HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Tuesday, September 22, 2026 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Jeff Stowe

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

Proclamation/s

3 Approve the proclamation proclaiming September 29, 2026 as Hunger Action Day.

4 Approve the proclamation recognizing Tyeshe Luanda Brown's retirement after 24 years of service to Hall County, GA.

5 Approve the proclamation recognizing Jeffrey Ray Suggs' retirement after 24 years of service to Hall County, GA.

6 Approve the proclamation recognizing Nancy Knowles Cupp's retirement after 25 years of service to Hall County, GA.

Consent Agenda

7 Approve the September 10, 2026 Voting Meeting Minutes.

8 Approve the September 10, 2026 Executive Session Minutes.

9 Approve the September 10, 2026 Meeting Minutes.

County Attorney

10 Approval and authorization for the Chairman to execute a First Amendment to Lease Agreement with Option to Purchase between Hall County and WCCB Enterprises, LLC, subject to review and approval of the County Attorney.

Fire Rescue

11 Approve the annual renewal of the ambulance stretcher maintenance and repair agreement for Fire Rescue to Stryker Sales Corporation of Chicago, IL. The estimated annual cost is $68,223.00.

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

12 Approve the application and award for the FY 2028 Georgia Department of Transportation Section 5303 Program Metropolitan Planning Grant for the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to aid in regional transportation planning in the amount of $148,817.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 10% in-kind match is required.

Public Works and Utilities

13 Approve the purchase of two (2) Freightliner M2106 Chipper Trucks for Public Works & Utilities to Custom Truck & Equipment, LLC of Kansas City, MO, in the amount of $277,004.00.

14 Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2027 Local Maintenance Improvement Grant (LMIG) application, cover letter, and resurfacing list for 8.36 miles of road resurfacing on eight (8) various County roads, in the estimated amount of $3,566,300.48.

15 Approval and authorization for the Chairman to execute an Intergovernmental Agreement (IGA) between Hall County and the Town of Braselton regarding right-of-way acquisition for the Spout Springs Road Phase II project, subject to review and approval by the County Attorney.

16 Approve the acceptance of a $2,006,031.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Haselton Phase III Subdivision. Commission District 3.

Sheriff's Office

17 Approve the application and award for the 2027 Georgia Highway Enforcement of Aggressive Traffic (HEAT) Multi-Year Grant to provide funding for the Sheriff’s Office for enforcement hours, operating, and travel expenses in the amount of $87,403.20, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. An in-kind match of $131,104.80 is required.

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

18 **0, 0 & 2378 Pine Circle Drive | Rezone |** from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

19 **0, 0 & 2378 Pine Circle Drive | Special Use |** for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

20 **0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 |** to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

21 **0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 |** to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

22 **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**

23 **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use |** Fuel sales in Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**

24 **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 |** to Gateway Corridor Overlay District (GCOD) standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**

25 **1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 **| Proposed use: Uses permitted in Light Industrial (I-1) |** Commission District 4 **| Matthew Pridemore, applicant**

26 **1546 & 1558 Candler Road | Special Use |** for Outdoor Storage in Gateway Corridor Overlay District (GCOD) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 **| Proposed use: Outdoor storage |** Commission District 4 **| Matthew Pridemore, applicant**

27 **1546 & 1558 Candler Road | Variance to Section 6.2 |** to Gateway Corridor Overlay District (GCOD) standards | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036;15031 000035 **| Proposed use: Outdoor storage |** Commission District 4 **| Matthew Pridemore, applicant**

28 **5144 Golden Oak Cove | Variance to Section 6.1.1 |** to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 220 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 **| Proposed use: Residential addition |** Commission District 2 **| Janet Marshall Wells, applicant**

29 **5145 Monarch Drive | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.61± acre tract located on the southeast corner at the intersection of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 **| Proposed use: Accessory building |** Commission District 2 **| William & Ann Loyd, applicant**

County Administrator

Commission Time

Executive Session

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

Adjourn

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

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

AGENDA ITEM

Invocation

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 720/2025

SUBJECT: Commissioner Gregg Poole

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request: **History:**

Facts and Issues: **Options:**

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Pledge

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 746/2025

SUBJECT: Commissioner Jeff Stowe

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request: **History:**

Facts and Issues: **Options:**

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Proclamation/s

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 613/2026

SUBJECT: Approve the proclamation proclaiming September 29, 2026 as Hunger Action Day.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation proclaiming September 29, 2026 as Hunger Action Day.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Public Information	Administration	Clerk
JR	NLD	CR	JR

Attachments:

Proclamation

Hall County, Georgia

Board of Commissioners

WHEREAS, ***September is recognized as Hunger Action Month, a nationwide effort to raise awareness about hunger and food insecurity and encourages individuals, businesses, organizations, and communities to take action to help ensure that everyone has access to nutritious food; and***

WHEREAS, ***the Georgia Mountain Food Bank serves individuals and families throughout Hall County and the surrounding North Georgia communities by providing food and resources through a network of community partners; and***

WHEREAS, ***food insecurity affects individuals and families from all walks of life, including children, seniors, veterans, working families, and neighbors facing unexpected financial hardships; and***

WHEREAS, ***Hunger Action Month provides an opportunity for the Hall County community to come together to raise awareness, support local hunger relief efforts, volunteer, donate, and take meaningful action to help fight hunger; and***

NOW THEREFORE, BE IT RESOLVED ***that the Hall County Board of Commissioners does hereby recognize September 29, 2026 as***

HUNGER ACTION DAY

in Hall County, and calls upon our citizens to stand together against hunger and encourage everyone to take action to help end hunger in Hall County.

Adopted this 22nd day of September 2026.

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

AGENDA ITEM

Proclamation/s

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 611/2026

SUBJECT: Approve the proclamation recognizing Tyeshe Luanda Brown's retirement after 24 years of service to Hall County, GA.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing Tyeshe Luanda Brown's retirement after 24 years of service to Hall County, GA.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Public Information	Administration	Clerk
JR	NLD	CR	JR

Attachments:

Proclamation

Hall County, Georgia

Board of Commissioners

WHEREAS, ***Tyeshe Luanda Brown began her public service career with Hall County on July 1, 2002; and***

WHEREAS, ***during her employment with Hall County, Ms. Brown has served in many capacities, such as: Deputy Clerk I, Deputy Clerk II, and Senior Deputy Clerk of Probate Court; and***

WHEREAS, ***Ms. Brown received her Clerks Certification from the Institute of Continuing Judicial Education of Georgia (ICJE); and***

WHEREAS, ***Probate Court Judge Patty Walters Laine stated, "Ms. Brown is a wealth of knowledge due to her years of service to Probate Court."; and***

WHEREAS, ***Ms. Brown retired on September 10, 2026; and***

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

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

Tyeshe Luanda Brown

and recognizes her for her many accomplishments, contributions, and 24 years of dedicated service to Hall County and its citizens, and extends to her their most sincere wishes for continued success in her future endeavors.

Adopted this 22nd day of September 2026.

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

AGENDA ITEM

Proclamation/s

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 610/2026

SUBJECT: Approve the proclamation recognizing Jeffrey Ray Suggs' retirement after 24 years of service to Hall County, GA.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing Jeffrey Ray Suggs' retirement after 24 years of service to Hall County, GA.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Public Information	Administration	Clerk
JR	NLD	CR	JR

Attachments:

Proclamation

Hall County, Georgia

Board of Commissioners

WHEREAS, ***Jeffrey Ray Suggs began his public service career with Hall County on August 5, 2002; and***

WHEREAS, ***during his employment with Hall County, Mr. Suggs has served in many capacities, such as: Firefighter/EMT, Relief Driver, Fire Apparatus Operator, Fire Investigator/Inspector, and Lieutenant; and***

WHEREAS, ***Division Chief Fire Marshal Michael Vieira stated, "Jeff began his career in the fire service as a Firefighter/EMT. He advanced through the ranks as a Relief Driver and Fire Apparatus Operator, and later became one of the first shift investigator/inspectors assigned to the Fire Marshal's Office. He later transitioned into overseeing new construction inspections, where his construction background greatly contributed to his success in those projects. His expertise ultimately led him into the role of Plan Examiner. Jeff has always been willing to lend a helping hand, whether work related or personal."; and***

WHEREAS, ***Mr. Suggs retired on August 21, 2026, and plans to spend time with his family and continue to pursue his construction business; and***

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

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

Jeffrey Ray Suggs

and recognizes him for his many accomplishments, contributions, and 24 years of dedicated service to Hall County and its citizens, and extends to him their most sincere wishes for continued success in his future endeavors.

