026 who swears that the information
DATE

contained in this authorization is true and correct to the best of his/her knowledge and belief.

GINA RENA BROWN
My Commission Expires
NOTARY PUBLIC
August 20, 2030
FORSYTH COUNTY, GEORGIA

Gina R. BROWN

Notary Printed Name

[signature]

Notary Public Signature

9-16-2026.

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 Email: planning@hallcounty.org

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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: Disclosure of Campaign Contributions:

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning 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:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) 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 OCGA 1981, § 36-67A-3, enacted by Ga L. 1986, page 1269, § 1; Ga L. 1991, page 1365, § 1; Ga L. 1993, page 91, § 36).

---

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 contribution(s), 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 Name Printed: Tykeré April Crawford

Applicant's/Owner's Signature: April Crawford Date: 9/16/26

9/16/26

8.3.2026

**PLANNING AND ZONING DEPARTMENT**
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
T: 770-531-6809 | Email: planning@hallcounty.org

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(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) 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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---

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I have**____ I have not V

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**If you have made such contribution(s), 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 Name Printed: Raymond Frederick Waters, III

Applicant's/Owner's Signature: Raymond Frederick Waters III Date: 9-16-26

**NARRATIVE**
6541 Henry Smith Road, Murrayville, GA
September 10, 2026

**Amendment of Conditions of ZON2022-00090**

The purpose of this application is to amend the conditions placed on a rural business, specifically a metal fabrication shop.

On February 23, 2023, the Hall County Board of Commissioners voted to deny the appeal of a Planning Commission decision to approve a Use Subject to Planning Commission approval. As a result, the Planning Commission's approval for a rural business, and the eleven (11) conditions attached to it, remain in effect. This request seeks to remove Condition #10 which states the following:

"10. This conditional use is approved for two (2) years only, starting from the day a final certificate of occupancy from Hall County is received. In two (2) years the applicant shall come back to Hall County and apply for an additional conditional use to assure zoning compliance."

The permit for the shop portion of the previously permitted agricultural structure (MIS2022-00243) was issued on May 5, 2025 (HCADD25-0021).

The business owner, Tyler Crawford, has obtained a business license (HBUS-001843), effective June 1, 2025, and there have been no complaints received.

Planning staff has been directed to bring businesses with conditions that require future Planning Commission or Board of Commissioners action in order to continue operating back before the Board for reconsideration. This includes review and potential removal of conditions that mandate additional applications solely to ensure ongoing zoning compliance.

**24 HOUR CONTACT**
TYLER CRAWFORD
404.226.4443
**PROPERTY OWNER**
TYLER CRAWFORD
6541 HENRY SMITH RD.
MURRAYVILLE, GA 30564
404.226.4443
tl_crawford@ymail.com


811 Know what's below. Call before you dig.

NOTES FOR GRAVITY DISPERSAL WITH UNEQUAL TRENCH LINES:

A. SERIAL LOADING IS PROPOSED FOR THIS SITE PER COUNTY HEALTH DEPARTMENT.

B. UTILIZE A FLOW CONTROL VALVE ON THE FORCE MAIN TO REGULATE THE FLOW OF EFFLUENT AND PREVENT OVERFLOW OF EFFLUENT FROM DROP BOXES.

C. PROVIDE A VENT FOR PUMPED SYSTEMS.

D. SYSTEM TO BE INSTALLED A MINIMUM OF 12" BELOW GRADE AND 12" ABOVE THE MOST HYDRAULICALLY LIMITING SOIL HORIZON.

SYSTEM SIZING CALCULATIONS FOR PRO SERIES FABRICATION:

A. PROPOSED FACILITY TO HAVE ONE BATHROOM AT 100 GPD. PROPOSED SYSTEM TO SERVICE ONE BATHROOM.

B. CHAMBER PRIMARY SYSTEM DESIGNED FOR INSTALLATION WITH MINIMUM 12" COVER IN A 45 MIN/IN SOIL SERIES. SQUARE FOOTAGES PER GALLON TAKEN FROM TABLE JT-1 OF THE GA MANUAL FOR ONSITE SEWER MANAGEMENT SYSTEMS:
1.342 S.F./GAL. x 220 GAL. = 295.2/3' TRENCH = 98.41 L.F. PROVIDED 100 L.F.

LINE A – 52 L.F. (HIGH CAPACITY CHAMBER)
LINE B – 48 L.F.

C. CONVENTIONAL REPAIR SYSTEM DESIGNED FOR 3' TRENCH INSTALLATION WITH MINIMUM 12" COVER IN A 45 MIN/IN SOIL SERIES. SQUARE FOOTAGES PER GALLON TAKEN FROM TABLE JT-1 OF THE GA MANUAL FOR ONSITE SEWER MANAGEMENT SYSTEMS:
1.342 S.F./GAL. x 220 GAL. = 295.2/3' TRENCH = 98.41 L.F. PROVIDED 100 L.F.

LINE A – 52 L.F.
LINE B – 48 L.F.

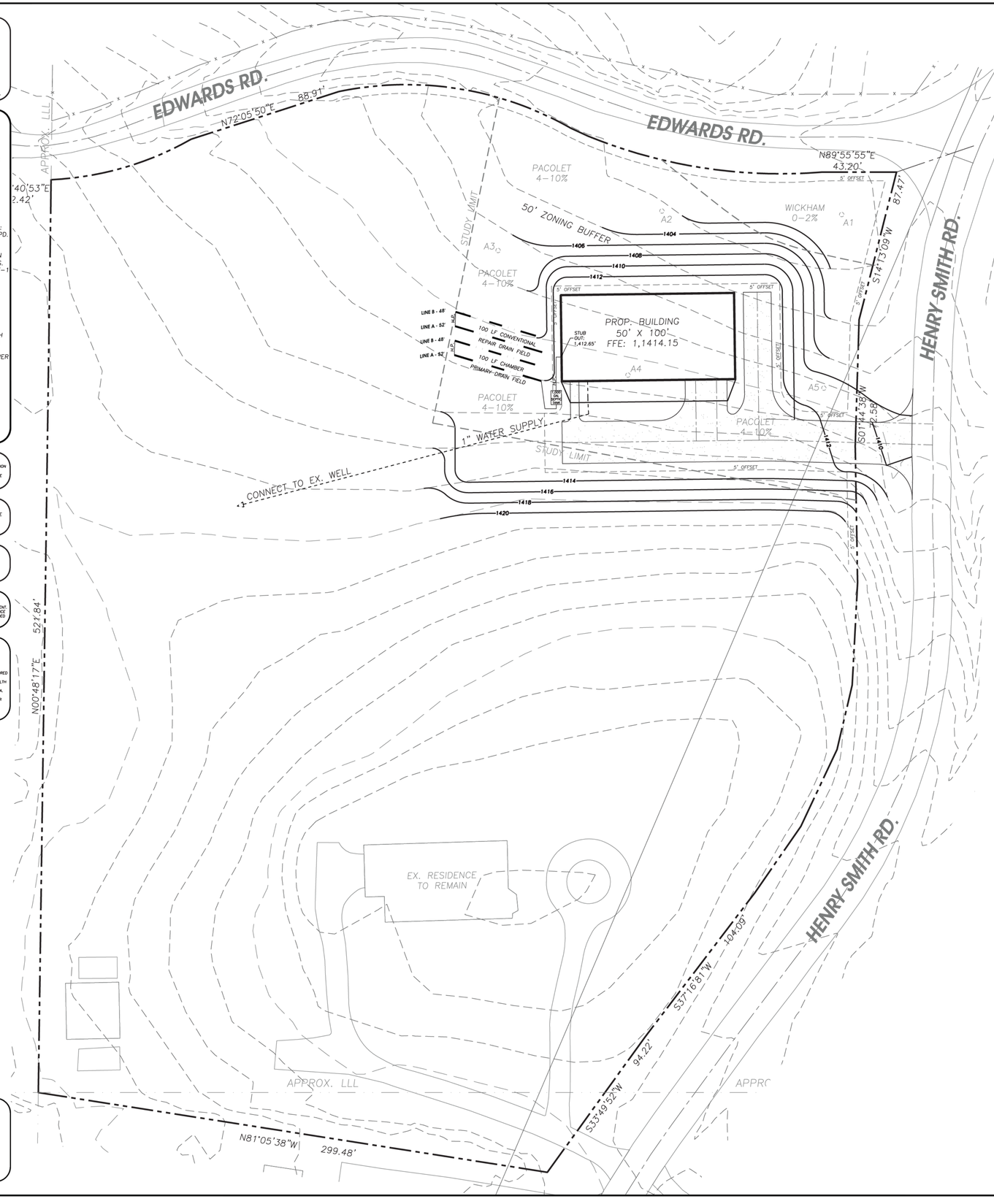
"EROSION & SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENTATION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE." IF THE 24-HOUR CONTACT NUMBER CHANGES, THE SITE OPERATOR MUST NOTIFY THE CODE ENFORCEMENT OFFICE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

"THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO EACH CONSTRUCTION PHASE OF LAND DISTURBING ACTIVITIES."

ENGINEER'S STATEMENT:
I CERTIFY THIS ON-SITE SEWAGE MANAGMENT SYSTEM MEETS THE MINIMUM DESIGN REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF HUMAN RESOURCES AND THE JACKSON COUNTY HEALTH DEPARTMENT. I HAVE CONDUCTED A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS. ALL CALCULATIONS ARE BASED ON SOILS AND SURVEY INFORMATION PROVIDED BY OTHERS. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THIS DATA.

ENGINEER'S NOTES AND SPECIFICATIONS:
1. ALL PVC TO BE SCHEDULE 40.
2. DIVERT ALL SURFACE WATER AWAY FROM AREAS WHERE TANKS AND DRAINFIELDS ARE LOCATED.
3. SITE FEATURES, PROPERTY BOUNDARY, AND SOILS INFORMATION SHOWN WAS TAKEN FROM INFORMATION PROVIDED BY OTHERS AND COMPILED BY THE DESIGNER. EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS INFORMATION, BUT INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. THIS PLAN IS NOT INTENDED FOR USE AS A BOUNDARY SURVEY OR A SOILS REPORT.
4. ALL CONSTRUCTION TECHNIQUES AND MATERIALS FOR SEPTIC SYSTEM TO COMPLY WITH COUNTY HEALTH DEPARTMENT STANDARDS AND ALL LOCAL REQUIREMENTS.
5. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR ALL UNDERGROUND UTILITIES IN THE WORK AREA.
6. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND ALL SETBACKS.
7. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE CONDITION OF THE SITE PRIOR TO STARTING WORK.
8. PUMPED SYSTEMS SHOULD INCLUDE A VENT.




1. PROPOSED IS A CHAMBER PRIMARY SEPTIC SYSTEM WITH A CONVENTIONAL REPAIR SYSTEM.
2. SEPTIC DRAIN FIELD LINES SHALL CONFORM TO MINIMUM SETBACKS LISTED BELOW AND SHOWN ON THE PLAN.
   5' FROM ANY BUILDING FOUNDATION
   10' FROM BASEMENT FOUNDATION
   5' FROM ANY PROPERTY LINE OR DRIVEWAY.
   8' MIN. SEPARATION BETWEEN DRAIN FIELDS.
   20' SETBACK FROM UNSUITABLE SOILS, UNLESS DRIP SYSTEM IS PROPOSED.
3. SEE BOUNDARY SURVEY FOR EXACT BOUNDARY INFORMATION.
4. ANY DRIP SYSTEM SHALL BE DESIGNED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.

NORTH

**GRAPHIC SCALE**
0' 15' 30' 60' 90'


RED ROCK DESIGN
land planning · engineering
678.227.4545 po box 50 / statham, ga 30666
valiantservices2020@gmail.com


# NEW BARN BUILDING

## 6541 HENRY SMITH RD.
## MURRAYVILLE, GA 30564
## HALL COUNTY
## A 5.743 ACRE TRACT
## 0.98 ACRES DISTURBED
## TAX PARCEL #:
## 11023 000024

| REVISIONS | DATE |
|---|---|
| | |

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF RED ROCK DESIGN, LLC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT.
THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GEORGIA REGISTERED No. 30460 PROFESSIONAL ENGINEER KEVIN D. WHITE

03/21/22

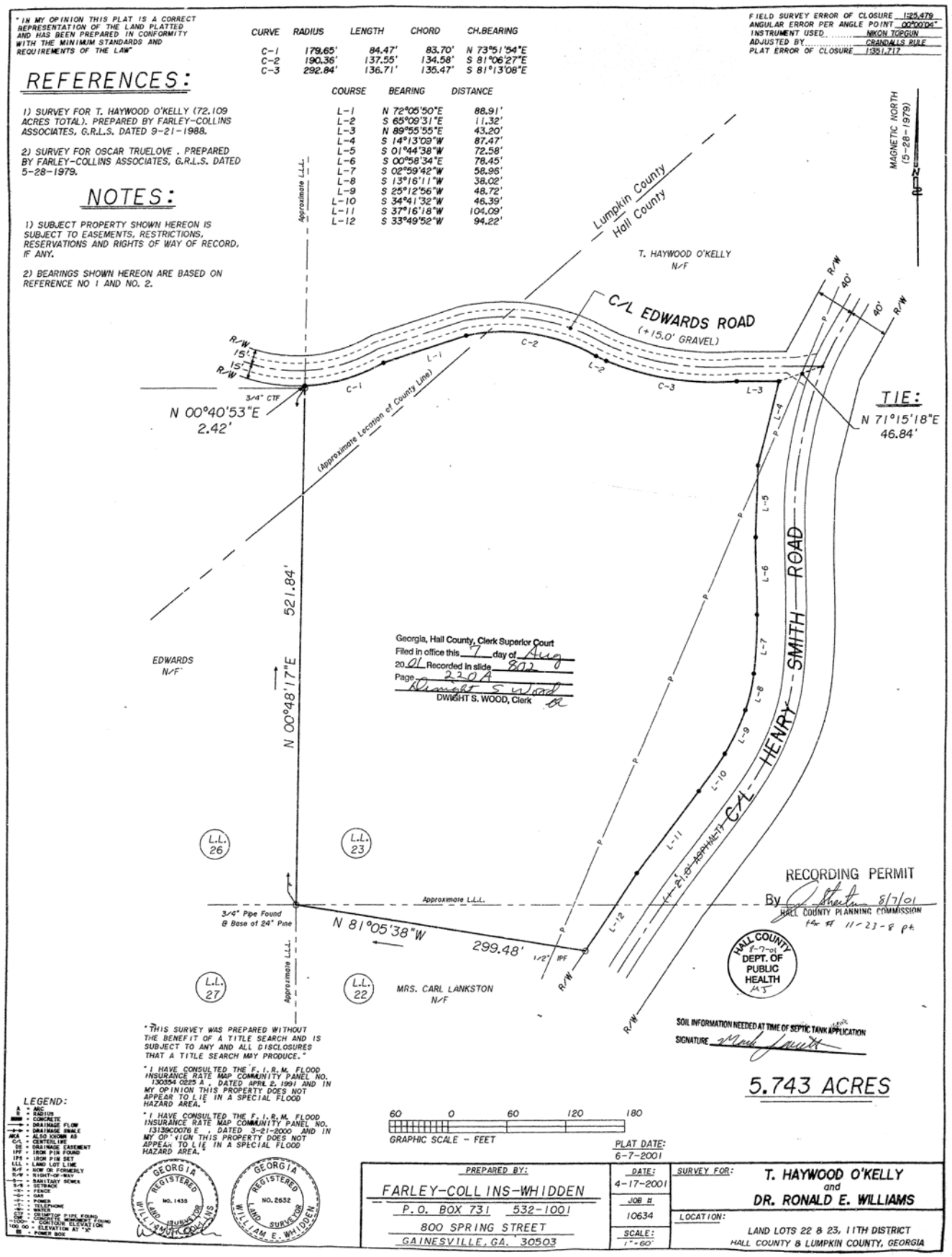
**DATE**
**03/21/22**

**SEPTIC PLAN**

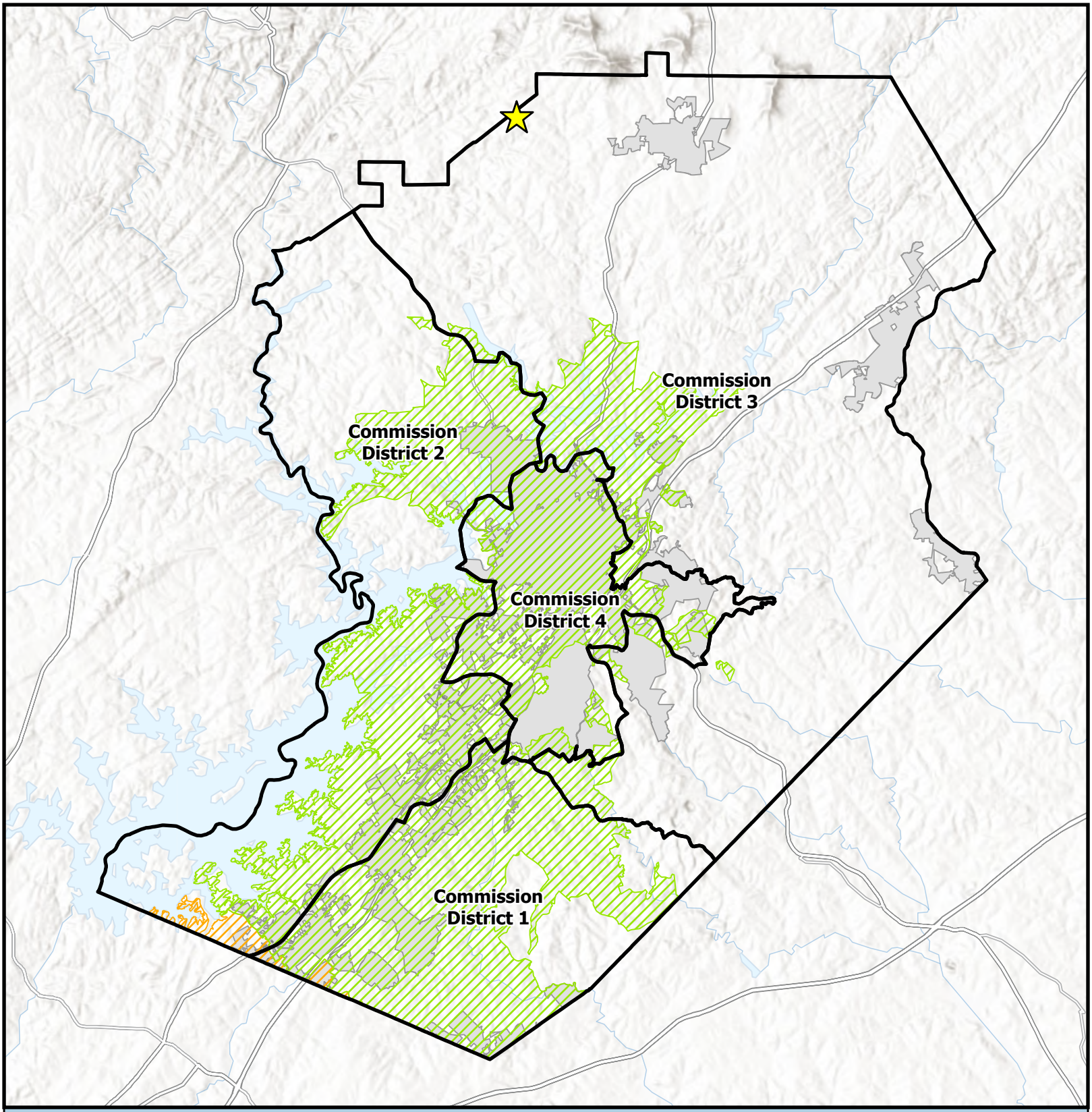
**SHEET**
**1 OF 1**


HCAD25-0021 5/1/2025 By reviewing the plans/specs for Code Compliance does not relieve the owner, design professionals, contractors of their representatives from the responsibility to comply with all local, state and national codes and standards in effect at the time of permit issuance. Our review is not a check of every item and does not prevent this departments from requiring corrections during construction. Any changes/alterations to approved plans shall be approved to avoid voiding of the permit.


HALL COUNTY




https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=802&key2=220A&county=69&countyname=HALL&userid=891638&appid=28 1/1




# Overview Map

Subject Area
Commision Districts
City Limits

Urbanized Zone Areas

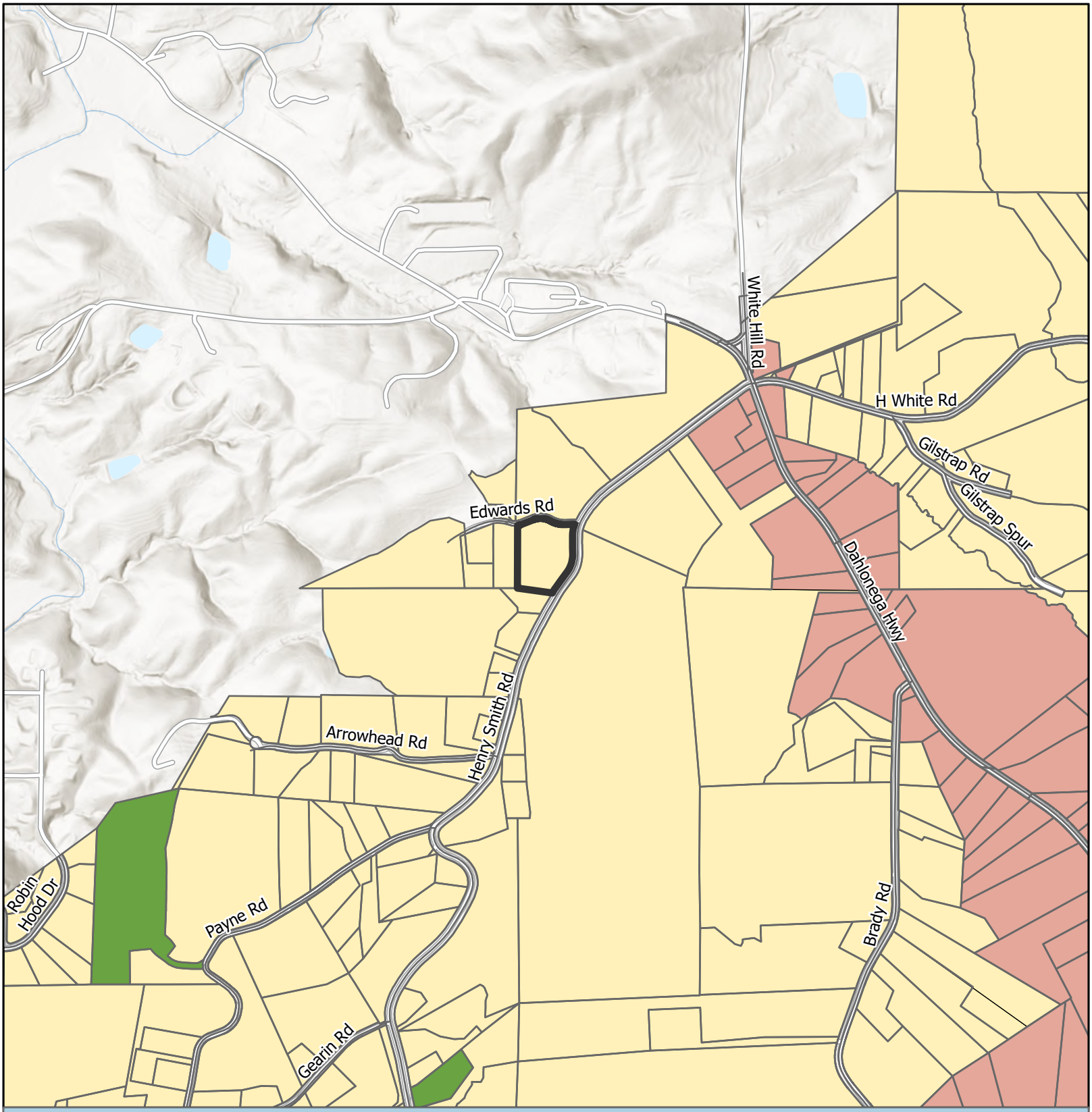
Atlanta, GA
Gainesville, GA

Subject Area Location

Applicant: Hall County
Tax Parcel #: 11023 000024
Location: 6541 Henry Smith Road
Commission District: 3

HALL COUNTY
GEORGIA
*We have it all in Hall*

Date Prepared: 9/17/2026




# Future Land Use Map

Subject Area
City Limits

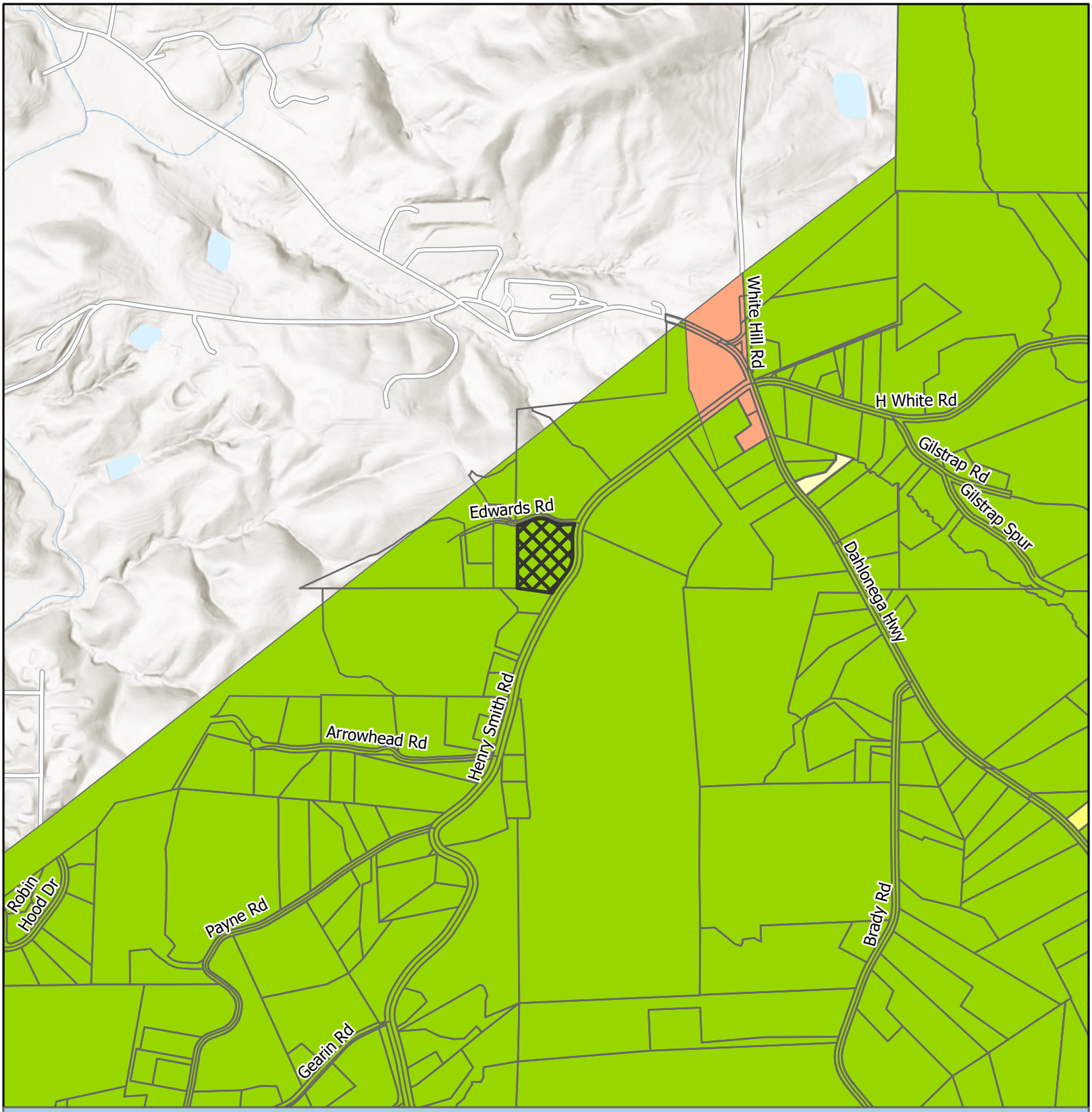
FLU

Greenspace - Conservation
Rural Neighborhood
Rural Scenic Corridors

Applicant: Hall County
Tax Parcel #: 11023 000024
Location: 6541 Henry Smith Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/17/2026




# Zoning Map

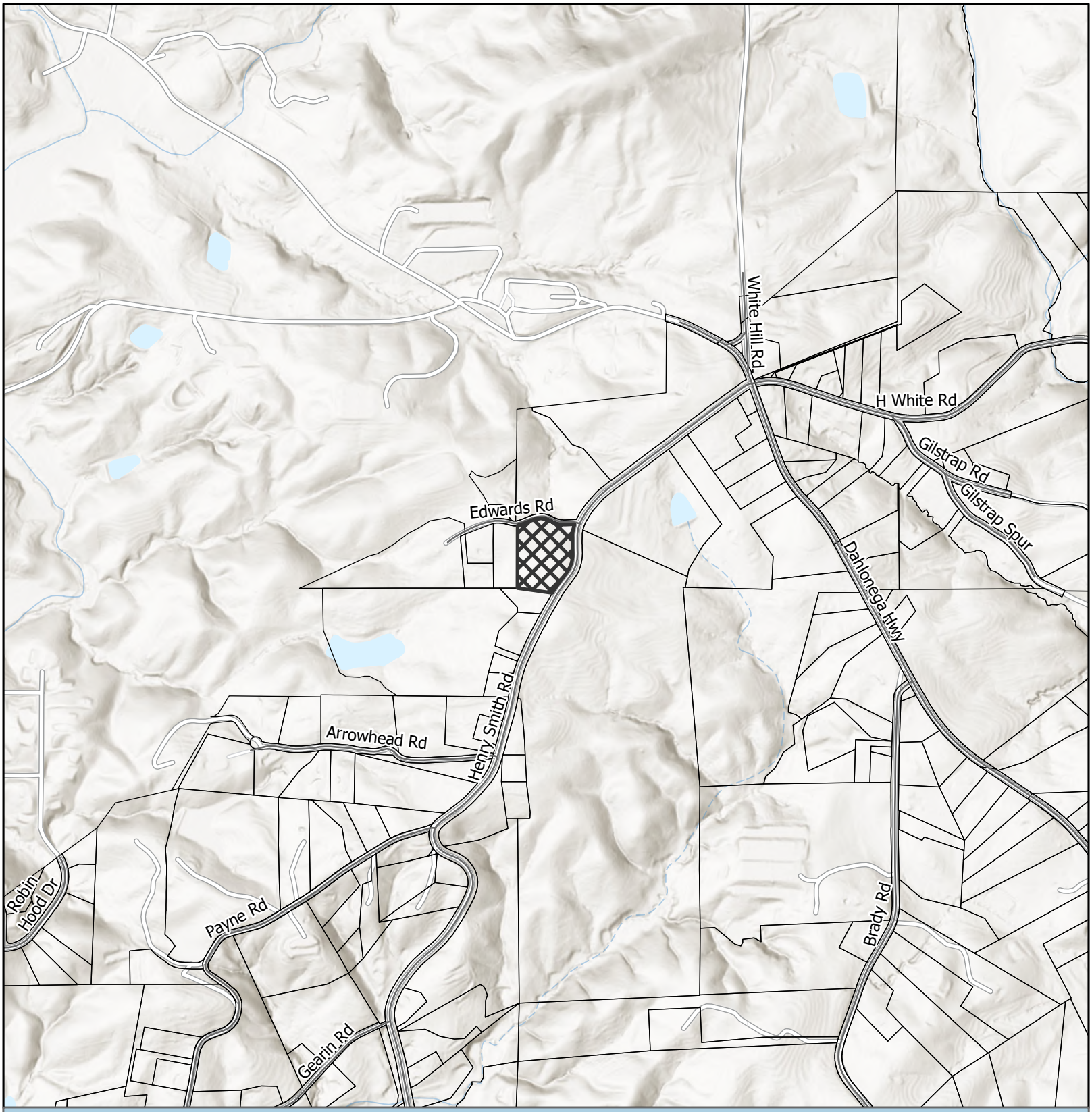
Subject Area
City Limits

Zoning
AR-1
PRD
R-1
S-S

Applicant: Hall County
Tax Parcel #: 11023 000024
Location: 6541 Henry Smith Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/17/2026




# Utilities Map

Subject Area

City Limits

Applicant: Hall County
Tax Parcel #: 11023 000024
Location: 6541 Henry Smith Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 9/18/2026

Subject Area
parcel

Applicant: Hall County
Tax Parcel #: 11023 000024
Location: 6541 Henry Smith Road
Commission District 3

# Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
9/21/2026

Return to:
**O'Kelley & Sorohan, Attorneys at Law, LLC**
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-188466-REG

**eFiled and eRecorded**
**DATE: 10/26/2021**
**TIME: 11:21 AM**
**DEED BOOK: 8969**
**PAGE: 513 - 513**
**FILING FEES: $25.00**
**TRANSFER TAX: $272.50**
**PARTICIPANT ID: 8274269752**
**PT61: 069-2021-010530**
**RECORDED BY: JP**
**CLERK: Charles Baker, C.S.C**
**Hall County, GA**

STATE OF GEORGIA
COUNTY OF HALL

# LIMITED WARRANTY DEED

THIS INDENTURE, made on **14th day of October, 2021**, between

**Dimple J. Ingalls**

(hereinafter referred to as "Grantor") and

**Tyler Crawford and April Crawford**
**as to 1/2 interest, as joint tenants with rights of survivorship**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lots 22 and 23 of the 11th District of Hall [redacted] County, Georgia, and being 5.743 acres, more or less, as per that plat recorded in Plat Slide 802, page 220-A, Hall County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
Commission expires: 4/30/23

JOHN ROYER NOTARY PUBLIC HALL COUNTY EXPIRES GEORGIA APRIL 30, 2023

Dimple J. Ingalls

**Dimple J. Ingalls**



https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=79740620&key1=8969&key2=513&county=69&countyname=HALL&userid=891638&appid=4 1/1

Return to:
**O'Kelley & Sorohan, Attorneys at Law, LLC**
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-188466-REG

**eFiled and eRecorded**
**DATE: 10/26/2021**
**TIME: 11:21 AM**
**DEED BOOK: 8969**
**PAGE: 512 - 512**
**FILING FEES: $25.00**
**TRANSFER TAX: $272.50**
**PARTICIPANT ID: 8274269752**
**PT61: 069-2021-010529**
**RECORDED BY: JP**
**CLERK: Charles Baker, C.S.C**
**Hall County, GA**

STATE OF GEORGIA
COUNTY OF HALL

# LIMITED WARRANTY DEED

THIS INDENTURE, made on **14th day of October, 2021**, between

**Dimple J. Ingalls**

(hereinafter referred to as "Grantor") and

**Raymond Fredrick Waters, III**
**as to 1/2 interest**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lots 22 and 23 of the 11th District of Hall [redacted] County, Georgia, and being 5.743 acres, more or less, as per that plat recorded in Plat Slide 802, page 220-A, Hall County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
Commission expires: 4/30/23

John Royer
Notary Public, Georgia
Hall County
My Commission Expires
April 30, 2023

**Dimple J. Ingalls**



https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=79740620&key1=8969&key2=513&county=69&countyname=HALL&userid=891638&appid=4 1/1

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

2875 BROWNS BRIDGE ROAD
GAINESVILLE, GA, 30504

t: 770-531-6809 I f: 770-531-3902

MAILING ADDRESS: PO BOX 1435
GAINESVILLE. GA 30503

DIRECTOR
**Randi Doveton**

# Hall County Government
PLANNING AND DEVELOPMENT DEPARTMENT

December 6, 2022

Tyler Crawford
6541 Henry Smith Road
Murrayville, GA 30564

Dear Property Owner:

On December 5, 2022 the Hall County Planning Commission voted to recommend approval, with conditions of your application for **6541 Henry Smith Road | Appeal an Administrative Decision |** for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road | Zoned AR-IV; Tax Parcel 11023 000024 **|Proposed use: rural business |** Commission District 3 | **Tyler Crawford, applicant.**

Conditions:

1. *The interior shop area is limited to no more than 1,000 sq. ft. and a divider wall shall be installed between the 1,000 sq. ft. and the remaining 4,000 sq. ft. of the building, per Hall County Code requirements. No storage of materials, finished products and no signage for the business can be outside the 5,000 sq. ft. building (unless required by Code, e.g., ADA Handicap Parking Sign). All aspects related to the operation of the business must be contained within 1,000 sq. ft. of the interior of the building.*
2. *The applicant shall comply with requirements from the Hall County Fire Marshal.*
3. *All materials for set business must be stored inside, no materials shall be allowed to be stored outside.*
4. *The applicant must have the 1,000 sq. ft. shop area permitted and inspected by Hall County Building Inspection to assure that applicable codes are met.*
5. *Only one (1) employee other than family members residing on the premises shall be permitted.*
6. *No signage shall be allowed on the property.*
7. *No more than two (2) parking spaces shall be allowed on the site.*
8. *The only entrance to the building shall be from Henry Smith Road and no traffic is allowed from the business onto Edwards Road.*
9. *No clients shall be allowed to pick up manufactured merchandise, only shipped.*
10. *This conditional use is approved for two (2) years only, starting from the day a final certificate of occupancy from Hall County is received. In two (2) years the applicant shall come back to Hall County and apply for an additional conditional use to assure zoning compliance.*

11. *The site shall adhere to all Hall County Engineering and stormwater management requirements.*

The Planning Commission's decision on this item will be the final action taken **unless appealed.** The Planning Commission's decision regarding the above request **may be appealed** to the Hall County Board of Commissioners by filing an application and **appropriate appeal fee** with the Hall County Planning Department within five working days of the date of the Planning Commission's decision.