Adopted this 22nd day of September 2026.

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

AGENDA ITEM

Proclamation/s

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 645/2026

SUBJECT: Approve the proclamation recognizing Nancy Knowles Cupp's retirement after 25 years of service to Hall County, GA.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing Nancy Knowles Cupp's retirement after 25 years of service to Hall County, GA.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Public Information	Administration	Clerk
JR	NLD	CR	JR

Attachments:

Proclamation

Hall County, Georgia

Board of Commissioners

WHEREAS, ***Nancy Knowles Cupp began her public service career with Hall County on September 14, 2000; and***

WHEREAS, ***during her employment with Hall County, Ms. Cupp has served in many capacities, such as: Juvenile Probation Officer and Public Defender Investigator; and***

WHEREAS, ***Public Defender Mark Alexander stated, "Nancy mastered the ability to talk to clients and have hard conversations about difficult cases without losing her sense of compassion for the client and their dignity as a human. Having over 20 years of experience in the criminal justice field, co-workers, clients and supervisors could trust Nancy's opinion on a case and everyone sought her opinion regularly. Nancy has been a remarkable and dedicated investigator and often assembled detailed and invaluable trial notebooks to assist attorneys in preparing for trials. We wish her the best in the next leg of her life's journey but will miss her sorely here."; and***

WHEREAS, ***Ms. Cupp retired on August 28, 2026, and plans to spend time in Virginia with her parents; and***

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

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

Nancy Knowles Cupp

and recognizes her for her many accomplishments, contributions, and 25 years of dedicated service to Hall County and its citizens, and extends to her their most sincere wishes for continued success in her future endeavors.

Adopted this 22nd day of September 2026.

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

AGENDA ITEM

Consent Agenda

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 649/2026

SUBJECT: Approve the September 10, 2026 Voting Meeting Minutes.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the September 10, 2026 Voting Meeting Minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-09-22

Approvals:

Approve	Attorney	Administration	Clerk
JR	JL	CR	JR

Attachments:

September 10, 2026 Voting Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING MINUTES
Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, September 10, 2026 - 06:00 PM

Call to Order

Chairman Gibbs at 6:04 p.m.

Present:

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

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

Approve Agenda

Commissioner Stowe/Commissioner Cooper — Amend agenda to add an item 38 regarding an amendment to the 2026 Meeting Schedule. Amend agenda to move items 35, 36 and 37 to be heard following item 31. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

Public Comments

The following people addressed the Board:

- *Tom McDermott, 7250 Grand Reunion Drive, Hoschton*
- *BJ Sims, 6453 Hickory Branch Drive, Hoschton*
- *Brandon Dean, 2495 Oconee Circle, Gainesville*
- *Jodi White, 5166 Whitehall Road, Lula*

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamation.

3 Approve the proclamation recognizing September 2026 as National Preparedness Month.

Commissioner Poole presented Emergency Management Director Zach Brackett, Bridget Iwankow and Coby Jensen with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

Chairman Gibbs/Commissioner Poole — remove item 7 from the consent agenda and table to the October 8, 2026 Voting Meeting — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

4 Approve the September 8, 2026 Work Session minutes.

5 Approve the September 8, 2026 Executive Session minutes.

6 Approve the August 27, 2026 Voting Meeting minutes.

7 Approve the appointment of Lee Wiley to the Planning Commission to serve an unexpired term to January 31, 2027. Chairman's Appointment.

Removed from Consent Agenda. Tabled to the October 8, 2026 Voting Meeting.

8 Approve the appointment of William Hardman Jr. to the Northeastern Judicial Circuit's Public Defender Supervisory Panel to serve a term from September 1, 2026 to August 31, 2031. Commission Districts 1, 2, 3, & 4.

9 Approve the application, award, and any further supplemental funding for the Georgia Environmental Finance Authority's (GEFA) Energy Resilience Grant Program for Central Services to install a manual transfer switch at the Chicopee Woods Agricultural Center and the Murrayville Library in the amount of $96,000.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A 15% cash match is required.

10 Approve the ratification of the application and award for the 2026 Georgia Power Corporate Foundation funding cycle for Parks and Leisure Services to replace and repair worn or aging playground equipment across Hall County, in the amount of $50,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.

11 Approve the payment services agreement for card processing payment services, CampLife, LLC reservations and sales platform to CampLife Pay (powered by Payrix) for Parks & Leisure Services; delegate authority to the Director of Financial Services to execute the aforementioned agreement on behalf of the Hall County Board of Commissioners. The estimated annual cost is $72,372.00.

12 Approve the settlement agreement between Hall County and The Scruggs Company d/b/a Sunbelt Asphalt Surfaces, Inc. resolving Civil Action File No. 2026CV001442, subject to review and approval by the County Attorney.

13 Approval and authorization for the Chairman to execute a resolution to amend Chapter 4.10 of the Official Code of Ordinances of Hall County, GA with regard to animal services and adopting revisions to the Animal Services Fee Schedule, subject to review and approval by the County Attorney.

14 Approval and authorization for the Chairman to execute a resolution to amend Chapter 8.20 of the Official Code of Ordinances of Hall County, GA with regard to ambulance services and transport fees, subject to review and approval by the County Attorney.

15 Approval and authorization for the Chairman to execute a resolution to amend Chapter 8.25 of the Official Code of Ordinances of Hall County, GA with regard to fees for hazardous resource materials recovery, subject to review and approval by the County Attorney.

16 Approval and authorization for the Chairman to execute a resolution to amend Chapter 5.10 of the Official Code of Ordinances of Hall County, GA with regard to adopting revisions to the Business License Fee Schedule and allow for the Business License Division to collect annual inspection fees on behalf of Fire Services, subject to review and approval by the County Attorney.

17 Approval and authorization for the Chairman to execute a resolution to amend the fee schedule for Building Inspections, subject to review and approval by the County Attorney.

18 Approve the sole source purchase of four (4) refurbished Zoll X Series advanced cardiac monitors, extra batteries, and carry bags for Fire Rescue to Zoll Medical Corporation of Chelmsford, MA, in the amount of $95,627.66.

19 Approve the sole source purchase of two (2) Lucas Chest Compression Systems and two (2) Stryker Ambulance Stretchers for Fire Rescue to Stryker Medical of Chicago, IL, in the amount of $114,006.04.

20 Approve the award of RFQ/P #47-009 Medicare Advantage Prescription Drugs Provider for Medicare retiree benefits to Aetna Life Insurance Company of Hartford, CT. The estimated annual cost is $639,498.00.

21 Approve the award of RFQ/P #47-010 On-site Pharmacy Services Provider to Riverside Pharmacy Inc. of Gainesville, GA. The estimated annual cost is $505,512.00.

22 Approve the purchase of one (1) 2026 Ford F-550 Super Duty and two (2) 2026 Ford F-150 trucks for Public Works & Utilities to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of $187,551.00.

23 Approve the annual renewal of the agreement between North Georgia Works!, Inc. and Hall County regarding temporary labor and other work services for various County departments, subject to review and approval by the County Attorney. The estimated annual cost is $186,560.00.

24 Approve the award of Task Order #2027-004 FY 2027 Resurfacing Program for the resurfacing of approximately 30.04 miles of Hall County roads for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA. The estimated cost is $12,815,048.20.

25 Approve the award of Task Order #2027-005 Engineering & Design Services for SR11/US129 and SR 283 Intersection Improvement Project for Public Works & Utilities to Keck & Wood, Inc. of Duluth, GA, in the amount of $280,800.00.

26 Approve the memorandum of agreement between Hall County, the City of Flowery Branch, and the Atlanta Falcons Football Club, LLC regarding the construction, funding and cost sharing of the Hog Mountain Road/Falcon Parkway (SR13) stormwater improvement project, subject to review and approval of the County Attorney.

27 Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2026 Local Maintenance Improvement Grant (LMIG) application and cover letter for SR 13 at Hog Mountain Road drainage improvements, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. The estimated funding assistance amount is $100,000.00. A 30% local match is required.

28 Approve the award of Task Order #2026-041 for SR 13/Hog Mountain Drainage Improvements for Public Works & Utilities to Strickland & Sons Pipeline, Inc. of Gainesville, GA. The estimated cost is $341,607.00.

29 Approve the release of a $488,984.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Ponderosa Farm Unit I Subdivision. Commission District 1.

Other Business - Appointments for Consideration

Ms. Rivera addressed the Board.

30 Hospital Authority Nominations (3) for a term from October 1, 2026 to September 30, 2029. Commission District 2.

Note: Tabled at the August 27, 2026 Voting Meeting until the September 10, 2026 Voting Meeting.

Commissioner Powell/Commissioner Stowe — approve removing item 30 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Poole — nominations of Glennis Barnes, Mike Giles and Helen Powell — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Planning and Zoning

Jordan Wallace, Transportation Program Manager, addressed the Board.

31 Public Hearing to amend Hall County's updated Capital Improvements Element (CIE) and Community Work Program (CWP).

Public Hearing to occur at the September 10, 2026 Voting Meeting.

Mr. Anderson introduced the item. Ms. Wallace discussed the item. Mr. Anderson conducted the Public Hearing.

There were no comments from the public.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

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

35 **2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone |** from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) **| Proposed Use: Industrial Park |** Commission District 3 **| Danji, LLC, applicant**

Note: Tabled at the July 23, 2026 Voting Meeting until the September 10, 2026 Voting Meeting.

Mr. Anderson introduced the item.

Commissioner Poole/Commissioner Stowe — approve removing item 35 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Beth Garmon, 425 Oak Street, Gainesville*
- *Brian Rochester, 425 Oak Street, Gainesville*

Opposition:

- *Bonnie Bright, 3601 Lakeview Drive, Gainesville*
- *Seth Vining, 3587 Lakeview Drive, Gainesville*
- *Bryant Beattie, 3601 Lakeview Drive, Gainesville*
- *Carol Brown, 3275 Hall Drive, Gainesville*
- *Polly Nieporte, 4012 Pine Shore Circle, Gainesville*
- *Jodi White, 5166 White Sulphur Road, Gainesville*
- *Tim Nicolson, 3136 White Sulphur Road, Gainesville*

Jason Skarda, Assistant Director of Public Works and Utilities, addressed the Board. Ms. Wallace also addressed the Board.

Commissioner Poole made a motion to deny the item. There was no second of Commissioner Poole's motion. Commissioner Poole withdrew his motion.

Commissioner Cooper/Commissioner Powell — approve tract two as Planned Industrial Development (PID) and Tract one and three as Light Industrial (I-1) with the nine (9) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *Tract two is approved as Planned Industrial Development (PID) and tracts one and three are approved as Light Industrial (I-1), modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *Uses shall comply with the Light Industrial Zoning Districts with the exception of tract two, which may allow animal processing, packing, treating and storage.*
3. *Signage shall comply with the Unified Development Code unless a variance is obtained.*
4. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
5. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
6. *No driveway permit is approved on tract one, two or three at this time. Public Works reserves the right to request additional information up to an updated traffic impact study to reflect background traffic which includes the*

full build out traffic anticipated in 2050 (Inland Port).

7. *The developer will place covenants upon the industrial park similar to other industrial parks in the County, such as the Gateway Industrial Centre.*
8. *Along tracts one, two and three, the road frontage along White Sulphur Road will require a turn lane down the entirety in front of the subject property (tract three going south back before the railroad tracks), subject to review and approval by the County traffic engineer.*
9. *The northern boundary that abuts the residential property (closest to tract 3) shall have an undisturbed 30 foot buffer and be planted heavily to shield the residential property. Final review and approval of the planting design shall be subject to the Director of Planning and Zoning.*

Lynn Taylor, Principal Planner, addressed the Board.

36 **5391 Lawson Robinson Road | Special Use |** to move a site-built house more than 7 years old into the County | on a 1.80± acre tract located on the east side of Lawson Robinson Road approximately 250 feet north of its intersection with W G Robinson Road | Zoned AR-1; Tax Parcel 10030 000028 **| Proposed use: Single-family residence |** Commission District 2 **| Meagan S. Gaillard, applicant**

Mr. Anderson introduced the item. Ms. Taylor discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Meagan Gaillard, 3007 Habersham Hills Drive, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated July 29,2026, and described in the project narrative dated July 30, 2026, modified as necessary for compliance with 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 part of any plats created for the property.*

37 **3131 Broome Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.43 acre tract located on the south side of Butterworth Lane at its intersection with Broome Road | Zoned AR-1; Tax Parcel 15016 000001E **| Proposed use: Residential addition |** Commission District 3 **| Heather Chandler, applicant**

Mr. Anderson introduced the item. Ms. Taylor discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Heather Chandler, 3131 Broome Road, Gainesville*

Commissioner Poole/Commissioner Powell — approve with the two (2) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated "Plat Date: 07/18/2023", modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *All conditions of zoning shall be made part of any plats created for the property.*

Other Business - Planning & Zoning

32 Consideration of resolutions to amend the Code of Ordinances of Hall County with regard to Appendix A: Unified Development Code (UDC), specifically Articles 1, 2, 4, 5, 6, 7, 8, Sections 11.5, 11.1, 11.2.1, 11.2.6 and Appendix I: Plan Review and Inspection Fee Schedule.

Note: Tabled at the August 27, 2026 Voting Meeting until the September 10, 2026 Voting Meeting.

Commissioner Powell/Commissioner Stowe — approve removing item 32 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole/Commissioner Stowe — approve removing item 33 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed addressed the Board and discussed the item.

Commissioner Stowe/Commissioner Powell — approve Article 1 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — approve Article 2 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — approve Article 4 amendment — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — approve Article 5 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — approve Article 6 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — approve Article 7 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — approve Article 8 amendment with the following stipulations including immediate removal of vinyl siding prohibition — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Stipulations:

1. *Staff should immediately begin working on updating the following items within the Unified Development Code (UDC) to be presented for adoption by the Board of Commissioners at the December 10, 2026 Voting Meeting:*
   a. *Include a statement within architectural standards to allow for all brick homes.*
   b. *Update the fence and wall standards to allow for chain link fencing in all zoning districts.*
2. *Seperately, staff should work to amend the Unified Development Code (UDC) to incorporate the following:*
   a. *A larger lot incentive program, and*
   b. *An update to tree ordinance*
3. *Regarding the Comprehensive Plan, staff should work to ensure the newly adopted Comprehensive Plan supports residential zoning districts within the Business & Employment nodes and corridors within the Gainesville, South Hall and Chestnut Mountain character areas.*

Commissioner Powell/Commissioner Poole — deny Section 11.5 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Poole — approve Section 11.1 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — approve Section 11.2.1 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — approve Section 11.2.6 amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Powell/Commissioner Stowe — approve Appendix I amendment — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

33 Consideration of amendments to the Hall County Forward 2045 Comprehensive Plan.

Note: Tabled at the August 27, 2026 Voting Meeting until the September 10, 2026 Voting Meeting.