***If appealed,*** the above-referenced request will be heard by the Hall County Board of Commissioners at a public hearing on **Thursday, January 12, 2023 at 6:00 p.m.** at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Approval of your application by the Board is valid for one year. Failure to obtain the proper permits and/or licenses and proceed with the building, occupancy or establishment of business within that time will result in the Board's approval becoming null and void.

***Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Planning Commission's decision.***

If you have any questions, please call this office.

Sincerely,

Randi Doveton
Director

/ad

# 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: September 17, 2026

Subject: October 22, 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.

* 4031 Wiley Road, Pethel: No comment.

* 4138 Price Road, Norris: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 4510 Browns Bridge Road (A-C), Radovic: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 2109 Microwave Tower Road (A-C), Ajanel: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

* 6541 Henry Smith Road, Hall County: Environmental Health issued a septic permit (OSC 7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired.

* 5586 Ransom Free Road, Hall County: No comment.

* 1563 Calvary Church Road, Hall County: No comment.

Outlook

## RE: Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**From** Hash, Christopher M <CHash@dot.ga.gov>
**Date** Mon 9/21/2026 3:19 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 comments in red. If you have any questions, please let me know.

**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:** Friday, September 11, 2026 4:56 PM
**Subject:** [Possible Phish Fraud] Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**WARNING:** Your email security system has determined the message below may be a potential threat.

It may pose as a legitimate company, tricking victims into revealing personal information.

GA DOT will never ask you to confirm your credentials on a web site. Do not do this.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Good afternoon,

The tentative Planning & Zoning items for the October 22, 2026, Hall County Board of Commissioners Meeting have been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

**PLEASE NOTE: These items will be discussed in next week's Development Review meeting.**

Comments are due by **Wednesday, September 23, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

The packets can be found at **LINK 1** **and** **LINK 2**. Please ensure all items listed below are included in your comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  Off-system, no impacts expected to the State Highway System.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  On-system. Residential permit may be needed from Area 1 Office.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

  On System, coordination required for consideration of commercial driveway access.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  Off-system. No impacts expected to the State Highway System.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

Thank you,

**Kaitlyn Elliott**
**Planning Commission Clerk**
**Planning and Zoning**
(770) 531-6810
kelliott@hallcounty.org
http://secure-web.cisco.com/1ZiZ9RGjEGvHbK-hHswG73K5PGuLL3d1yl5c3nFKXSRRtbknStLAunP31p351IHltDAil2H3L5BXT52v9L7caSq2QIyn3L53C88eIaICwsjaCIxsTea45AuPnCcnGgO6MXpaZcUAvVedWc8LuCi9ZjPLjxaCGumhl-Bvcden1nhzU_Hc8QC-BFpsrdXqpCKOa0I2kOB2eqcvkuzBQLDOVrrS1LLE15qCkXKcv7dHcIj9Doj6BkBKSvbRJKMYMlAuj7KVI1orA7gCJ7nTGaHCsi3-_nXS9opKhw20r9l0HPbkd-etFpEGHS1oanNFyVNnqN-SWQDF3rAhSiSj0Kat0sKS5Ypk32YJBQAJl4D5n98Y/http%3A%2F%2Fwww.hallcounty.org_

HALL COUNTY
GEORGIA
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**Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://secure-web.cisco.com/1PMdjqETcj5pOsZyiGAM1wNSozQIIA7NvqDbOy_wbCtYeyRom2ww1_HHWSBY64Emsz1SbRUPU3kG3XkA8RXJxHgLFIZMEhZId9K1RdcdVxu_8y0XTV_IlOlKpy373jZMLMHo41QXew4HOSHbe5GwsiB6AfFekhmu4Bn0za_xLygDQdFwaF2g1ivAm_td_9w6hdws4T2xY3ZTHICOKw3uwcGV75qfYSKmHcn91VuUFSFt8w8VyRrVBjklzd-HtpIAy-M-ICMYr0mZjle9_Ac2A6LLOLVmNfzbG-9D-KqtoSbnHEcCvoOXP7R2-D_ksNYKpqLdJ_1SdJE6CBSqvaUlqwQf32FmSbZuKyOm6tq62pRQ/https%3A%2F%2Fhallcountyga.nextrequest.com).**

## 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.**

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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
**Jorge Gomez, P.E.**

# Hall County Government
## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
## PUBLIC WORKS AND UTILITIES

**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:** September 23, 2026

**Subject:** October 22, 2026
Board of Commissioners Agenda

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Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the October 22, 2026, meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested variance for impervious surface.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, 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.
  - **Traffic:** An approved G-DOT commercial driveway permit must be provided before Hall County traffic will sign off on LDP approval.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit or request to keep livestock and poultry.
  - **Utilities:** This location I within the City of Gainesville sewer district.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
  - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
  - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within the City of Gainesville sewer district.

# Hall County Government
FIRE RESCUE

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

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
**Jerry Smith**

**To:** Katie Ahmed, Director of Planning and Zoning
**From: Hall County Fire Marshal's Office**
**Date: 9/18/26**
**Subject:** Date Hall County Board of Commissioners meeting – Planning Items – 10/22/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 10/22/26 meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

**The Hall County Fire Marshal's Office has no comments regarding the existing impervious surface.**

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

The Hall County Fire Marshal's Office has no comments.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments regarding the R-TF rezone

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 11 removed.**

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

INTERIM DEVELOPMENT SERVICES DIRECTOR
**Barry Shaw**

INTERIM CHIEF BUILDING OFFICIAL
**Cody Edwards**


**To:** Katie Ahmed, Director of Planning and Zoning

**From:** Barry Shaw, Interim Director of Development Services

**Date:** September 21, 2026

**Subject:** Board of Commissioners Meeting - October 22, 2026

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**4031 Wiley Road | Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

- **Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.**

**4138 Price Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 |**Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, Applicant**

- **Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.**

**(A) 4510 Browns Bridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road | Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-

1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.**

**(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.**

**6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.**

**5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **No comment.**

**1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

- **No comment.**

Outlook

## Re: Zoning Notice Signs - 6541 Henry Smith Road

**From** Colton Brown (Marshals) <cabrown@hallcounty.org>
**Date** Tue 9/29/2026 11:45 AM
**To** Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
**Cc** Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>

2 attachments (3 MB)
IMG_2593.jpeg; IMG_2595.jpeg;

Posted 2 P&Z signs on this property in alignment with stars on the sign map provided with the signs. Please see pictures provided.

**Thank you,**
**Officer C. Brown**
**Marshal's Office**
**Hall County Community Development and Infrastructure**
770-531-6762 | www.hallcounty.org

HALL COUNTY
GEORGIA
*We have it all in Hall*

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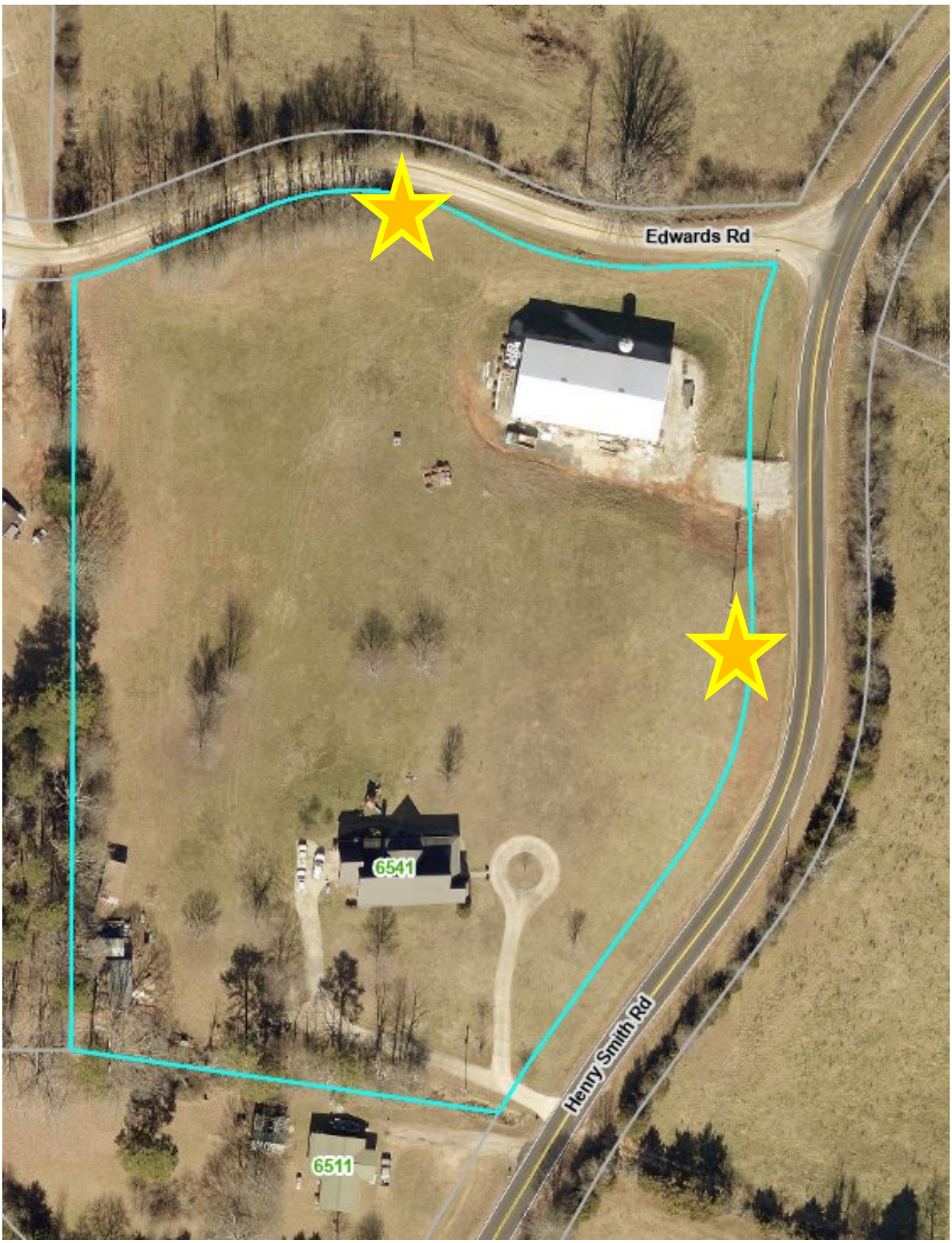
**From:** Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
**Sent:** Friday, September 25, 2026 14:32
**To:** Colton Brown (Marshals) <cabrown@hallcounty.org>
**Cc:** Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>
**Subject:** Re: Zoning Notice Signs - 6541 Henry Smith Road

**Thank you,**
**Sergeant A.Reagan**
**Marshal's Office**
**Hall County Community Development and Infrastructure**
C: 678-928-2209 O:770-531-6762 |
**Hall County Community Development**
**and Infrastructure**
www.hallcounty.org / Form Center • Online Complaint Form

# 6541 Henry Smith Road—HALL COUNTY



# ZONING NOTICE

**AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY**

**APPLICANT:** HALL COUNTY

**REQUEST:** AMEND CONDITIONS FOR A RURAL BUSINESS

**PUBLIC HEARINGS WILL BE HELD ON:**

**PLANNING COMMISSION**

**Date:** N/A

**Time:** N/A

**COUNTY COMMISSION**

**Date:** OCT 22, 2026

**Time:** 6:00 P.M.

**HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA**

**FOR MORE INFORMATION CALL: (770) 531-6809**

04-2024

# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: HALL COUNTY

REQUEST: AMEND CONDITIONS FOR A RURAL BUSINESS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: OCT 22, 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 (10/19/26)** |
| **REPORT TO:** | **Voting Meeting (10/22/26)** |
| **ITEM NO:** | 700/2026 |
| **SUBJECT:** | **1563 Calvary Church Road \| Amend Conditions \|** on a 12.75± acre tract located on the east side of Calvary Church Road approximately 264 feet north of its intersection with Calvary Industrial Road \| Zoned I-2; Tax Parcel 15031 000097 **\| Use: Inert landfill \|** Commission District 4 **\| Hall County, applicant** |

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** LT
**Recommendation:**

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The development shall be generally consistent with the submitted site plan and narrative modified for compliance with Hall County regulations at time of development permit application.
2. Any business operating at the subject property shall obtain a business license from Hall County.
3. Proposed pond for hydro-excavating services shall be limited to only waste consisting of soil and water. No other materials shall be accepted for disposal on the property. These materials shall be considered recoverable and/or reusable as per the Georgia Environmental Protection Division (EPD) dated January 23, 2017.
4. Owner shall provide written documentation from Georgia Environmental Protection Division (EPD) regarding pond design and use prior to acceptance of disposal of waste materials on the property.
5. Hall County shall conduct monthly routine compliance inspections.
6. The owner shall maintain logs and manifests of all materials accepted for disposal on the property. These records shall be made available for review upon request by Hall County.
7. Any change in use shall be subject to Hall County Board of Commissioners' approval.
8. The access point to the pit area shall be closed and locked after hours.
9. The applicant shall contract with a third party environmental testing consultant who shall prepare a monitoring, inspection, and testing plan to include: on-site and downstream water quality testing and testing of on-site waste materials. Both the consultant and the plan shall be subject to the approval of Hall County Engineering for verification that waste materials contain no prohibited waste and only consist of water and soil as the applicant's proposal outlines.
10. In the event of any violation of the conditions, the Director of Planning and Development shall bring such violations before the Hall County Board of Commissioners, in accordance with the provisions of [§5.10.490], hearing on revocation of business license, of the Official Code of Hall County.
11. Erosion control measures and a double row of silt fence shall be installed and maintained.
12. The county engineer identified at least five drainage study points along the southern property line (adjoining tax parcels include: 15031 000143, 15031 000049, 15031 000050C, 15031 000050). The developer shall ensure that post-development flow rates from those five individual drainage study points shall not exceed the pre-development flow rates.

**Purpose of Request:**

**1563 Calvary Church Road | Amend Conditions |** on a 12.75± acre tract located on the east side of Calvary Church Road approximately 264 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Inert landfill |** Commission District 4 | **Hall County, applicant**

**History:**

**Facts and Issues:**

**Options:**

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

**Approvals:**

| Submit | Approve | Attorney | Administration |
|---|---|---|---|
| KE | LT | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Historic Board of Commissioners Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS**
**STAFF REPORT**

**Applicant** ..... Hall County

**Request** ..... **Amend Conditions of Zoning**

**Use** ..... Dumpsite for recoverable materials

**Size** ..... 12.75± acres

**Zoning** ..... Heavy Industrial (I-2)

**Location** ..... **1563 Calvary Church Road |** Tax Parcel 15031 000097

**Commission District** ..... Four

**Commission Date** ..... October 22, 2026

**Staff Recommendation** ..... **Approval, with conditions**

**Record Number(s)** ..... HZCU26-0041

**Staff recommends APPROVAL of the applicant's request with the following conditions:**

1. The development shall be generally consistent with the submitted site plan and narrative modified for compliance with Hall County regulations at time of development permit application.
2. Any business operating at the subject property shall obtain a business license from Hall County.
3. Proposed pond for hydro-excavating services shall be limited to only waste consisting of soil and water. No other materials shall be accepted for disposal on the property. These materials shall be considered recoverable and/or reusable as per the Georgia Environmental Protection Division (EPD) dated January 23, 2017.
4. Owner shall provide written documentation from Georgia Environmental Protection Division (EPD) regarding pond design and use prior to acceptance of disposal of waste materials on the property.
5. Hall County shall conduct monthly routine compliance inspections.
6. The owner shall maintain logs and manifests of all materials accepted for disposal on the property. These records shall be made available for review upon request by Hall County.
7. Any change in use shall be subject to Hall County Board of Commissioners' approval.
8. The access point to the pit area shall be closed and locked after hours.

9. The applicant shall contract with a third party environmental testing consultant who shall prepare a monitoring, inspection, and testing plan to include: on-site and downstream water quality testing and testing of on-site waste materials. Both the consultant and the plan shall be subject to the approval of Hall County Engineering for verification that waste materials contain no prohibited waste and only consist of water and soil as the applicant's proposal outlines.

10. In the event of any violation of the conditions, the Director of Planning and Development shall bring such violations before the Hall County Board of Commissioners, in accordance with the provisions of [§5.10.490], hearing on revocation of business license, of the Official Code of Hall County.

11. Erosion control measures and a double row of silt fence shall be installed and maintained.

12. The county engineer identified at least five drainage study points along the southern property line (adjoining tax parcels include: 15031 000143, 15031 000049, 15031 000050C, 15031 000050). The developer shall ensure that post-development flow rates from those five individual drainage study points shall not exceed the pre-development flow rates.

---

**Summary Analysis**

The applicant, Hall County, is requesting approval of an amendment to conditions placed on an inert landfill/dumpsite for recoverable materials located at 1563 Calvary Church Road.

On April 13, 2023, the Hall County Board of Commissioners voted to approve a Use Subject to County Commission approval (HZCU23-0017) to Southern Utility Group for a dumpsite for recoverable materials subject to thirteen (13) conditions as follows:

1. The development shall be generally consistent with the submitted site plan and narrative modified for compliance with Hall County regulations at time of development permit application.
2. Any business operating at the subject property shall obtain a business license from Hall County.
3. Proposed pond for hydro-excavating services shall be limited to only waste consisting of soil and water. No other materials shall be accepted for disposal on the property. These materials shall be considered recoverable and/or reusable as per the Georgia Environmental Protection Division (EPD) dated January 23, 2017.
4. Owner shall provide written documentation from Georgia Environmental Protection Division (EPD) regarding pond design and use prior to acceptance of disposal of waste materials on the property.
5. Hall County shall conduct monthly routine compliance inspections.
6. The owner shall maintain logs and manifests of all materials accepted for disposal on the property. These records shall be made available for review upon request by Hall County.
7. Any change in use shall be subject to Hall County Board of Commissioners approval.
8. The access point to the pit area shall be closed and locked after hours.
9. The applicant shall contract with a third party environmental testing consultant who shall prepare a monitoring, inspection, and testing plan to include: on-site and downstream water quality testing and testing of on-site waste materials. Both the consultant and the plan shall be subject to the approval of Hall County Engineering for verification that waste materials contain no prohibited waste and only consist of water and soil as the applicant's proposal outlines.

10. The business license associated with this use shall go before the Board of Commissioners' approval on an annual basis for renewal. As part of this renewal the owner shall provide the maintenance logs and manifests, as described in condition 6 and the inspection and testing results as described in condition 9.
11. In the event of any violation of the conditions, the Director of Planning and Development shall bring such violations before the Hall County Board of Commissioners, in accordance with the provisions of [§5.10.490], hearing on revocation of business license, of the Official Code of Hall County.
12. Erosion control measures sand a double row of silt fence shall be installed and maintained.
13. The county engineer identified at least five drainage study points along the southern property line (adjoining tax parcels include: 15031 000143, 15031 000049, 15031 000050C, 15031 000050). The developer shall ensure that post-development flow rates from those five individual drainage study points shall not exceed the pre-development flow rates.

This request seeks to remove Condition #10 which requires annual business license renewal approval by the Board of Commissioners.

Planning staff has been directed to bring businesses with conditions that require future Planning Commission or Board of Commissioners action in order to continue operating back before the Board for reconsideration. This includes review and potential removal of conditions that mandate additional applications or Commission-level approval solely to ensure ongoing zoning compliance.

**History**

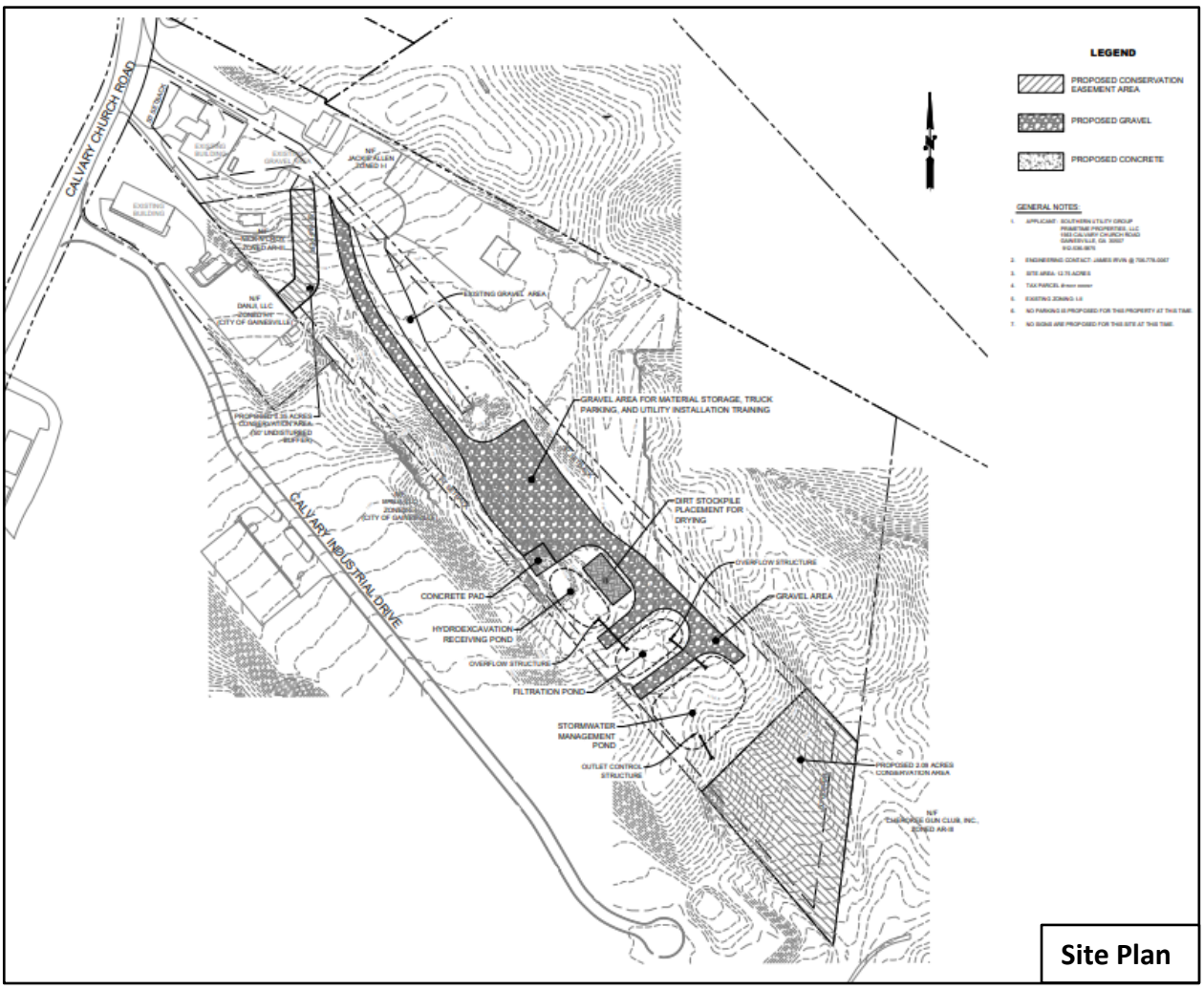
This parcel has had three previous approvals for this business. The first request included rezoning the property to Heavy Industrial (I-2) and a conditional use approval for the inert landfill which was approved by the Board of Commissioners on December 16, 2019. On December 10, 2021, the Board of Commissioners approved the conditional use of an inert landfill for a second time. The second application was the result of the applicant not taking action to implement the use within 12 months from the date of approval.

The 2021 approval restricted the use and business operations to the original applicant with the sale of the business requiring the new owner to seek Board of Commissioners approval. This condition resulted in Special Use approval HZCU23-0017 to remove the ownership restriction.

**Compliance**

The current business license for the operation was issued to Calvary Station, LLC on February 1, 2024, (BUS-000996). No complaints have been received and all conditions of the Special Use (HZCU23-0017) have been met.

Below is the approved site plan.




## Development Support and Constraints

**Hall County Environmental Health**
In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, "No comment."

**Georgia Department of Transportation**
In an email dated September 21, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "Off-system. No impacts expected to the State Highway System."

**Hall County Public Works and Utilities**
In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

**Engineering**:
The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

**Traffic:**
There are no traffic concerns with the request to amend the previously approved zoning condition.

**Utilities:**
This location is within the City of Gainesville sewer district.

**Hall County Fire Marshal**
In a memorandum dated September 18, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 11 removed."

**Note: This comment references the incorrect condition number; however, it is in reference to condition #10 as outlined in this staff report.**

**Hall County Building Inspections**
In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, stated, "No comment."

**PLANNING AND ZONING DEPARTMENT**
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

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# SPECIAL/CONDITIONAL USE APPLICATION

**Applicant (Name & Mailing Address)**
Hall County Planning Staff
2875 Browns Bridge Rd
Gainesville GA 30503
Phone 770/531-6809
Email planning@hallcounty.org

**Property Owner (Name & Mailing Address)**
Primetime Properties, LLC
1503 Calvary Church Rd
Gainesville, GA 30507
Phone [redacted]
Email [redacted]

**Contact Person (Name & Mailing Address)**
Same as Applicant

Phone _____
Email _____

**Status of Applicant**
- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other: County

**Requested Action**
- ☒ Special Use
- ☐ Conditional Use

Amend conditions of ~~ZONE2021-00102~~.
HZCU23-0017

**Property Information**
Location Address(es): 1503 Calvary Church Rd,
Tax Parcel Number(s): 15031 000097
Acreage: 12.75± acres
Existing Use(s): Insert Landfill
Zoning: I-2
Proposed Use(s): Insert Landfill - no change

**I hereby certify that the above information and all attached information are true and correct.**

Applicant Name Printed: Katie Ahmed
Applicant Signature: Katie Ahmed
Date: 9/18/2026

***Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.***

---

**Application Withdrawal:** I hereby **withdraw** the application.

Applicant Signature: _____ 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: 3/2/2026 8:42:01 AM

| BUSINESS INFORMATION | |
|---|---|
| **CONTROL NUMBER** | 22221851 |
| **BUSINESS NAME** | Primetime Properties, LLC |
| **BUSINESS TYPE** | Domestic Limited Liability Company |
| **EFFECTIVE DATE** | 03/02/2026 |
| **ANNUAL REGISTRATION PERIOD** | 2026, 2027, 2028 |

| PRINCIPAL OFFICE ADDRESS | |
|---|---|
| **ADDRESS** | 1563 Calvary Church Road, Gainesville, GA, 30507, USA |

| REGISTERED AGENT | | |
|---|---|---|
| **NAME** | **ADDRESS** | **COUNTY** |
| Andersen, Tate & Carr, P.C. | 1960 Satellite Boulevard, Suite 4000, Duluth, GA, 30097, USA | Gwinnett |

| AUTHORIZER INFORMATION | |
|---|---|
| **AUTHORIZER SIGNATURE** | Andrew Bell |
| **AUTHORIZER TITLE** | Member |

**PLANNING AND ZONING DEPARTMENT**
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
T: 770-531-6809 | Email: planning@hallcounty.org

HALL COUNTY
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# PROPERTY OWNER AUTHORIZATION

*** Note: If the applicant is the property owner, disregard this form.**

**Name of Property Owner as shown on deed:** Primetime Properties, LLC

Name of Authorized Agent (if owner is a company): Andrew Bell

Address: 1563 Calvary Church Rd
Gainesville, GA 30507

Phone: [redacted]

Email: [redacted]

**Name of Applicant:** Hall County Planning Staff

Name of Authorized Agent (if applicant is a company):

Address: 2875 Browns Bridge Road
Gainesville GA 30503

Phone: 770/531-6809

Email: planning@hallcounty.org

**Application Address & Description:** 1563 Calvary Church Rd, Gainesville
Amend conditions (#11) of ~~ZONE2021-00162~~ HZCU23-0017

☐ I have attached proof of Authorized Agent (if applicable)

---

***I hereby 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, special/conditional use or variance of this property.***

ABell
Owner Signature

ANDREW BELL
Owner Printed Name

**Personally appeared before me on** 9/17/26 **who swears that the information**
**DATE**

**contained in this authorization is true and correct to the best of his/her knowledge and belief.**

Kayla Chancey
Notary Printed Name

Kayla Chancey
Notary Public Signature

KAYLA CHANCEY
Notary Public - State of Georgia
Jackson County
My Commission Expires Mar 18, 2028

9/17/2026
Date

**PLANNING AND ZONING DEPARTMENT**
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

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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: Disclosure of Campaign Contributions:

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning 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:

(1) The name and official position of the local government official to whom the campaign contribution was made; and

(2) 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 OCGA 1981, § 36-67A-3, enacted by Ga L. 1986, page 1269, § 1; Ga L. 1991, page 1365, § 1; Ga L. 1993, page 91, § 36).

---

**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 contribution(s), 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 Name Printed: Primetime Properties, LLC ~ Andrew Bell

Applicant's/Owner's Signature: ABell Date: 9/17/26

**Updated NARRATIVE**
1563 Calvary Church Road, Gainesville, GA
September 17, 2026

**Amendment of Conditions of HZCU23-0017**

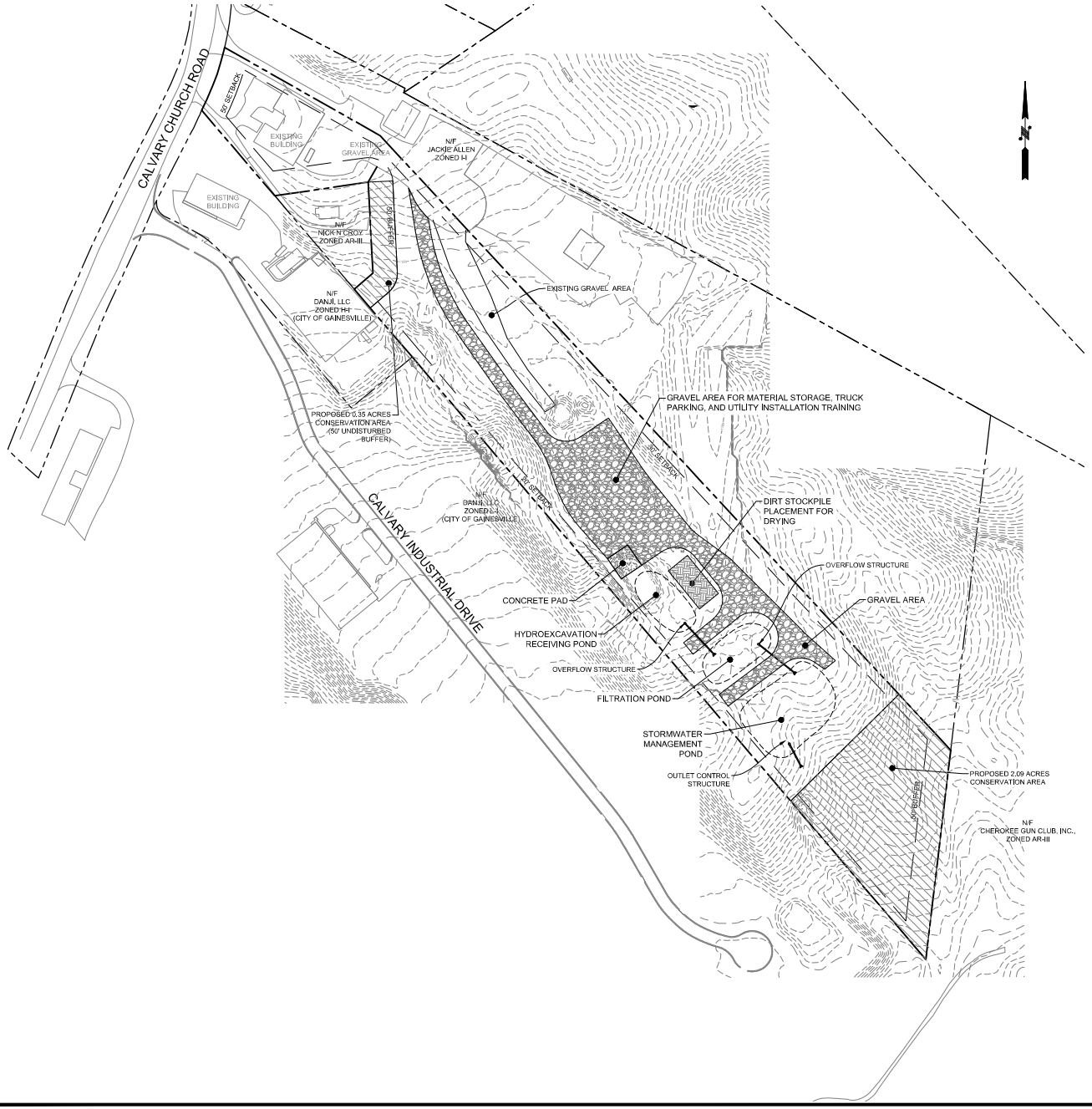
The purpose of this application is to amend the conditions placed on a business, specifically an inert landfill/dumpsite for recoverable materials.

On April 13, 2023, the Hall County Board of Commissioners voted to approve a Use Subject to County Commission approval for an inert landfill/dumpsite for recoverable materials with thirteen (13) conditions. This request seeks to remove Condition #10 which states the following:

> "10. The business license associated with this use shall go before the Board of Commissioners' approval on an annual basis for renewal. As part of this renewal the owner shall provide the maintenance logs and manifests, as described in condition 6 and the inspection and testing results as described in condition 9."