Ms. Ahmed discussed the item.

Commissioner Powell/Commissioner Stowe — approve amendments to comprehensive plan — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Public Works and Utilities

Jason Skarda, Assistant Director of Public Works and Utilities addressed the Board.

34 Public hearing for consideration of a resolution for Hall County to enter into an agreement with the landowner of 3470 Mill Creek Road, Gainesville, GA to allow for the use and maintenance of an encroachment into the public right-of-way. Commission District 2.

Public Hearing to occur at the September 10, 2026 Voting Meeting.

Mr. Anderson introduced the item. Mr. Skarda discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Blake Arbuckle, 3470 Mill Creek Road, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Moved during adoption of agenda.

35 ~~**2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1 & I-1 (C); Tax Parcels 15020 000012, 15020A000012A(pt), 15020A000010(pt), 15020A000011(pt) | Proposed Use: Industrial Park | Commission District 3 | Danji, LLC, applicant**~~

~~*Note: Tabled at the July 23, 2026 Voting Meeting until the September 10, 2026 Voting Meeting.*~~

Moved during adoption of agenda.

36 ~~**5391 Lawson Robinson Road | Special Use |** to move a site-built house more than 7 years old into the County | on a 1.80± acre tract located on the east side of Lawson Robinson Road approximately 250 feet north of its intersection with W G Robinson Road | Zoned AR-1; Tax Parcel 10030 000028 | **Proposed use: Single-family residence |** Commission District 2 **| Meagan S. Gaillard, applicant**~~

Moved during adoption of agenda.

37 **3131 Broome Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.43 acre tract located on the south side of Butterworth Lane at its intersection with Broome Road | Zoned AR-1; Tax Parcel 15016 000001E **| Proposed use: Residential addition |** Commission District 3 **| Heather Chandler, applicant**

Moved during adoption of agenda.

Other Business - County Clerk

38 Amendment to the 2026 Meeting Schedule.

Commissioner Stowe/Commissioner Powell — amend the 2026 Meeting Schedule by canceling the scheduled Monday, September 21, 2026 Work Session — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Gentry did not have any items to report.

Commission Time

Commissioner Gregg Poole, District 3, spoke about the Danji application, the elementary school location in the area and the hard decision made. Also addressed public comments made at this week's Work Session. Thanked Commissioner Cooper for her conversations with him regarding starter homes. Asked staff to look at a code pertaining to starter homes. Ms. Ahmed stated staff is currently working on the topic.

Chairman David Gibbs thanked the Board and staff for their hardwork. Thanked the public for their attendance at meetings.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 8:23 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 647/2026

SUBJECT: Approve the September 10, 2026 Executive Session Minutes.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the September 10, 2026 Executive Session Minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-09-22

Approvals:

Approve	Attorney	Administration	Clerk
JR	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 648/2026

SUBJECT: Approve the September 10, 2026 Meeting Minutes.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the September 10, 2026 Meeting Minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-09-22

Approvals:

Approve	Attorney	Administration	Clerk
JR	JL	CR	JR

Attachments:

September 10, 2026 Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, September 10, 2026 - 05:30 PM

Call to Order

Chairman Gibbs at 5:30 p.m.

Present:

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

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

Commissioner Powell/Commissioner Poole — to go into Executive Session at 5:30 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Executive Session

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

Commissioner Powell/Commissioner Poole — to adjourn the Executive Session at 5:59 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn the Meeting at 5:59 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

County Attorney

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 642/2026

SUBJECT: Approval and authorization for the Chairman to execute a First Amendment to Lease Agreement with Option to Purchase between Hall County and WCCB Enterprises, LLC, subject to review and approval of the County Attorney.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: J

Recommendation:
Approve

Purpose of Request:

Approval and authorization for the Chairman to execute a First Amendment to Lease Agreement with Option to Purchase between Hall County and WCCB Enterprises, LLC, subject to review and approval of the County Attorney.

History:
Hall County and WCCB Enterprises, LLC entered into a Lease Agreement with Option to Purchase on October 12, 2023. Under the existing Lease, Hall County maintains insurance covering the County's property interest, and WCCB Enterprises, LLC reimburses the County for the cost of that coverage.

WCCB Enterprises, LLC has requested an amendment to the Lease that would make it responsible for obtaining and maintaining the required insurance coverage. The proposed amendment revises the parties' respective insurance obligations and eliminates the requirement that WCCB Enterprises, LLC reimburse the County for insurance maintained by the County. The amendment will not become effective until the lessee provides evidence of the required insurance coverage.

Facts and Issues:

Options:

The proposed First Amendment revises the insurance provisions of the existing Lease Agreement with Option to Purchase between Hall County and WCCB Enterprises, LLC. Under the amendment, WCCB Enterprises, LLC will assume responsibility, at its expense, for obtaining and maintaining property insurance on the leased premises and commercial general liability insurance with commercially reasonable limits acceptable to the County.

The amendment also requires the County to be included as an additional insured under the lessee's commercial general liability policy to the extent permitted and provides that the lessee's liability coverage will be primary and non-contributory with respect to applicable County insurance. The existing requirement that the lessee reimburse the County for insurance maintained by the County will be eliminated.

Prior to the amendment becoming effective, WCCB Enterprises, LLC will be required to provide the County with certificates of insurance evidencing the required coverage.

Approve or deny.

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-09-22

Approvals:

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

Attachments:

First Amendment to Lease Agreement

FIRST AMENDMENT TO LEASE AGREEMENT WITH OPTION TO PURCHASE

THIS FIRST AMENDMENT TO LEASE AGREEMENT WITH OPTION TO PURCHASE ("Amendment") is made and entered this 22nd day of September, 2026, by and between HALL COUNTY, GEORGIA, a political subdivision of the State of Georgia ("Lessor"), and WCCB ENTERPRISES, LLC ("Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee entered into that certain Lease Agreement with Option to Purchase dated October 12, 2023, covering the real property commonly known as [redacted] (the "Premises") (the "Lease"); and

WHEREAS, Section 11 of the Lease presently provides that Lessor will "insure and keep in effect on the leased property fire and liability insurance covering the property interest of the Lessor" and that Lessee will reimburse Lessor annually for the cost of such insurance during the lease term, while Lessor will not insure any property or interests of Lessee in or within the building; and

WHEREAS, the parties desire to amend the Lease so that Lessee will be responsible for obtaining and maintaining insurance for the Premises and to clarify the priority of coverage, related endorsements, and remedies.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. Amendment to Section 11 (Insurance). Section 11 of the Lease is deleted in its entirety and replaced with the following:

   "11. **Insurance.**

   (a) **Property Insurance on Building.** Lessee shall, at its sole cost and expense, maintain property insurance on the building(s) comprising the Premises against risk of direct physical loss or damage on a special causes of loss basis, including theft, vandalism, and sprinkler leakage, in an amount not less than the full replacement cost of the building(s), with an agreed amount endorsement or otherwise without coinsurance penalty. Such insurance shall be placed with insurers authorized to do business in Georgia and rated A- MINUS VII or better by A.M. Best (or an equivalent rating by a nationally recognized rating agency). Deductibles shall be commercially reasonable.

(b) **Lessee's Personal Property and Improvements.** Lessee shall, at its sole cost and expense, maintain property insurance covering Lessee's personal property, furniture, equipment, inventory, and any tenant improvements or betterments owned by Lessee at or within the Premises.