A business license (HBUS-000996) was issued to Calvary Station, LLC on February 1, 2024. No complaints have been received.

Planning staff has been directed to bring businesses with conditions that require future Planning Commission or Board of Commissioners action in order to continue operating back before the Board for reconsideration. This includes review and potential removal of conditions that mandate additional applications solely to ensure ongoing zoning compliance.




**LEGEND**

- PROPOSED CONSERVATION EASEMENT AREA
- PROPOSED GRAVEL
- PROPOSED CONCRETE

GENERAL NOTES:

1. APPLICANT: SOUTHERN UTILITY GROUP
   PRIMETIME PROPERTIES, LLC
   1563 CALVARY CHURCH ROAD
   GAINESVILLE, GA 30507
   912-236-5975
2. ENGINEERING CONTACT: JAMES IRVIN @ 706-778-0067
3. SITE AREA: 12.75 ACRES
4. TAX PARCEL #15C01 000007
5. EXISTING ZONING: I-II
6. NO PARKING IS PROPOSED FOR THIS PROPERTY AT THIS TIME.
7. NO SIGNS ARE PROPOSED FOR THIS SITE AT THIS TIME.

foothills land design
164 PROFESSIONAL DRIVE
BLAIRSVILLE, GA 30512
PHONE: (706) 778-0067
FAX: (706) 745-0069
www.foothillsld.com

OWNER/DEVELOPER:
**PRIMETIME PROPERTIES, LLC**
1563 CALVARY CHURCH RD.
GAINESVILLE, GA 30507

SITE PLAN
# 1563 CALVARY CHURCH ROAD PROPERTY
GMD 385
HALL COUNTY, GA

| REVISIONS: NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

GEORGIA REGISTERED No. 29316 PROFESSIONAL ENGINEER JAMES D. IRVIN

GSWCC LEVEL II #9832

DATE: JANUARY 17, 2023

SCALE: 1" = 100'

SHEET: 1

JOB #22165

ALONG R/W: CALVARY CHURCH RD.

| | BEARING | DISTANCE |
|---|---|---|
| 1 | N23°-44'-07"E | 101.94' |
| 2 | N11°-55'-36"E | 37.12' |
| 3 | N11°-55'-36"E | 77.44' |
| 4 | N01°-49'-22"E | 61.62' |

P.T.I.E: 0.82 MI. FROM STATE ROUTE No. 60.

CALVARY CHURCH ROAD
80' R/W ~ ASPH. P/M'T

**NOTES:**

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NO. 130466 0070 EFFECTIVE DATE: NOV. 2, 1983

EQUIPMENT USED: TOPCON G.T.S.-2

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET AND AN ANGULAR ERROR OF 00'-00'-24" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.

| PARTY | C.P. | F.B. | L.L. |
|---|---|---|---|

THIS PLAT IS SUBJECT TO ALL EASEMENTS.

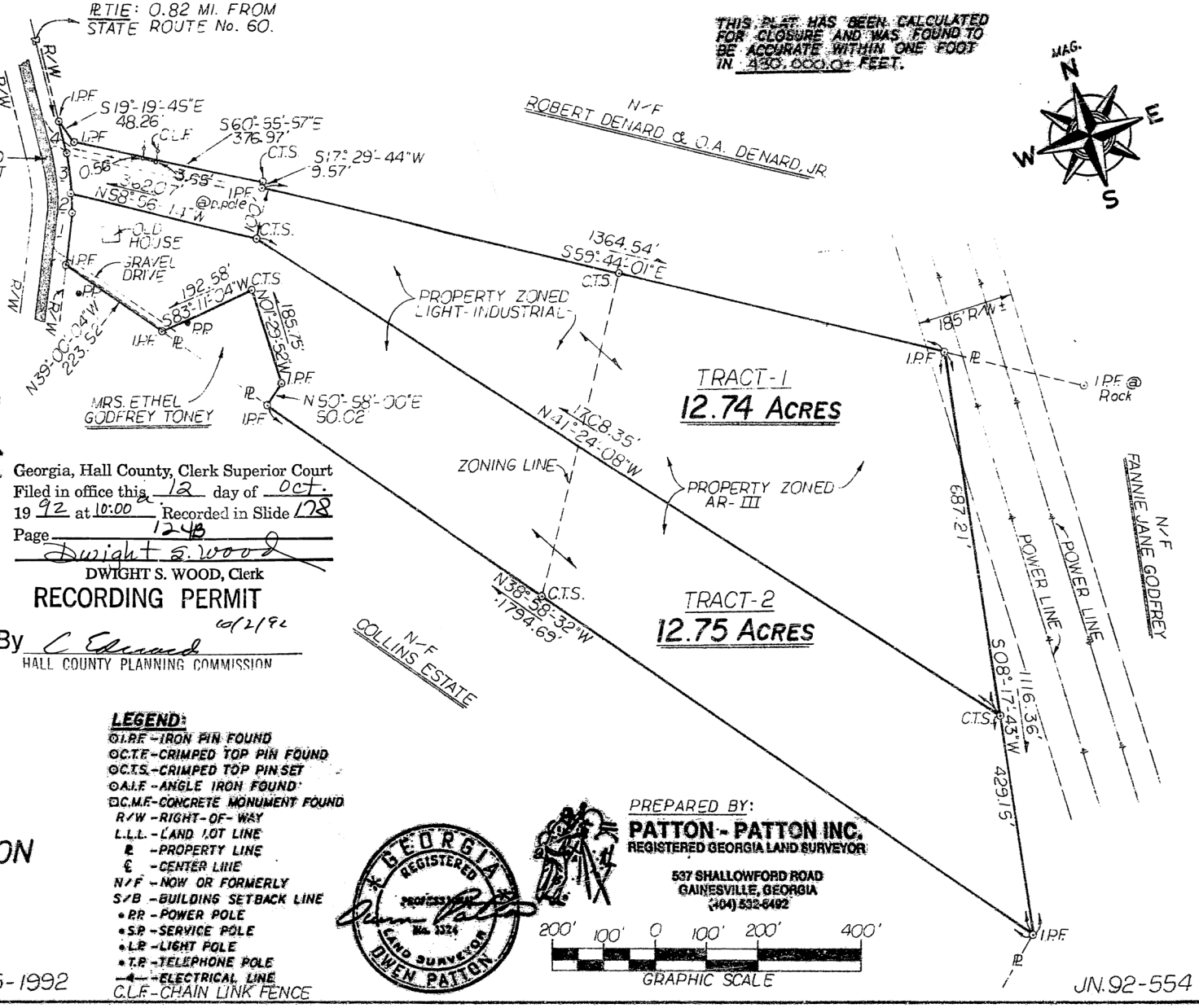
Georgia, Hall County, Clerk Superior Court
Filed in office this 12 day of Oct.
19 92 at 10:00 Recorded in Slide 178
Page 124B
Dwight S. Wood
DWIGHT S. WOOD, Clerk

RECORDING PERMIT

By C Edwards 10/2/92
HALL COUNTY PLANNING COMMISSION

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 430,000.0+ FEET.




SURVEY FOR:

TRACT-1; PROPERTY OF:

**JACKIE ALLEN**

— AND —

TRACT-2; PROPERTY OF:

**EDDIE F. HOWINGTON**

LOCATED IN:

CANDLER G.M.D. - 1385

HALL COUNTY, GEORGIA

SCALE: 1" = 200' DATE: 9-25-1992

**LEGEND:**

- O I.P.F. - IRON PIN FOUND
- O C.T.F. - CRIMPED TOP PIN FOUND
- O C.T.S. - CRIMPED TOP PIN SET
- O A.I.F. - ANGLE IRON FOUND
- □ C.M.F. - CONCRETE MONUMENT FOUND
- R/W - RIGHT-OF-WAY
- L.L.L. - LAND LOT LINE
- ℄ - PROPERTY LINE
- ℄ - CENTER LINE
- N/F - NOW OR FORMERLY
- S/B - BUILDING SETBACK LINE
- • P.P. - POWER POLE
- • S.P. - SERVICE POLE
- • L.P. - LIGHT POLE
- • T.P. - TELEPHONE POLE
- —E— - ELECTRICAL LINE
- C.L.F. - CHAIN LINK FENCE

GEORGIA REGISTERED PROFESSIONAL No. 1324 LAND SURVEYOR OWEN PATTON

PREPARED BY:

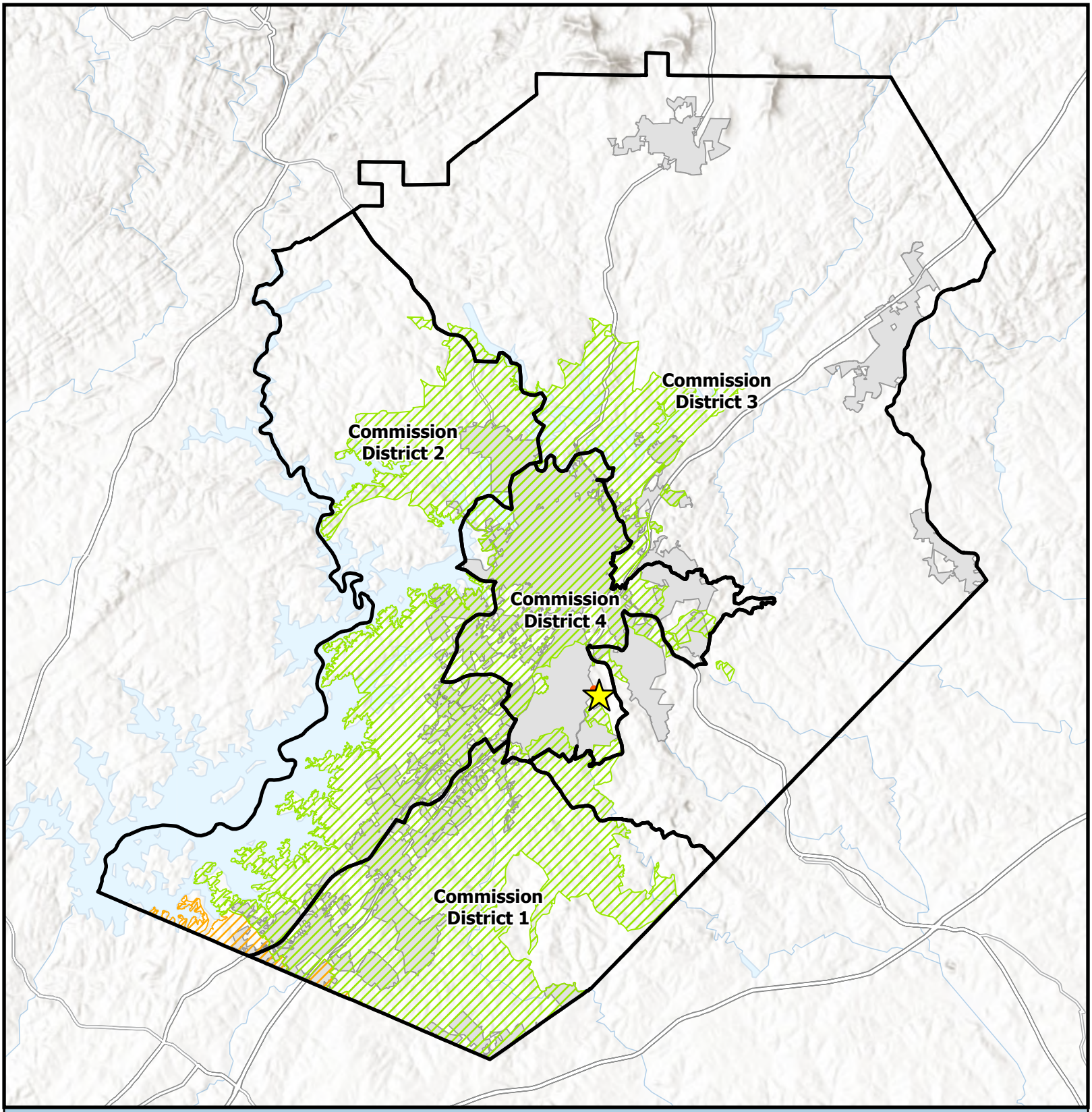
**PATTON - PATTON INC.**
REGISTERED GEORGIA LAND SURVEYOR

537 SHALLOWFORD ROAD
GAINESVILLE, GEORGIA
(404) 532-6492

200' 100' 0 100' 200' 400'
GRAPHIC SCALE

JN. 92-554

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=178&key2=124B&county=69&countyname=HALL&userid=891638&appid=28
1/1




# Overview Map

Subject Area
Commision Districts
City Limits

Urbanized Zone Areas

Atlanta, GA
Gainesville, GA

Subject Area Location

Applicant: Hall County
Tax Parcel #: 15031 000097
Location: 1563 Calvary Church Road
Commission District: 4

HALL COUNTY
GEORGIA
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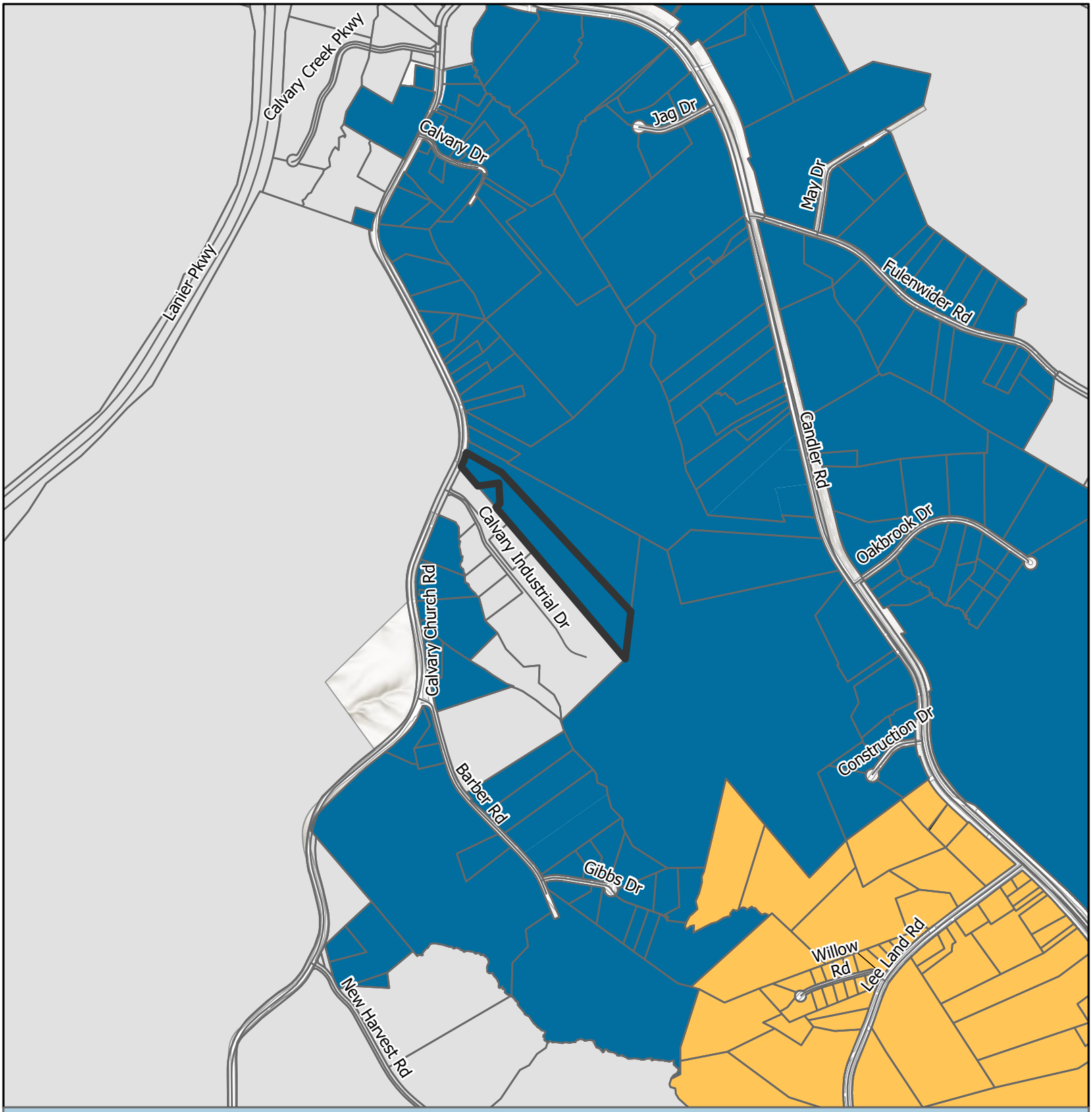
Date Prepared: 9/17/2026




# Future Land Use Map

Subject Area
City Limits

FLU
Employment
Suburban Neighborhood, Medium-Density

Applicant: Hall County
Tax Parcel #: 15031 000097
Location: 1563 Calvary Church Road
Commission District: 4