(c) **Commercial General Liability.** Lessee shall maintain commercial general liability insurance (occurrence form) covering bodily injury, property damage, personal and advertising injury, and contractual liability arising from Lessee's occupancy and use of the Premises, with commercially reasonable limits acceptable to Lessor. Lessee's commercial general liability insurance shall be primary and non-contributory with respect to any insurance maintained by Lessor for claims arising out of Lessee's occupancy, use, operations, or obligations under this Lease.

(d) **Additional Insured; Waiver of Subrogation.** To the extent permitted by law and by Lessee's insurers, Lessor (and Lessor's officers, officials, and employees) shall be included as additional insureds under Lessee's commercial general liability policy with respect to the Premises and Lessee's operations thereat. Lessee's property and liability policies shall include waivers of subrogation in favor of Lessor to the extent losses are covered by insurance. If Lessor is legally or contractually restricted from being named as an additional insured or from receiving waivers of subrogation, then Lessee's commercial general liability insurance shall nonetheless remain primary and non-contributory for claims arising from Lessee's occupancy, use, or operations, and any insurance maintained by Lessor applicable to such claims shall be excess and non-contributing.

(e) **Lessor's Insurance.** Lessor shall have no obligation to insure any property, interests, or operations of Lessee. Any insurance maintained by Lessor applicable to the Premises shall not cover Lessee's property or operations and, to the extent applicable to a claim involving Lessee, shall be excess over Lessee's insurance. The prior requirement that Lessee reimburse Lessor for Lessor's insurance costs during the term is hereby eliminated and of no further force and effect.

(f) **Certificates; Notice of Cancellation.** Prior to the effectiveness of this Amendment and annually thereafter upon renewal, Lessee shall deliver to Lessor certificates of insurance (and, upon request, copies of required endorsements) evidencing the coverages required by this Section 11. Lessee shall use commercially reasonable efforts to have its insurers provide Lessor with at least thirty (30) days' prior written notice of cancellation, non-renewal, or material reduction in required coverage (ten (10) days for non-payment of premium), to the extent available from Lessee's insurers.

(g) **Failure to Maintain; Lessor's Remedy.** If Lessee fails to maintain the insurance required by this Section 11 and such failure continues for ten (10) days after written

notice from Lessor, Lessor may, but is not obligated to, procure such insurance and pay the premiums therefor; any amounts so paid by Lessor shall be reimbursed by Lessee as additional rent within ten (10) days after demand. The failure to maintain insurance as required herein shall constitute an event of default under Paragraph 7 of the Lease.

(h) **No Limitation**. The insurance requirements herein do not limit Lessee's indemnity or other obligations under the Lease."

2. **Conforming Changes**. All provisions of the Lease requiring Lessee to reimburse Lessor for Lessor's insurance costs during the term (including within former Section 11) are deleted and of no further force and effect, and any inconsistent provisions are amended to conform to this Amendment.

3. **Ratification**. Except as expressly amended hereby, all terms, provisions, covenants, and agreements of the Lease remain unchanged and in full force and effect and are hereby ratified and confirmed.

4. **Counterparts; Electronic Signatures**. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument. Signatures delivered by electronic means shall be deemed original signatures.

5. **Governing Law; Venue**. This Amendment, and the Lease as amended hereby, shall be governed by and construed in accordance with the laws of the State of Georgia. Any claim or action arising out of or relating to this Amendment or the Lease shall be brought in the courts of the State of Georgia sitting in Hall County, Georgia, or, if federal jurisdiction exists, in the United States District Court for the Northern District of Georgia, Gainesville Division. The parties agree that such courts are a proper and convenient venue for such actions.

SIGNATURES CONTINUED ON FOLLOWING PAGE

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

LESSOR:

HALL COUNTY, GEORGIA

By: _____ (SEAL)

Name: David Gibbs

Title: Chairman, Hall County Board of Commissioners

Signed, Sealed and delivered In the presence of:

Attest:

By: _____ (SEAL)

Jennifer Rivera, Clerk

LESSEE: WCCB ENTERPRISES, LLC

By: John Strupe (SEAL)

Name: John Strupe

Title: Attorney in fact

Signed, Sealed and delivered In the presence of:

Hannah Armstrong

Notary Public My Commission Expires: 08/12/2029

HANNAH ARMSTRONG NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMMISSION EXPIRES 08/12/2029 (NOTARY SEAL)

[END OF FIRST AMENDMENT]

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Fire Rescue

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 630/2026

SUBJECT: Approve the annual renewal of the ambulance stretcher maintenance and repair agreement for Fire Rescue to Stryker Sales Corporation of Chicago, IL. The estimated annual cost is $68,223.00.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: CJS

Recommendation:
Approve.

Purpose of Request:
Approve the annual renewal of the ambulance stretcher maintenance and repair agreement for Fire Rescue to Stryker Sales Corporation of Chicago, IL. The estimated annual cost is $68,223.00.

History:
Fire Rescue has been using this vendor for preventive maintenance for multiple years.

Facts and Issues:

This purchase will provide preventive maintenance for 28 Power Pro Stretchers and 18 Power Load Systems.

This would be an appropriate sole source procurement and thus be exempt from a formal bid process per the County's Purchasing Ordinance based on the estimated cost.

Options:

Funding Requested	$ 68,223.00
Are funds within current budget?	Yes
Source of Funds	Emergency Services Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
Signature Request Cover Sheet
Stryker ProCare Quote
Sole Source Form
Stryker Sole Source Certification

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 630/2026

Funds Requested: $ 68,223.00

Request Budgeted: Yes

Proposed Source of Funding:

Emergency Services Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	271-EMERGENCY SERVICES FUND	3630-EMS	522200-REPAIRS AND MAINTENANCE	$68,223.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CBM

Phone: 770-531-6774

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: September 9, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: Sole Source

Bid/Contract Name: Ambulance Stretcher Maintenance & Repair Agreement

Department(s) Requesting Contract: Fire Rescue

Award Recipient Name: Stryker Sales Corporation

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Spend: $65,286.00

☒ Price Increase Requested Increase Percentage: 4.3%

☒ Project/Service Contract FY 2027 Estimated Amount: $68,223.00

☐ Product Contract Estimated Amount:

Comment:

Approve the annual renewal of the ambulance stretcher maintenance and repair agreement for Fire Rescue to Stryker Sales Corporation of Chicago, IL. The FY 2027 estimated amount has been reviewed against the approved FY 2027 budget by Finance.

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HALL COUNTY FIRE RESCUE ProCare Quote

Quote Number:	11338843		
Version:	1	Division:	Medical
Prepared For:	HALL COUNTY FIRE RESCUE	Rep:	Preston Willis
	Attn:	Email:	
		Phone Number:	
GPO:	CUSTOMER CONTRACT	SMK Service Rep Name:	Jonathon Rogers
		SMK Service Rep Email:	jonathon.rogers@stryker.com
Quote Date:	08/05/2026		
Expiration Date:	10/31/2026		
Contract Start:	09/01/2026		
Contract End:	08/31/2027		

Delivery Address		**Sold To - Shipping**		**Bill To Account**	
Name:	HALL COUNTY FIRE RESCUE	Name:	HALL COUNTY FIRE RESCUE	Name:	HALL COUNTY FIRE RESCUE
Account #:	20021986	Account #:	20021986	Account #:	20021986
Address:	470 CRESCENT DR	Address:	470 CRESCENT DR	Address:	470 CRESCENT DR
	GAINESVILLE		GAINESVILLE		GAINESVILLE
	Georgia 30501-5079		Georgia 30501-5079		Georgia 30501-5079

ProCare Products:

#	Product	Description	Months	Qty	List Price	Discount %	Sell Price	Total
1.0	POWERLOAD-PROCARE	PROCARE-SVC-POWER-LOAD √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	12	18	$2,448.00	25.0%	$1,836.00	$33,048.00
2.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	12	3	$1,675.00	25.0%	$1,256.25	$3,768.75
3.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	12	1	$1,675.00	25.0%	$1,256.25	$1,256.25
4.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	12	4	$1,675.00	25.0%	$1,256.25	$5,025.00
5.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO √ Parts, Labor, Travel √ Preventative Maintenance √ Batteries Service	12	20	$1,675.00	25.0%	$1,256.25	$25,125.00

Price Totals:

Grand Total:	$68,223.00

This is not an Invoice

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HALL COUNTY FIRE RESCUE ProCare Quote

Quote Number:	11338843		
Version:	1	Division:	Medical
Prepared For:	HALL COUNTY FIRE RESCUE	Rep:	Preston Willis
	Attn:	Email:	
		Phone Number:	
GPO:	CUSTOMER CONTRACT	SMK Service Rep Name:	Jonathon Rogers
		SMK Service Rep Email:	jonathon.rogers@stryker.com
Quote Date:	08/05/2026		
Expiration Date:	10/31/2026		
Contract Start:	09/01/2026		
Contract End:	08/31/2027		

		Kim Haines	8/5/2026
Authorized Customer Signer (Printed)	Date	Stryker Authorized Signature (Printed)	Date
			8/5/2026
Authorized Customer Signature	Date	Kim Haines	
		Stryker Authorized Signature	Date

Purchase Order Number

Service Terms and Conditions:
The Terms and Conditions outlined in this quote, as well as any resulting Customer purchase order, are governed by the Terms and Conditions specified in the Terms Addendum to ProCare Medical Quote attached hereto. However, these Terms and Conditions do not apply if the Customer and Stryker are bound by a Master Service Agreement or by a separate written agreement that governs the purchase or sale of goods and/or services.

This is not an Invoice

Equipment Service Plan

Line Item #	Model	ProCare Materials	Serial #
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2105012400118
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2105012400103
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2205012400279
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2205012400280
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2205012400281
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2105012400105
1.0	639005550001	PROCARE-SVC-POWER-LOAD	1912012400185
1.0	639005550001	PROCARE-SVC-POWER-LOAD	1912012400170
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2205012400235
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2105012400116
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2105012400119
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2403012400055
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2404012400120
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2404012400149
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2405012400054
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2405012400066
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2405012400070
1.0	639005550001	PROCARE-SVC-POWER-LOAD	2405012400072
2.0	650605550002	PROCARE-SVC-POWERPRO	2112020600010
2.0	650605550002	PROCARE-SVC-POWERPRO	2112020600041
2.0	650605550002	PROCARE-SVC-POWERPRO	2112020600084
3.0	6506V276U	PROCARE-SVC-POWERPRO	151039528
4.0	650605550003	PROCARE-SVC-POWERPRO	2208020700133
4.0	650605550003	PROCARE-SVC-POWERPRO	2208020700038
4.0	650605550003	PROCARE-SVC-POWERPRO	2403020700221
4.0	650605550003	PROCARE-SVC-POWERPRO	2404020700097
5.0	6506000000	PROCARE-SVC-POWERPRO	2004003500205
5.0	6506000000	PROCARE-SVC-POWERPRO	170441647
5.0	6506000000	PROCARE-SVC-POWERPRO	170441648
5.0	6506000000	PROCARE-SVC-POWERPRO	151039525
5.0	6506000000	PROCARE-SVC-POWERPRO	170441649
5.0	6506000000	PROCARE-SVC-POWERPRO	160939586
5.0	6506000000	PROCARE-SVC-POWERPRO	160939588
5.0	6506000000	PROCARE-SVC-POWERPRO	170441646
5.0	6506000000	PROCARE-SVC-POWERPRO	2004003500206
5.0	6506000000	PROCARE-SVC-POWERPRO	2004003500207
5.0	6506000000	PROCARE-SVC-POWERPRO	160939587
5.0	6506000000	PROCARE-SVC-POWERPRO	151039527
5.0	6506000000	PROCARE-SVC-POWERPRO	151039524
5.0	6506000000	PROCARE-SVC-POWERPRO	151039519
5.0	6506000000	PROCARE-SVC-POWERPRO	151039529
5.0	6506000000	PROCARE-SVC-POWERPRO	151039520
5.0	6506000000	PROCARE-SVC-POWERPRO	160939589
5.0	6506000000	PROCARE-SVC-POWERPRO	151039526
5.0	6506000000	PROCARE-SVC-POWERPRO	151039518
5.0	6506000000	PROCARE-SVC-POWERPRO	151039523

stryker

ProCare® Services



Our ProActive approach

With ProCare Services, we offer you operational and financial peace of mind through three comprehensive offerings: **ProCare Preventive Maintenance, ProCare Protect and ProCare Prevent.** You will have confidence in your device's state of readiness along with these additional benefits of your service plan.

Your service details are:

Parts, labor and travel (PLT)

Our most inclusive service offering. All parts, labor and travel associated for repairs of contracted products are included in the cost of the service agreement. This does not include replacement of soft goods or accessories (i.e. mattresses, restraints, removable parts) and is not available for AEDs.

Preventive Maintenance (PM)

Contracted products receive an annual PM for the length of the service agreement. PM-only agreements do not cover any necessary repairs identified through the PM process. For details on preventive maintenance, refer to applicable product sheet. Preventive maintenance can also be done as individual billable work.

- **Additional Preventive Maintenance:** Contracted products on a PM-only contract can receive an additional PM at the 6-month mark for the length of the service agreement.

Case Change

Stryker defibrillators, AEDs and LUCAS® products with this entitlement are allowed an agreed upon and documented number of case changes, upon failure, during the length of the service agreement.

Special Ops

This is a premium, fully customizable service based on your installed assets. This white-glove experience is designed to complete large scale PM projects in a short amount of time, typically within a week. Services include PM's, product unboxing and set up, power washing, all repair work as well as other customer or field initiatives.

Maintenance inspections

Stryker Medical products past their service life, with this entitlement, will receive one maintenance inspection annually for the duration of the service agreement. This does not include any repair work or any work that is part of the PM process. Additional inspections are available for purchase.

Battery service

Stryker Medical products with this entitlement can have the batteries replaced, as a one-for-one swap, upon failure, during the length of the service agreement.

Stryker or its affiliated entities own, use, or have applied for the following trademarks or service marks: LUCAS, ProCare, Stryker.
All other trademarks are trademarks of their respective owners or holders. The absence of a product, feature, or service name, or logo from this list does not constitute a waiver of Stryker's trademark or other intellectual property rights concerning that name or logo.

3800 E. Centre Avenue
Portage, MI 49002 USA

stryker.com

08/2025
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ADDENDUM TO PROCARE MEDICAL QUOTE

This Addendum ("**Addendum**") is entered into by and between the facility listed on the Quote ("**Customer**") and Stryker Sales, LLC, acting through its Medical Division ("**Stryker**") and modifies the ProCare Medical Quote ("**Quote**"). The terms of this Addendum will apply to Customer's purchase of Services as outlined in the Quote for Service. In the event of a conflict or inconsistency between the Quote and this Addendum, relative to Service, this Addendum will govern.