HALL COUNTY
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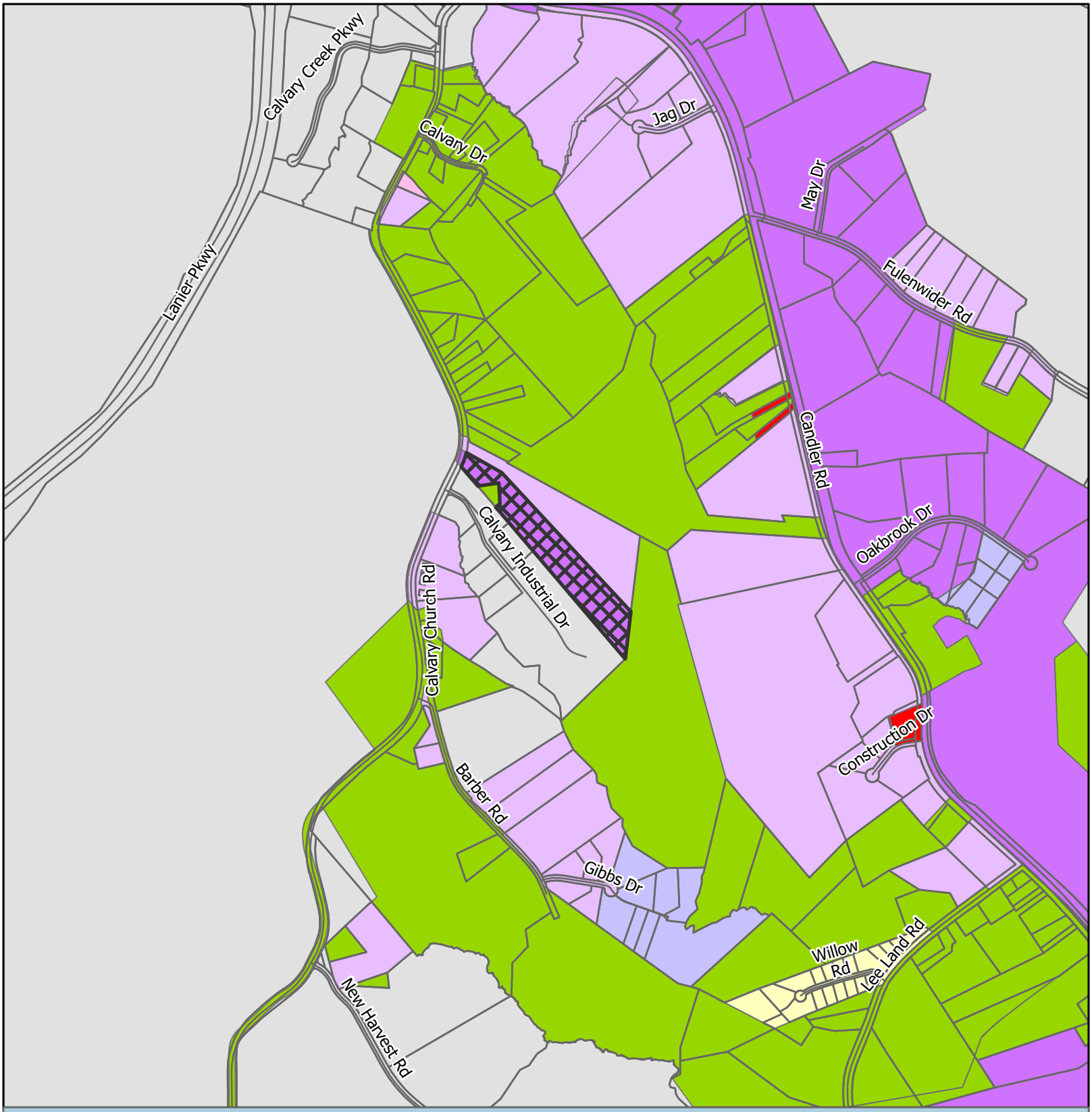
Date Prepared: 9/17/2026




# Zoning Map

Subject Area
City Limits

Zoning
AR-1
H-B
I-1
I-2
O-I
PID
R-1

Applicant: Hall County
Tax Parcel #: 15031 000097
Location: 1563 Calvary Church Road
Commission District 4

HALL COUNTY
GEORGIA
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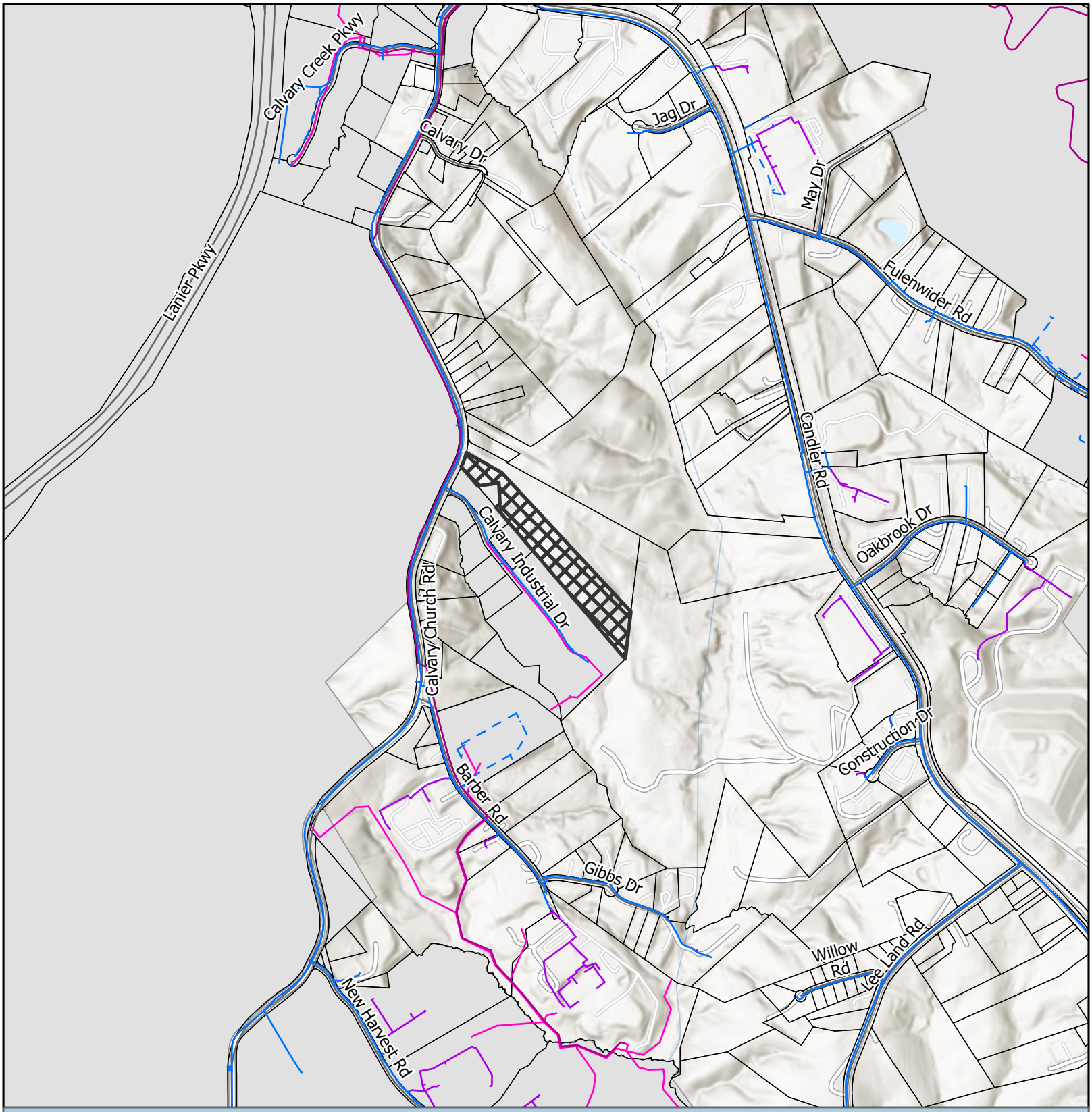
Date Prepared: 9/17/2026




# Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Hall County
Tax Parcel #: 15031 000097
Location: 1563 Calvary Church Road
Commission District 4

HALL COUNTY
GEORGIA
*We have it all in Hall*

Date Prepared: 9/18/2026

Subject Area
parcel
City Limits

Applicant: Hall County
Tax Parcel #: 15031 000097
Location: 1563 Calvary Church Road
Commission District 4

# Aerial Map

HALL COUNTY
GEORGIA
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Date Prepared:
9/21/2026

FILED & RECORDED 02/20/2023 12:20 PM
DEED BOOK 9265 PAGES 54 - 64
FILING FEES: $25.00
PT61: 069-2023-001008 TRANSFER TAX: $880.00
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C Hall County, GA

**AFTER RECORDING, RETURN TO:**
Sydney W. Wargo, Esq.
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre, Suite 4000
1960 Satellite Boulevard
Duluth, GA 30097
File #18946.70057

Parcel Id: 15031 000097

# LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 17th day of February, 2023, between

**CLYDE BROADWAY, JR.**

as party or parties of the first part, hereinafter called Grantor, and

**PRIMETIME PROPERTIES, LLC, a Georgia limited liability company**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ($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,

All that tract or parcel of land lying and being in Candler G.M.D. 1385, Hall County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference made a part hereof.

Said property is conveyed in accordance with and pursuant to that certain Certificate of Creation of Conservatorship dated August 15, 2022, filed for record August 15,

2022, recorded in Deed Book 1867, Page 590, White County, Georgia records ("Order Establishing Conservatorship"), a copy of which is attached hereto as Exhibit "C" and incorporated herein by this reference; and in accordance with and pursuant to that certain Order, dated on or about January 12, 2023, filed in the records of the Probate Court, White County, Georgia in connection with 21-GA-17 ("Order Authorizing Sale"), a copy of which is attached hereto as Exhibit "D" and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee 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 Grantor and all others claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

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

**GRANTOR:**

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

[NOTARY SEAL]

SHANNON LYNN HAHN NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES

(SEAL)
Clyde Broadway, Jr., by Darlene Broadway, his conservator pursuant to that certain Certificate of Creation of Conservatorship dated August 15, 2022

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CANDLER G.M.D. 1385, HALL COUNTY, GEORGIA, CONTAINING 12.75 ACRES AND DESIGNATED TRACT-2 ON THAT CERTAIN PLAT OF SURVEY OF THE PROPERTY OF EDDIE F. HOWINGTON, RECORDED IN PLAT SLIDE 178, PAGE 124B, HALL COUNTY, GEORGIA RECORDS; WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE; BEING IMPROVED PROPERTY KNOWN AS 1563 CALVARY CHURCH ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN HALL COUNTY, GEORGIA.

TOGETHER WITH all rights, title and interest in and to that certain Perpetual Easement from Jackie Allen to Nancy Howington, as Executrix of the Estate of Eddie Howington, dated July 9, 1998, filed for record July 9, 1998, recorded in Deed Book 3241, Page 198, Hall County, Georgia records.

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

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**Billy Powell,** District 2
**Gregg Poole,** District 3
**Jeff Stowe,** District 4

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COUNTY ADMINISTRATOR
**Katie Crumley**

ASSISTANT
COUNTY ADMINISTRATOR
**Casey Ramsey**

COUNTY CLERK
**Jennifer Rivera**

# Hall County Government
BOARD OF COMMISSIONERS

April 14, 2023

Southern Utility Group
Attn: Andrew Bell
1563 Calvary Church Road
Gainesville, GA 30507

RE: **Use Subject Application**

Dear Andrew Bell,

Please be advised that in its Voting Meeting on April 13, 2023, the Hall County Board of Commissioners voted to approve the following application with conditions.

**1563 Calvary Church Road | Use Subject to County Commission approval |** on a 12.76± acre tract located on the east side of Calvary Church Road approximately 253 feet from its intersection with Calvary Industrial Drive | Zoned I-II; Tax Parcel 15031 000097 **| Proposed use: ~~inert landfill~~ dumpsite for recoverable materials |** Commission District 4 **| Southern Utility Group, applicant.**

Conditions:

1. The development shall be generally consistent with the submitted site plan and narrative modified for compliance with Hall County regulations at time of development permit application.
2. Any business operating at the subject property shall obtain a business license from Hall County.
3. Proposed pond for hydro-excavating services shall be limited to only waste consisting of soil and water. No other materials shall be accepted for disposal on the property. These materials shall be considered recoverable and/or reusable as per the Georgia Environmental Protection Division (EPD) dated January 23, 2017.
4. Owner shall provide written documentation from Georgia Environmental Protection Division (EPD) regarding pond design and use prior to acceptance of disposal of waste materials on the property.
5. Hall County shall conduct monthly routine compliance inspections.
6. The owner shall maintain logs and manifests of all materials accepted for disposal on the property. These records shall be made available for review upon request by Hall County.
7. Any change in use shall be subject to Hall County Board of Commissioners approval.
8. The access point to the pit area shall be closed and locked after hours.

9. The applicant shall contract with a third party environmental testing consultant who shall prepare a monitoring, inspection, and testing plan to include: on-site and downstream water quality testing and testing of on-site waste materials. Both the consultant and the plan shall be subject to the approval of Hall County Engineering for verification that waste materials contain no prohibited waste and only consist of water and soil as the applicant's proposal outlines.
10. The business license associated with this use shall go before the Board of Commissioners approval on an annual basis for renewal. As part of this renewal the owner shall provide the maintenance logs and manifests, as described in condition 6 and the inspection and testing results as described in condition 9.
11. In the event of any violation of the conditions, the Director of Planning and Development shall bring such violations before the Hall County Board of Commissioners, in accordance with the provisions of [§5.10.490], hearing on revocation of business license, of the Official Code of Hall County.
12. Erosion control measures sand a double row of silt fence shall be installed and maintained.
13. The county engineer identified at least five drainage study points along the southern property line (adjoining tax parcels include: 15031 000143, 15031 000049, 15031 000050C, 15031 000050). The developer shall ensure that post-development flow rates from those five individual drainage study points shall not exceed the pre-development flow rates.

"Pursuant to section 17.380.13 of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Jennifer Rivera

Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

Primetime Properties, LLC
1563 Calvary Church Road
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: September 17, 2026

Subject: October 22, 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.

* 4031 Wiley Road, Pethel: No comment.

* 4138 Price Road, Norris: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

* 4510 Browns Bridge Road (A-C), Radovic: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 2109 Microwave Tower Road (A-C), Ajanel: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

* 6541 Henry Smith Road, Hall County: Environmental Health issued a septic permit (OSC 7294) for storage building/barn (sink/toilet) in May 2022. The septic system has not been installed as of this date and septic permit OSC-7294 has since expired.

* 5586 Ransom Free Road, Hall County: No comment.

* 1563 Calvary Church Road, Hall County: No comment.

Outlook

## RE: Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**From** Hash, Christopher M <CHash@dot.ga.gov>
**Date** Mon 9/21/2026 3:19 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 comments in red. If you have any questions, please let me know.

**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:** Friday, September 11, 2026 4:56 PM
**Subject:** [Possible Phish Fraud] Tentative Planning & Zoning items for October 22, 2026 Board of Commissioners Meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**WARNING:** Your email security system has determined the message below may be a potential threat.

It may pose as a legitimate company, tricking victims into revealing personal information.

GA DOT will never ask you to confirm your credentials on a web site. Do not do this.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

Good afternoon,

The tentative Planning & Zoning items for the October 22, 2026, Hall County Board of Commissioners Meeting have been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

**PLEASE NOTE: These items will be discussed in next week's Development Review meeting.**

Comments are due by **Wednesday, September 23, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

The packets can be found at **LINK 1** **and** **LINK 2**. Please ensure all items listed below are included in your comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  Off-system, no impacts expected to the State Highway System.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  On-system. Residential permit may be needed from Area 1 Office.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

  On System, coordination required for consideration of commercial driveway access.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  Off-system. No impacts expected to the State Highway System.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  Off-system. No impacts expected to the State Highway System.

Thank you,

**Kaitlyn Elliott**
**Planning Commission Clerk**
**Planning and Zoning**
(770) 531-6810
kelliott@hallcounty.org
http://secure-web.cisco.com/1ZiZ9RGjEGvHbK-hHswG73K5PGuLL3d1yl5c3nFKXSRRtbknStLAunP31p351IHltDAil2H3L5BXT52v9L7caSq2QIyn3L53C88eIaICwsjaCIxsTea45AuPnCcnGgO6MXpaZcUAvVedWc8LuCi9ZjPLjxaCGumhl-Bvcden1nhzU_Hc8QC-BFpsrdXqpCKOa0I2kOB2eqcvkuzBQLDOVrrS1LLE15qCkXKcv7dHcIj9Doj6BkBKSvbRJKMYMlAuj7KVI1orA7gCJ7nTGaHCsi3-_nXS9opKhw20r9l0HPbkd-etFpEGHS1oanNFyVNnqN-SWQDF3rAhSiSj0Kat0sKS5Ypk32YJBQAJl4D5n98Y/http%3A%2F%2Fwww.hallcounty.org_

HALL COUNTY
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**Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://secure-web.cisco.com/1PMdjqETcj5pOsZyiGAM1wNSozQIIA7NvqDbOy_wbCtYeyRom2ww1_HHWSBY64Emsz1SbRUPU3kG3XkA8RXJxHgLFIZMEhZId9K1RdcdVxu_8y0XTV_IlOlKpy373jZMLMHo41QXew4HOSHbe5GwsiB6AfFekhmu4Bn0za_xLygDQdFwaF2g1ivAm_td_9w6hdws4T2xY3ZTHICOKw3uwcGV75qfYSKmHcn91VuUFSFt8w8VyRrVBjklzd-HtpIAy-M-ICMYr0mZjle9_Ac2A6LLOLVmNfzbG-9D-KqtoSbnHEcCvoOXP7R2-D_ksNYKpqLdJ_1SdJE6CBSqvaUlqwQf32FmSbZuKyOm6tq62pRQ/https%3A%2F%2Fhallcountyga.nextrequest.com).**

## 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.**

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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
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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:** September 23, 2026

**Subject:** October 22, 2026
Board of Commissioners Agenda

---

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the October 22, 2026, meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested variance for impervious surface.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, 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.
  - **Traffic:** An approved G-DOT commercial driveway permit must be provided before Hall County traffic will sign off on LDP approval.
  - **Utilities:** This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with the requested second single-family dwelling unit or request to keep livestock and poultry.
  - **Utilities:** This location I within the City of Gainesville sewer district.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
  - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
  - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within Hall County sewer district, but sewer infrastructure is not nearby.

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, 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.
    - **Traffic:** There are no traffic concerns with the request to amend the previously approved zoning condition.
    - **Utilities:** This location is within the City of Gainesville sewer district.

# Hall County Government
FIRE RESCUE

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

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
**Jerry Smith**

**To:** Katie Ahmed, Director of Planning and Zoning
**From: Hall County Fire Marshal's Office**
**Date: 9/18/26**
**Subject:** Date Hall County Board of Commissioners meeting – Planning Items – 10/22/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 10/22/26 meeting. Upon review, we provide the following comments.

- **4031 Wiley Road** | **Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

**The Hall County Fire Marshal's Office has no comments regarding the existing impervious surface.**

- **4138 Price Road** | **Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

The Hall County Fire Marshal's Office has no comments.

- **(A) 4510 Browns Bridge Road** | **Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(B) 4510 Browns Bridge Road** | **Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved it may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable state fire code modifications.

- **(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments regarding the R-TF rezone

- **(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

  The Hall County Fire Marshal's Office has no comments.

- **6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 10 removed.**

- **1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

  **The Hall County Fire Marshal's Office has no comment regarding the applicants' request to have condition 11 removed.**

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

INTERIM DEVELOPMENT SERVICES DIRECTOR
**Barry Shaw**

INTERIM CHIEF BUILDING OFFICIAL
**Cody Edwards**


**To:** Katie Ahmed, Director of Planning and Zoning

**From:** Barry Shaw, Interim Director of Development Services

**Date:** September 21, 2026

**Subject:** Board of Commissioners Meeting - October 22, 2026

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**4031 Wiley Road | Variance to Section 4.3** | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | **Proposed Use: Impervious surface** | Commission District 3 | **Kevin Pethel, applicant**

- **Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.**

**4138 Price Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 |**Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, Applicant**

- **Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.**

**(A) 4510 Browns Bridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(B) 4510 Browns Bridge Road | Special Use** | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-

1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

**(C) 4510 Browns Bridge Road** | **Variance to Section 6.2** | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.**

**(A) 2109 Microwave Tower Road** | **Rezone** | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(B) 2109 Microwave Tower Road** | **Variance** | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

**(C) 2109 Microwave Tower Road** | **Variance** | to Section 7.8.11 | to reduce minimum yards |on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.**

**6541 Henry Smith Road** | **Amend Conditions** | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.**

**5586 Ransom Free Road** | **Amend Conditions** | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **No comment.**

**1563 Calvary Church Road** | **Amend Conditions** | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

- **No comment.**

Outlook

## Re: Zoning Notice Sign - 1563 Calvary Church Rd

**From** Colton Brown (Marshals) <cabrown@hallcounty.org>
**Date** Tue 9/29/2026 11:47 AM
**To** Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
**Cc** Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>

1 attachment (2 MB)
IMG_2596.jpeg;

Posted 1 P&Z sign on property in alignment with star on the map provided with the sign. Please see photo attached.

**Thank you,**
**Officer C. Brown**
**Marshal's Office**
**Hall County Community Development and Infrastructure**
770-531-6762 | www.hallcounty.org

HALL COUNTY
GEORGIA
*We have it all in Hall*

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**From:** Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
**Sent:** Friday, 25 September 2026 14:31:44
**To:** Colton Brown (Marshals) <cabrown@hallcounty.org>
**Cc:** Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>
**Subject:** Re: Zoning Notice Sign - 1563 Calvary Church Rd

**Thank you,**
**Sergeant A.Reagan**
**Marshal's Office**
**Hall County Community Development and Infrastructure**
C: 678-928-2209 O:770-531-6762 |
**Hall County Community Development**
**and Infrastructure**

www.hallcounty.org / Form Center • Online Complaint Form

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**From:** Lynn Taylor (Planning) <ltaylor@hallcounty.org>
**Sent:** Friday, 25 September 2026 14:27:26
**To:** Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
**Cc:** Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>
**Subject:** Zoning Notice Sign - 1563 Calvary Church Rd

Amanda,

Would you please have one of the marshals post a sign on the property at 1563 Calvary Church Road by end of day Tuesday, September 29th and take photos of each? The sign map is attached.

Thank you!

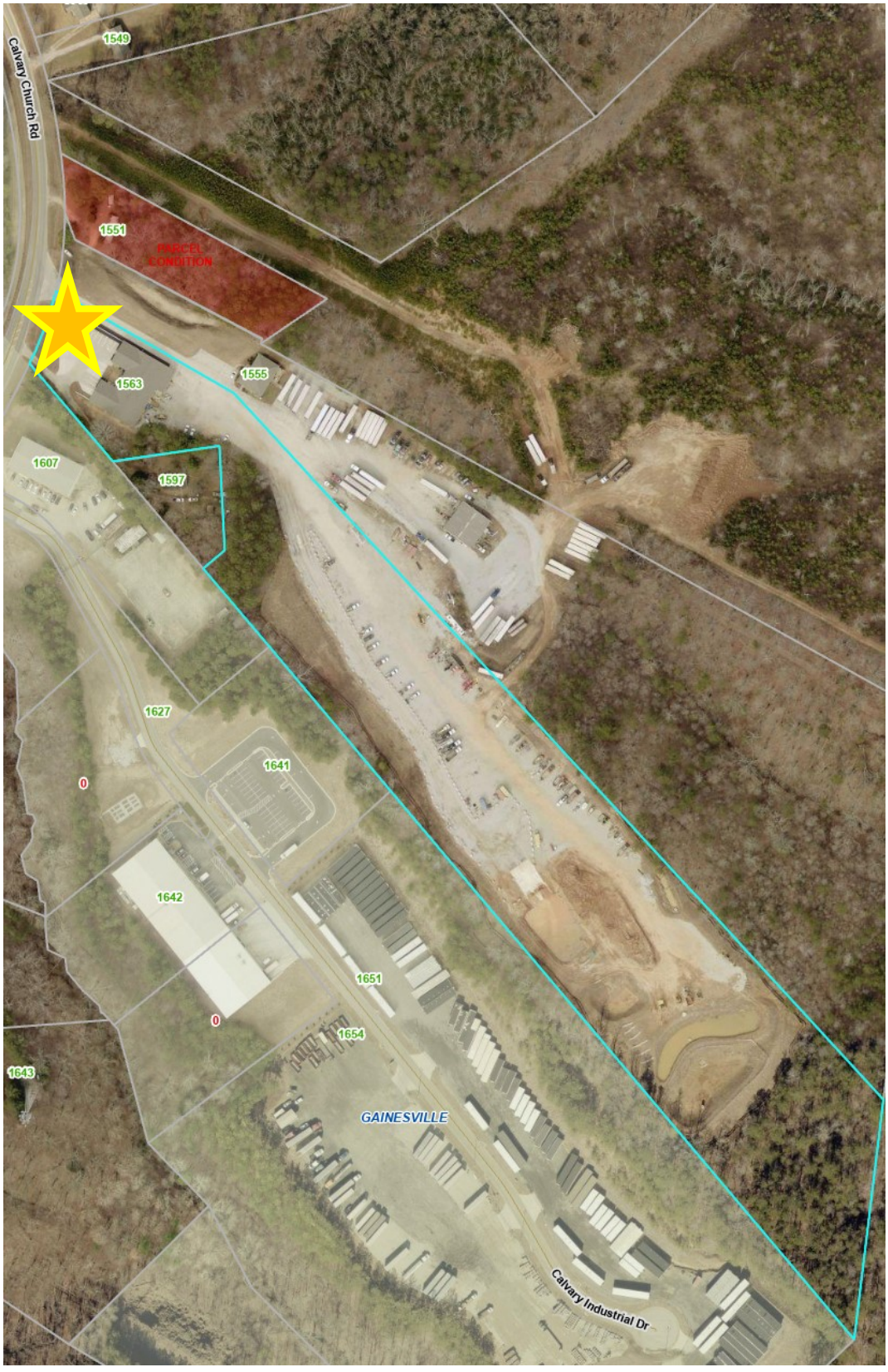
Sincerely,

Lynn Taylor
Deputy Director
Hall County Planning & Zoning
2875 Browns Bridge Road, Gainesville, GA 30503
Office Direct: (770) 297-4541
Email: ltaylor@hallcounty.org

All **PLAT** and **ZONING APPLICATION** 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.

**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 is fraudulent.**

# 1563 Calvary Church Road—HALL COUNTY



# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: HALL COUNTY

REQUEST: AMEND CONDITIONS FOR AN INERT LANDFILL

PUBLIC HEARINGS WILL BE HELD ON:

| PLANNING COMMISSION | COUNTY COMMISSION |
|---|---|
| Date: N/A | Date: OCT 22, 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

# AGENDA ITEM

## Public Works and Utilities

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 667/2026

**SUBJECT:** First Public Hearing to amend Chapter 3.100 of the Official Code of Ordinances of Hall County, GA with regard to Development Impact Fees.

*Public Hearing to occur at the October 22, 2026 Voting Meeting.*

## Meetings:

**Work Session Date:** 10/19/26

**Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** JW

**Recommendation:**
First required Public Hearing.

**Purpose of Request:**
First Required Public Hearing.

36-71-6 § "Prior to the adoption of an ordinance imposing a development impact fee pursuant to this chapter, the governing body of a municipality or county shall cause two duly noticed public hearings to be held in regard to the proposed ordinance. The second hearing shall be held at least two weeks after the first hearing"

**History:**

First required Public Hearing.

Third party consultants, TischlerBise, prepared the Impact Fee Study and the proposed fees based on state law, information submitted by Hall Co. departments, and groowth projects over a 10-year demand.

**Facts and Issues:**
First required Public Hearing.

Second required Public Hearing to occur at the November 12, 2026 Voting Meeting

**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 | Budget | Finance |
|---|---|---|---|
| JG | JG | JM | TS |

| Attorney | Administration | Clerk |
|---|---|---|
| JL | CR | JR |

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**Attachments:**

Resolution

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 667/2026

**Funds Requested:** $ 0.00

**Request Budgeted:** No

**Proposed Source of Funding:**

**Budget Transfer Requested:** No

**Funding Source Items:**

**Budget Transfer Items:**

**Additional Information/Comments:**

TischlerBise representatives will also be presenting the proposed impact fee presentation.

**Contact for Questions:** JW

**Phone:** (678) 622-0426

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION AMENDING TITLE 3 CHAPTER 3.100 DEVELOPMENT IMPACT FEE ORDINANCE OF THE HALL COUNTY CODE OF ORDINANCES**

**WHEREAS,** Hall County has previously adopted a Development Impact Fee Ordinance, which is codified under Title 3, Chapter 3.100 of the Official Code of Hall County (hereinafter the "the Ordinance"); and

**WHEREAS,** Hall County staff has examined the Ordinance and recommended certain revisions intended to update the Ordinance; and

**WHEREAS**, the Hall County, Georgia Board of Commissioners has considered certain proposed revisions to the Ordinance; and

**NOW, THEREFORE,** the Hall County, Georgia Board of Commissioners does hereby amend the Official Code of Hall County, Georgia, specifically Title 3, Chapter 3.100 as follows:

1.

Title 3, Chapter 3.100 of the Official Code of Hall County, Georgia, is hereby amended as follows:

**3.100.060. - Definitions.**

Section 3.100.060 (A) (26) currently provides as follows:

"26. *Public facilities* mean:

a. Parks, open space, and recreation areas and related facilities;

b. Public safety facilities, including police, fire, emergency medical, and rescue facilities;

c. Libraries and related facilities."

Section 3.100.060 (A)(26) is hereby amended to include the items enumerated under item "d" as public facilities for the purposes of Title 3, Chapter 3.100 and Section 3.100.060 (A)(26) shall now provide as follows:

26. *Public facilities* mean:

a. Parks, open space, and recreation areas and related facilities;

b. Public safety facilities, including police, fire, emergency medical, and rescue facilities;

c. Libraries and related facilities.

d. Highways, roads, streets, avenues, drives, detours or other ways intended for public use.

2.

Title 3, Chapter 3.100 of the Official Code of Hall County, Georgia, is hereby amended as follows:

**3.100.110 – Fee schedule**

Section 3.100.110(A) currently provides as follows:

> "Payment of a development impact fee pursuant to the fee schedule attached hereto as Attachment A for a property located outside of the City of Gainesville or the fee schedule attached hereto as Attachment B for a property located inside of the City of Gainesville, shall constitute full and complete payment of the project's proportionate share of system improvements and shall be deemed to be in compliance with the requirements of this chapter."

Section 3.100.110(A) is hereby amended to provide as follows:

> Payment of a development impact fee pursuant to the fee schedule attached hereto as Attachment A. Hall County Development Impact Fee Schedule and subject to the provisions of section 3.100.150 Inflation and fee certification. of this chapter shall constitute full and complete payment of the project's proportionate share of system improvements and shall be deemed to be in compliance with the requirements of this chapter.

3.

Title 3, Chapter 3.100 of the Official Code of Hall County, Georgia, is hereby amended as follows:

**3.100.090 Grandfathered projects.**

"Section 3.100.090 currently provides as follows:

A. Any building for which a valid and complete application for a building permit has been received prior to the effective date of the development impact fee resolution may proceed without payment of fees otherwise imposed by this Chapter, provided that:

   1. All fees and development exactions in effect prior to the effective date of the development impact fee resolution shall be or have been paid in full;

   2. Said construction shall be commenced, pursued and completed within the time established by the building permit, or within 180 days, whichever is later.

B. Notwithstanding any other provision of this chapter, that portion of a project for which a valid building permit or has been issued prior to the effective date of the development impact fee resolution shall not be subject to development impact fees so long as the permit remains valid and construction is commenced and is pursued according to the terms of the permit."

Section 3.100.090 is hereby amended to provide as follows:

**3.100.090 Development Impact Fees Owed Based on Time of Submittal.**

Any building for which a valid and complete application for a building permit has been received shall be subject to the development impact fees in effect at the time of submittal pursuant to Attachment A. Hall County Development Impact Fee Schedule contained within this chapter and further pursuant to the provisions of section 3.100.150 Inflation and fee certification.

4.

Title 3, Chapter 3.100 of the Official Code of Hall County, Georgia, is hereby amended as follows:

Section 3.100.150 currently provides as follows:

**"3.100.150. Fee certification.**

Upon application to the Administrator, a developer may receive a certified schedule of development impact fees for categories of development or a certified fee for a particular project, as applicable. Such certified schedule or fee shall establish the development impact fee due for a

period of 180 days from the date of certification, even if new or revised rate schedules are adopted in the interim."

Section 3.100.150 is hereby amended to provide as follows:

**3.100.150. Inflation and fee certification.**

A. The development impact fees specified by this Chapter in Attachment A. Hall County Development Impact Fee Schedule are subject to change resulting from inflation and in accordance with the Consumer Price Index (CPI). Further, in the event of recession the County reserves the right to evaluate the fee structure to determine what adjustments might best serve the County and its citizenry.

B. Upon application to the Administrator, a developer may receive a certified schedule of development impact fees for categories of development or a certified fee for a particular project, as applicable. Such certified schedule or fee shall establish the development impact fee that would be due if a completed application for a building permit was submitted at the time of certification of the schedule or fee but shall not constitute a guarantee that the certified schedule or fee will remain applicable upon eventual submittal.

5.

Title 3, Chapter 3.100 of the Official Code of Hall County, Georgia, is hereby amended as follows:

Attachment A. Fee Schedule-Hall County Outside of Gainesville and Attachement B. Fee Schedule-Inside City of Gainesville of Title 3, Chapter 3.100 of the Official Code of Hall County, Georgia are hereby repealed in full and shall be replaced by Exhibit "A" to this resolution (Attachment A. Hall County Development Impact Fee Schedule) which is attached hereto and incorporated by reference.

6.

The remaining provisions of Title 3, Chapter 3.100. of the Hall County Code of Ordinances shall remain as codified, unchanged by these amendments.

7.

Any and all provisions of the Official Code of Hall County which directly conflict with this Resolution are hereby repealed.

8.

The amendments to the Hall County Code of Ordinances provided for herein shall become effective as of January 1, 2027.

**SO RESOLVED**, this the _____ day of _____, 2026.

**HALL COUNTY BOARD OF COMMISSIONERS**

By: _____
David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin Lawhon, County Attorney

# AGENDA ITEM

## Public Works and Utilities

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 672/2026

**SUBJECT:** Approve the acceptance of $1,094,825.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in The Village at Chestnut Ridge Subdivision. Commission District 1.

## Meetings:

**Work Session Date:** 10/19/26 **Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** JG

**Recommendation:**
Approve

**Purpose of Request:**
Approve the acceptance of $1,094,825.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in The Village at Chestnut Ridge Subdivision. Commission District 1.

**History:**

**Facts and Issues:**

**Options:**

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

**Approvals:**

| Submit | Approve | Budget | Finance |
|---|---|---|---|
| WS | WS | JM | TS |

| Attorney | Administration | Clerk |
|---|---|---|
| JL | CR | JR |

**Attachments:**

Guaranty Performance/Maintenance Agreement
Final Plat Information

**STATE OF GEORGIA,**
**COUNTY OF HALL**

**Bond No.: 1294GA**

## GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, GEORGIA SOUTH DEVELOPMENT, LLC. (owner/principal, hereinafter referred to as "Principal"), and THE SERVICE INSURANCE COMPANY, INC. (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $1,094,825.00* (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, GEORGIA SOUTH DEVELOPMENT, LLC (principal) is owner of the Subdivision known as THE VILLAGE AT CHESTNUT RIDGE Subdivision, which subdivision is shown on a plat prepared by , Georgia Registered Surveyor Number 2846, and WHEREAS, GEORGIA SOUTH DEVELOPMENT, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of THE VILLAGE AT CHESTNUT RIDGE Subdivision for recording purposes, and WHEREAS, GEORGIA SOUTH DEVELOPMENT, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of THE VILLAGE AT CHESTNUT RIDGE Subdivision for public maintenance (not applicable to private developments); GEORGIA SOUTH DEVELOPMENT, LLC (principal) and THE SERVICE INSURANCE COMPANY, INC. (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, GEORGIA SOUTH DEVELOPMENT, LLC (principal) agrees that all construction of the street system of THE VILLAGE AT CHESTNUT RIDGE Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.
GEORGIA SOUTH DEVELOPMENT, LLC (principal), and THE SERVICE INSURANCE COMPANY, INC. (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, sewer, or traffic signs in THE VILLAGE AT CHESTNUT RIDGE Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, THE SERVICE INSURANCE COMPANY, INC. (surety) shall pay the bond amount to Hall County.