1. **Effective Date and Term.** The term of this Addendum shall be coterminous with the Quote ("**Term**").
2. **Service.** Stryker will perform the repair and maintenance services as described in the Quote (collectively, the "**Services**") to the Equipment set forth on the Quote ("**Equipment**").
3. **Service Terms and Conditions.** Services will be subject to the terms and conditions set forth in this Addendum.
4. **Product Maintenance.** Customer is required to adhere to the routine maintenance instructions provided by Stryker, its equipment and operations manuals, and accompanying labels and/or inserts for each item of Equipment. Customer covenants and agrees that its appropriate user personnel will follow the instructions and contents of those manuals, labels and inserts.
5. **Warranty and Limitations of Warranty.** During the Term, Stryker warrants, with the exception of software maintenance services, the following:
   a. Stryker has the experience, capability and resources to perform the Services, and Stryker further represents and warrants that the Services will be performed in a workmanlike manner and with professional diligence and skill;
   b. Services will comply with all applicable laws and regulations and all applicable standards set forth by law or ordinance or established by the rules and regulations of any federal, state or local agency, department, commission, association or pertinent governing, accrediting or advisory body, including The Joint Commission having authority to set standards for healthcare facilities;
   c. If the Services are to be performed on Customer's premises, Stryker represents and warrants that Stryker will comply with all applicable safety laws and Customer's then current safety and other applicable regulations, all human resource policies and health and drug and alcohol screening policies; provided that Customer has provided advance written notification of such rules, regulations and policies to Stryker;
   d. Stryker currently has, or prior to the commencement thereof, will obtain, pay for, and maintain any and all licenses, fees, and qualifications required to perform the Services.
   e. TO THE FULLEST EXTENT PERMITTED BY LAW, THE EXPRESS WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES APPLICABLE TO THE SERVICES AND ARE EXPRESSLY IN LIEU OF ANY OTHER WARRANTY BY STRYKER, AND STRYKER HEREBY EXPRESSLY DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES REGARDING THE SERVICES, INCLUDING, BUT NOT LIMITED TO, MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.
6. **Limitation of Liability.** EXCEPT FOR THIRD PARTY DAMAGES RELATED TO STRYKER'S INDEMNITY OBLIGATIONS UNDER THE SECTION HEREOF ENTITLED "INDEMNIFICATION," STRYKER'S LIABILITY ARISING UNDER THIS ADDENDUM WILL NOT EXCEED THE AMOUNT OF SERVICE FEES PAID UNDER THIS ADDENDUM DURING THE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE DATE THE CLAIM AROSE. IN NO INSTANCE WILL STRYKER BE LIABLE TO CUSTOMER FOR INCIDENTAL, PUNITIVE, SPECIAL, COVER, EXEMPLARY, MULTIPLIED OR CONSEQUENTIAL DAMAGES OR ATTORNEYS' FEES OR COSTS FOR ANY ACTIONS UNDER OR RELATED TO THIS AGREEMENT.
7. **Customer Obligations.** Customer will use commercially reasonable efforts to cooperate with Stryker in connection with Stryker's performance of the Services. Customer understands and acknowledges that Stryker employees will not provide surgical or medical advice, will not practice surgery or medicine, will not come in physical contact with the patient, will not enter the "sterile field" at any time, and will not direct equipment or instruments that come in contact with the patient during surgery. Customer's personnel will refrain from requesting Stryker employees to take any actions in violation of these requirements or in violation of applicable laws, rules or regulations, Customer policies, or the patient's informed consent. A refusal by Stryker employees to engage in such activities will not be a breach of this Addendum. Customer consents to the presence of Stryker employees in its operating rooms, where applicable, in order for Stryker to provide Services under Addendum and represents that it will obtain all necessary consents from patients.
8. **Limitations and Exclusions from Service.** Notwithstanding any other provision set forth herein, the Services not covered under this Addendum as determined by Stryker in its sole discretion are as follows: (a) abnormal wear or damage caused by reckless or intentional misconduct, abuse, neglect or failure to perform normal and routine maintenance as set out in the applicable maintenance manual or operating instructions provided with the Equipment; (b) catastrophe, fire, flood or act(s) of God; (c) damage resulting from faulty maintenance, improper storage, repair, handling or improper use (including use of non-Stryker accessories or consumables), damage and/or alteration by non-Stryker-authorized personnel; (d) equipment on which any original serial numbers or other identification marks have been removed or destroyed; (e) damage caused as a result of the use of the Equipment beyond the useful life, if any, specified for such equipment in the user manual; (f) service Stryker cannot perform because the Equipment has been discontinued or its parts have been discontinued or made obsolete; (g) service to the Equipment if the Equipment or the Equipment site is contaminated with potentially infectious and/ or biohazardous substances; (h) Equipment that has been repaired or used with any unauthorized or non-Stryker components or by an unauthorized or non-Stryker third party; or (i) any Services provided by the Stryker Medical division do not include batteries (unless stated in Stryker's quote), mattresses, disposable items, IV poles or rust or corrosion damage; Customer agrees to provide personal protective equipment ("**PPE**") to OnSite/Clinical Specialists. Notwithstanding anything else in this Addendum in the event Customer fails to provide appropriate industry-standard PPE to all OnSite Specialists, as determined in Stryker's sole discretion, then Stryker may immediately, in its sole discretion: (i) suspend the OnSite Specialist Coverage until Customer provides such PPE; or (ii) terminate the applicable Service.
9. **Indemnification.** Stryker shall indemnify Customer from any third party liability and/or damages which Customer suffers directly as a result of the gross negligence or willful misconduct of Stryker or its employees or agents in the course of providing Services. The foregoing indemnification will not apply to any liability arising solely from: (i) an injury or damage due to the negligence of any person other than Stryker's employee or agent; (ii) the failure of any person other than Stryker's employee or agent to follow any instructions outlined in the labeling, manual, and/or

instructions for use of the Equipment; (iii) the use of any equipment or part not purchased from Stryker or any equipment or any part thereof that has been modified, altered or repaired by any person other than Stryker's employee or agent; or (iv) any actions taken or omissions made by any Stryker employee while under the direction or control of Customer's staff. To the extent permitted by applicable law, Customer agrees to hold Stryker harmless from and indemnify Stryker for any claims or losses or injuries arising from (i)-(iv) above resulting from Customer's or its employees' or agents' actions.

10. Insurance. Stryker shall maintain the following insurance coverage during the Term: (i) commercial general liability insurance, including coverage for products and completed operations liability, with limits of $1,000,000.00 per occurrence and $2,000,000.00 annual aggregate applying to Stryker's liability for bodily injury, personal injury, and property damage; (ii) automobile liability insurance with a combined single limit of $1,000,000.00 each accident covering Stryker's use of owned, hired, and non-owned vehicles; and (iii) worker's compensation insurance as required by applicable law subject to statutory limits and employer's liability insurance with limits of $1,000,000.00 each accident and/or $1,000,000.00 each employee and policy limit for disease covering Stryker's employees. At Customer's written request, certificates of insurance shall be provided by Stryker prior to commencement of the Services at any premises owned or operated by Customer. Notwithstanding any other requirements within this Addendum to the contrary, to the extent allowed by applicable law or regulation, Stryker shall be permitted to meet the above insurance requirements through a program of self-insurance.

11. **Confidentiality.** Stryker and Customer: (i) shall hold in confidence this Addendum and any information and materials which are related to the business of the other or are designated as proprietary or confidential, herein or otherwise, or which a reasonable person would consider to be proprietary or confidential information; and (ii) hereby covenant that they shall not disclose such information to any third party without prior written authorization of the one to whom such information relates. The rights and remedies available to a Party hereunder shall not limit or preclude any other available equitable or legal remedies. Despite the foregoing, Stryker acknowledges that as a political subdivision of the State of Georgia that Customer is subject to the Georgia Open Records Act and disclosure of materials otherwise deemed confidential by this Agreement may be required by law. When possible Customer shall provide notice to Stryker of any such required disclosure prior to making such disclosures.

12. **Non-Solicitation and Non-Hire.** Customer agrees that, during the Term and for a period of one (1) year following Service, it will not solicit any employees of Stryker to terminate their employment with Stryker, unless Stryker consents in writing.