**Terms of Guaranty:**

GEORGIA SOUTH DEVELOPMENT, LLC (principal) and THE SERVICE INSURANCE COMPANY, INC. (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by THE SERVICE INSURANCE COMPANY, INC. (surety) from Hall County authorizing release of GEORGIA SOUTH DEVELOPMENT, LLC (principal) and THE SERVICE INSURANCE COMPANY, INC. (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on SEPTEMBER 16, 2026 (Date) and expires on SEPTEMBER 16, 2028 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

CONDITION> Obligee will not issue final certificate of occupancy until this bond is released or upon the consent of surety. The Obligee may not issue any certificate(s) of occupancy to any person or entity who succeeds to the Principals' rights to the subject project (or any aspect of it) by transfer of the subject property (or any portion thereof) or transfer of the entity(ies) which may own it (or any portion thereof), without first having first received a new bond as Obligee from such new Principal(s), which shall replace this bond for its penal sum in full.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 16TH day of SEPTEMBER, 2026.

GEORGIA SOUTH DEVELOPMENT, LLC
PRINCIPAL

By: _____
Thomas M. Phelps, Jr., Manager
(Corporate Officer or other authorized representative)

Principal's Address:
390 Brogdon Road
Suwanee, Georgia 30024

THOMAS M. PHELPS, JR.
CO- PRINCIPAL

By: _____
Thomas M. Phelps, Jr.

- THE SERVICE INSURANCE COMPANY, INC.
  SURETY

  By: _____
  (Authorized Representative)

  Surety's Address:
  80 Main Street, Suite 330
  West Orange, NJ 07052

- Approved:
  Hall County
  By: _____
  (Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

## ACKNOWLEDGMENTS

STATE OF GEORGIA

COUNTY OF GWINNETT ss.:

On this 16 day of SEPTEMBER, 2026, before me personally came Thomas M. Phelps, Jr.

To me known, who, being by me duly sworn, did depose and say that he/she is the Manager of Georgia South Development, LLC, the entity identified above as Principal/Contractor and which executed the above instrument, and that he/she signed his/her name hereto and is duly authorized to execute this document and bind Principal/Contractor to the terms and conditions hereof.

Notary Public

STATE OF GEORGIA

COUNTY OF GWINNETT ss.:

On this 16th day of Sept, 2026, before me personally came Thomas M. Phelps, Jr., to me known, who, being by me duly sworn, did depose and say that he/she is the Co-Principal and Indemnitor.

Notary Public

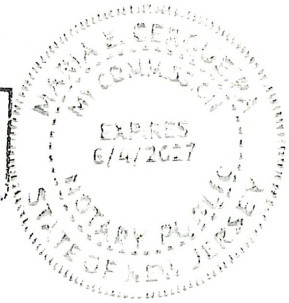
STATE OF NEW JERSEY

COUNTY OF ESSEX ss.:

On this 16th day of Sept, 2026, before me personally came James S. Burger, to me known, who, being by me duly sworn, did depose and say that he/she is the President and attorney in fact of The Service Insurance Company, Inc., the entity identified above as surety and which executed the above instrument, and that he/she signed his/her name hereto by authority of the Board of Directors or otherwise is duly authorized to execute this document and bind Surety to the terms and conditions hereof.

Maria Cerqueira
Notary Public

MARIA E. CERQUEIRA
Notary Public, State of New Jersey
Comm. # 2360557
My Commission Expires 6/4/2027



BOND NO. 1294GA

# THE SERVICE INSURANCE COMPANY, INC.

(in CT, GA, KY, MA, MD, MS, MT, NH, NJ, NY, PA, RI, TN & WV)
(d/b/a Service Guarantee and Surety Company in DC, DE, NC & SC)
Service Guarantee and Surety Company (used in FL by: The Service Insurance Company, Inc.), in AL
Service Guarantee and Surety Co. (used in VA by: The Service Insurance Company, Inc.)

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE SERVICE INSURANCE COMPANY, INC., 80 Main Street #330, West Orange, NJ 07052, a corporation of the State of New Jersey (d/b/a Service Guarantee and Surety Company in DC, DE, NC & SC), Service Guarantee and Surety Company (used in FL by: The Service Insurance Company, Inc.) and in AL, Service Guarantee and Surety Co. (used in VA by: The Service Insurance Company, Inc.) pursuant to authority granted by Article VIII, Section 7 of the By-Laws of said Company, which reads as follows: "*CONTRACTS. The Board of Directors may authorize any officers, to execute any surety bond instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.*"

Does hereby nominate, constitute and appoint Glen T. Burger and James S. Burger, its true and lawful agents and Attorney(s)-in-Fact, to make, execute, seal and deliver for, and on its behalf as surety, and its act and deed: any and all bond undertakings, and consents of surety, no one bond to exceed an aggregated penal sum liability of $5,000,000 (Five Million Dollars).

Does hereby nominate, constitute and appoint **not applicable executed in home office** of **not applicable executed in home office** Insurance Agency as its true and lawful Attorney(s)-in-Fact for the following purpose: to make, execute and deliver those bond undertakings and Consents of Surety on behalf of the Company to any Obligee for those bid bond, performance bond, payment bond and other bond undertakings not to exceed an aggregated penal sum liability of $5,000,000 (Five Million Dollars).

Said Insurance Agency Attorney(s)-In-Fact shall obtain prior approval confirmed in writing from the Company with a bond number provided by the Company's home office prior to issuing any bonds. Said Attorney(s)-In-Fact by executing the attached bond(s), hereby represents and warrants under oath that the Company has granted it/him/her prior approval and furnished the bond number for the attached bonds, which has been logged and recorded at the Company's home office. The Company shall not cover, honor or pay any claims for unauthorized bonds, and the Obligee may confirm the validity of the attached bond on receipt by contacting the Company in writing at 973-731-7889 (fax) or Jburger@serviceinsurancecompany.com.

IN WITNESS WHEREOF, the said Treasurer and President have hereunto subscribed their names and affixed the Corporate Seal of the said The Service Insurance Company, Inc., this 6th day of June, A.D 2022

THE SERVICE INSURANCE COMPANY, INC.

BY:.....
GLEN T. BURGER, TREASURER

BY:.....
JAMES S. BURGER, PRESIDENT

STATE OF NEW JERSEY )
) *SS*
CITY OF WEST ORANGE )

On this 6th day of June, A.D. 2022, before the subscribed, a Notary Public of the State of New Jersey, duly commissioned and qualified, came the above named Treasurer and President of The Service Insurance Company, Inc., to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledge the execution of the same, and being by me duly sworn severally and each for himself deposeth the saith, that they are the said officers of the Company aforesaid, and that the seal is affixed to the preceding instruments, is the Corporate Seal of said Company, and that the Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

MARIA E. CERQUEIRA
Notary Public, State of New Jersey
Comm. # 2360557
My Commission Expires 6/4/2027

Maria Cerqueira
Notary Public in the State of New Jersey

## CERTIFICATE

I, the undersigned, President of The Service Insurance Company, Inc., The Company, do hereby certify that the original Power of Attorney in which the forgoing is full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the President who executed the said Power of Attorney was specially authorized by the Board of Directors to appoint any Attorney in Fact as provided in Article VIII, Section 7, of the By-Laws of The Service Insurance Company, Inc.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Service Insurance Company, Inc.

Resolved: "*That the facsimile or mechanically reproduced signature of the Company President, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.*"

COMPANY EMBOSSED CORPORATE SEAL MUST APPEAR ON BOND FORM AND POWER OF ATTORNEY

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of the said Company, this 16th day of Sept, 2026.

JAMES S. BURGER, PRESIDENT

DocuGard #04546 contains a security pantograph, blue background, heat-sensitive ink, coin-reactive watermark, and microtext printing on border.

HEAT SENSITIVE SHIELD • FADES WITH HEAT OR TOUCH •

# THE SERVICE INSURANCE COMPANY

*(Statutory Basis)*

## STATEMENT OF ADMITTED ASSETS, LIABILITIES SHAREHOLDER'S EQUITY AS OF DECEMBER 31, 2025

### ADMITTED ASSETS

(Dollar Rounded)

| | | |
|---|---|---|
| Cash & Cash Equivalents & Short Term Investments | | 2,629,590 |
| Preferred Stocks | | 73,395 |
| Common Stocks | | 4,538,058 |
| Bonds | | 12,907,685 |
| Interest Income Receivable | | 120,254 |
| Premiums & Agents Balances | | 490,659 |
| Amounts Receivable from Reinsurers | $ | 549,205 |
| Other Receivable | | 271,658 |
| Current Federal Income Tax Recoverable | | (19,985) |
| Electronic Data Equipment | | - |
| Net Deferred Tax Asset | | - |
| **TOTAL ADMITTED ASSETS** | | **21,560,519** |

### LIABILITIES & SHAREHOLDER'S EQUITY

| | |
|---|---|
| **LIABILITIES** | |
| Losses & Loss Adjustment Expenses | 606,901 |
| Other Expenses | 651,676 |
| Taxes, licenses & fees | 110,444 |
| Federal Income Tax | 100,199 |
| Unearned Premiums | 1,406,271 |
| Amounts Withheld or Retained by Company for Accounts of Others | 3,045,222 |
| Miscellaneous | 969,694 |
| **Total Liabilities** | **6,890,407** |
| **SHAREHOLDER'S EQUITY** | |
| Common stock, par value $20.00 per share | |
| 50,000 shares authorized issued, 32,000 shares outstanding as of December 31, 2025 | 1,000,000 |
| Gross Paid-In & Contributed Surplus | 839,198 |
| Unassigned funds (surplus) | 13,869,514 |
| Treasury Stock | (1,038,600) |
| **Total policyholder's surplus** | **14,670,112** |
| **TOTAL LIABILITIES & POLICYHOLDER'S SURPLUS** | **21,560,519** |

**STATE OF NEW JERSEY )**
**) SS**
**COUNTY OF ESSEX )**

*I, James S. Burger, President of Service Insurance Company, Inc., do hereby certify that the above is a true statement of the assets, liabilities of said Corporation as of December 31, 2025.*

James S. Burger, President

THE SERVICE INSURANCE COMPANY, INC. CORPORATE SEAL 1987 NEW JERSEY

**STATE OF NEW JERSEY )**
**) SS**
**COUNTY OF ESSEX )**

*Subscribed and sworn before me, a Notary Public, State of New Jersey, in the County of Essex, this 19th Day of May, 2026*

Maria Cerqueira
Notary Public

MARIA E. CERQUEIRA
Notary Public, State of New Jersey
Comm. # 2360557
My Commission Expires 6/4/2027

MARIA E. CERQUEIRA NOTARY PUBLIC STATE OF NEW JERSEY EXPIRES 6/4/2027

Final Plat Information

Consider Acceptance of $1,094,825.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in The Village at Chestnut Ridge Subdivision

Subject Subdivision is located off Winder Highway

| | |
|---|---|
| NAME OF SUBDIVISION: | The Village at Chestnut Ridge |
| NAME OF OWNER/DEVELOPER: | Georgia South Development, LLC |
| ADDRESS: | 390 Brogdon Road<br>Suwanee, GA 30024 |
| TYPE OF MAINTENANCE BOND: | Guaranty Performance/Maintenance |
| DATE OF BOND: | September 16, 2026 |
| AMOUNT OF BOND: | $1,094,825.00 |
| FINANCIAL INSTITUTION:<br>AND ADDRESS: | The Service Insurance Company, INC.<br>80 Main Street, Suite 330<br>West Orange, NJ 07052 |
| Account No.: | 1294GA |

| COMM. DIST. | STREET NAME | R/W IN FEET | LENGTH IN FEET | WIDTH IN FEET | TYPE OF SURFACE | STATE REF. NO. |
|---|---|---|---|---|---|---|
| 1 | Chestnut Meadow Dr | 50 | 1320.56 | 20 | P.M. | ---- |
| 1 | Chestnut Summit Lane | 50 | 511.75 | 20 | P.M. | ---- |

**NOTES:**

| | |
|---|---|
| NUMBER OF LOTS: | 74 |
| CURB & GUTTER: | 24" Rolled Back |
| TOTAL ACRES OF S/D: | 30.31 AC |

# AGENDA ITEM

## Solicitor of State Court

**REPORT TO:** **Work Session (10/19/26)**

**REPORT TO:** **Voting Meeting (10/22/26)**

**ITEM NO:** 644/2026

**SUBJECT:** Approve the continuation award and any supplemental funding of the FY 2027 Victims of Crime Act (VOCA) Grant for the Solicitor's Office to provide direct support to crime victims in the amount of $125,741.00, 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:** 10/19/26

**Voting Meeting Date:** 10/22/26

## Executive Summary:

**Presenter:** IG

**Recommendation:**
Approve

**Purpose of Request:**
Approve the continuation award and any supplemental funding of the FY 2027 Victims of Crime Act (VOCA) Grant for the Solicitor's Office to provide direct support to crime victims in the amount of $125,741.00, 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:**

The Solicitor's office has received VOCA funding since 2001.

**Facts and Issues:**
The VOCA program, created in 1984, provides federal funding to support victim assistance and compensation programs, to provide training for diverse professionals who work with victims to develop projects to enhance victims' rights and services, and to undertake public education and awareness activities on behalf of crime victims.

**Options:**

**Funding Requested** $ 0.00

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

**Approvals:**

| Grants | Submit | Approve | Grants |
|---|---|---|---|
| PS | IG | IG | PS |
| **Budget** | **Finance** | **Attorney** | **Administration** |
| JM | TS | JL | CR |
| **Clerk** | | | |
| JR | | | |

**Attachments:**

FY27 VOCA SG Budget

# HALL COUNTY BOARD OF COMMISSIONERS
# FINANCIAL SUPPLEMENT REPORT

## AGENDA ITEM 644/2026

**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 | 2301-SOLICITOR | 331150-FEDERALâ€OPERATING INDIRECT | $-125,741.00 |
| 2027 | 250-MULTIPLE GRANT FUND | 2301-SOLICITOR | 511100-SALARIES | $125,741.00 |

**Budget Transfer Items:**

**Additional Information/Comments:**

Budget guidelines are still under review with CJCC/PAC, and line items are subject to change. However, the amount will not exceed $125,741.00. The grant period of performance will run from October 1, 2026, to September 30, 2027.

**Contact for Questions:** IG

**Phone:**

# CJCC Budget Detail Worksheet

| | |
|---|---|
| **Agency Name:** | PAC |
| **Subgrant Number:** | |
| **Project Name:** | Hall County SG VWAP |
| **Select grant type:** | VOCA |

**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? |
|---|---|---|---|---|---|---|
| Victim Services Coordinator | | $74,662.36 | 62% | Biweekly | $46,477.00 | |
| Victim Advocate | | $57,164.38 | 75% | Biweekly | $42,587.00 | |
| Victim Advocate | | $54,176.73 | 68% | Biweekly | $36,677.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |

| Title | First and Last name | Hourly wage | Hours per week on project | Weeks worked annually | Select Pay Period Frequency | Cost | Match? |
|---|---|---|---|---|---|---|---|
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | PERSONNEL TOTAL | | $125,741 | |

**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 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | | $0.00 | |
| | | | | | FRINGE TOTAL | $0.00 | |

| | |
|---|---|
| **PERSONNEL GRAND TOTAL** | **$125,741** |

**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

**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 | |
| | | | | | | | $0.00 | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |
| | | | | | | | $0.00 | |

**Mileage**

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

**C. Equipment--** List non-expendable items to be purchased. Applicants should analyze the benefit of purchased versus leased equipment, especially high cost and electronic or digital items. Explain how the equipment is necessary for the success of the program. Show the budget calculation. Attach a narrative describing the procurement method to be used. Please note that all items must be at least $5,000 per unit to be considered equipment. Otherwise please list items in "Supplies."

| Equipment Item | Cost per Unit | # Items | Vendor | Cost | Match? |
|---|---|---|---|---|---|
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | EQUIPMENT TOTAL | **$0.00** | |

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

| Item | Cost per unit | # Units | Vendor | Cost | Match? |
|---|---|---|---|---|---|
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | SUPPLY TOTAL | **$0.00** | |

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

| Item | Cost per unit | # Units | Vendor | Cost | Match? |
|---|---|---|---|---|---|
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | | $0.00 | |
| | | | PRINTING TOTAL | **$0.00** | |

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

| Item | Cost per unit | # of Units | % Charged to Grant | Vendor | Cost | Match? |
|---|---|---|---|---|---|---|
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | $0.00 | |
| | | | | **F. (1) Subtotal** | **$0.00** | |

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

| Name of Consultant | Service Provided | Cost per unit | Define Unit of Service | # Units | Cost | Match? |
|---|---|---|---|---|---|---|
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | **F. (2)Subtotal** | **$0.00** | |

**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 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | | $0.00 | |
| | | | | **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 (10%) 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** | **$0** |

**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

| | |
|---|---|
| **G. Match Waiver Amount**: | 31435 |

**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** | | $125,741 | |
| **B. Travel** | | $0 | |
| **C. Equipment** | | $0 | |
| **D. Supplies** | | $0 | |
| **E. Printing** | | $0 | |
| **F. Other** | | $0 | |
| **TOTAL PROJECT COSTS** | | $125,741 | |
| **Award** | | $125,741 | |
| **Match Amount** | | $0 | |
| **Match Breakdown** | **Cash** | $0 | 100% |
| | **In-Kind** | $0 | 0% |

**Budget Narrative**

**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.