13. **Background Check.** Stryker warrants that all of its employees who will be on a Customer's premises to perform Services will have undergone a criminal background check as part of Stryker's hiring practice. The background check consists of the following:
    a. Education verification, which includes a review of employee's submitted educational institutions to ensure proper accreditation;
    b. Employment history verification;
    c. SSN trace, including address history verification;
    d. OFAC Watch List search, including a search of global terrorist and national drug trafficker lists;
    e. FDA Debarment and Disqualified/Restricted List search;
    f. OIG/HHS Exclusion List check;
    g. EPLS/GSA Exclusion List check;
    h. Criminal history search, including a National Criminal Database (NCD) search and a national sex offender registry search and a search of all jurisdictions where the employee has lived or worked during the last seven years; and
    i. Motor vehicle check

    During the Term, a Customer may request a meeting with Stryker to review the performance, behavior or expectations of Stryker service personnel who are assigned to provide service at Customer's facility. Any Stryker service personnel who willingly and knowingly violate Customer's rules, regulations, procedures, or policies may be removed from Customer's facility at Customer's option and will be replaced by Stryker promptly.

14. **Independent Contractor.** The relationship between the Parties is that of independent contractors. It is mutually agreed that Stryker is at all times acting and performing as an independent contractor with respect to Customer, and nothing is intended nor shall be construed to create an employer/employee relationship between Stryker and Customer. It is agreed that any person employed by Stryker to perform hereunder shall not be deemed to be an employee of Customer, and Stryker and Stryker's employees, agents or representatives shall not be, or represent themselves to be, officers, employees, agents or representatives of Customer.

15. **Miscellaneous.** No Party shall be liable for failure of or delay in performing obligations set forth in this Addendum, and no Party shall be deemed in breach of its obligations, if such failure or delay is due to natural disasters or any causes reasonably beyond the control of such Party. This Addendum shall be governed by and construed in accordance with the laws of the State of Georgia. This Addendum shall inure to the benefit of, and be binding upon, Customer and Stryker and their respective successors and assigns. Neither Party may assign any of its rights or obligations under this Agreement without the prior written consent of the other Party. Any purported assignment in violation of the preceding sentence will be void. This Agreement constitutes the entire agreement between the Parties concerning the subject matter of this Agreement and supersedes all prior negotiations and agreements between the Parties concerning the subject matter of this Addendum. In the event of an inconsistency or conflict between this Addendum and any purchase order, invoice, or similar document, this Addendum will control. The sections entitled Warranty and Limitation of Warranties, Indemnification, Limitation of Liability, Confidentiality and Miscellaneous of this Addendum shall survive its termination or expiration.

****

stryker

PURCHASE ORDER FORM

Does the Customer require a PO# on invoices for payment? ☐ No ☐ Yes
If yes, do not use this form.

Check box confirming BILL TO and SHIP TO on quote is accurate. ☐

	Customer # - 20021986
Company Name	HALL COUNTY FIRE RESCUE
Contact or Dept	
Phone	
Email	

Stryker Quote #	Grand Total Amount
11338843	$68,223.00

Authorized Customer:

Printed Name: _____

Title: _____

Signature: _____

Date: _____

Check box if anything attached ☐

Sales or use taxes on domestic (USA) deliveries will be invoiced in addition to the price of the goodsand services on the Stryker Quote.

***Service Terms and Conditions:**
The Terms and Conditions outlined in this quote, as well as any resulting Customer purchase order, are governed by the Terms and Conditions specified in the Terms Addendum to ProCare Medical Quote attached hereto. However, these Terms and Conditions do not apply if the Customer and Stryker are bound by a Master Service Agreement or by a separate written agreement that governs the purchase or sale of goods and/or services

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

Name:	Bradley Martin
Job Title:	Deputy Chief - Administration
Department:	Fire Rescue
E-Mail Address:	bmartin@hallcounty.org
Date of Request:	08/06/2026

Request Details

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

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

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

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

Renewal of service agreement with ProCare/Stryker for ambulance stretchers and load systems for annual preventative maintenance and repairs as needed. The specialized items are used very frequently and require continuous attention to make certain they remain safe and in top running order. Although this is not a requirement, continuing this service is best practice to reduce liability on the county.

Desired Supplier Name:	Stryker ProCare Services
Desired Supplier Email:	jonathan.rogers@stryker.com
Desired Supplier Phone Number:	864-245-4776

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.

Certified by Stryker, the manufacturer, to perform all diagnostics, warranty work and repairs on our Stryker power cots and power load systems.

Perform annual preventive maintenance on 28 power cots and 18 power load systems.

Includes:
Parts, labor, travel
1 annual PM inspection
Unscheduled service
Battery replacement
Product equipment checklists
Replacement parts do not include mattresses, and other Disposable or expendable parts

Estimated cost:
$68,223.00

Justifying a Sole Source/Brand

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

ProCare Services is certified by Stryker's Medical division to provide original equipment manufacturer (OEM) or sole source distributor of parts for Stryker's Emergency Care products. All parts are manufactured at Stryker or supplied to Stryker by approved vendors.

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

ProCare Services is certified by Stryker's Medical division to provide original equipment manufacturer (OEM) or sole source distributor of parts for Stryker's Emergency Care products. All parts are manufactured at Stryker or supplied to Stryker by approved vendors.

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.
Stryker products and supplies are only sold and guaranteed by the manufacturer.

ProCare® Services
3800 E. Centre Ave.
Portage, MI 49002 USA
1-800-STRYKER
stryker.com

To:	Whom it may concern
Subject:	Emergency Care Parts and Service
Date:	January 1, 2026

Stryker's Medical division certifies that it is the original equipment manufacturer (OEM) or sole source distributor of parts for Stryker's Emergency Care products. All parts are manufactured at Stryker or supplied to Stryker by approved vendors.

Stryker employs its own field service team (known as ProCare Services) to service its products. Stryker only uses OEM parts for repairs and has exclusive use of certain proprietary tools for diagnostics and repairs. Stryker Emergency Care products that require the use of such proprietary tools include, but are not limited to:

- Power-LOAD fastener
- Power-PRO cot
- Xpedition Stair Chair
- LUCAS 3 chest compression system
- LIFEPAK 15 monitor/defibrillator
- LIFEPAK 20e monitor/defibrillator
- LIFEPAK 1000 defibrillator
- LIFEPAK 35 defibrillator
- LIFEPAK CR Plus / LIFEPAK CR2 defibrillator

Tooling is calibrated, documented and controlled by Stryker's home offices in Portage, MI, USA and Redmond, WA, USA. Calibration records and training records are available upon request.

Service repairs are documented and reviewed by Stryker's quality team. To help ensure Stryker's commitment to quality, Stryker tracks and trends its service to help ensure the highest level of product performance for its customers. Preventive maintenance (PM) and service history documentation is available upon request.

The Quality Management System of Stryker's Medical division is ISO 13485:2016 certified.

Please contact your local Stryker representative with questions.

Tom Tackabury

Tom Tackabury
Sr. Sales Manager

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Mkt Lit-1630 03 JUL 2018 Rev C

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LIFEPAK, LUCAS, Power-LOAD, Power-PRO, ProCare, Stryker. All other trademarks are trademarks of their respective owners or holder.

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AGENDA ITEM

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 582/2026

SUBJECT: Approve the application and award for the FY 2028 Georgia Department of Transportation Section 5303 Program Metropolitan Planning Grant for the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to aid in regional transportation planning in the amount of $148,817.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 10% in-kind match is required.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JB

Recommendation:
Approve.

Purpose of Request:
Approve the application and award for the FY 2028 Georgia Department of Transportation Section 5303 Program Metropolitan Planning Grant for the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to aid in regional transportation planning in the amount of $148,817.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 10% in-kind match is required.

History:

This is the second operating grant for the MPO. Applications are accepted on an annual basis.

Facts and Issues:
This is a required federal grant for all Georgia MPOs. This grant covers transit planning projects as well as general MPO operations and salaries.

Options:

Funding Requested $ 14,882.00

Are funds within current budget? Yes

Source of Funds Grant Fund and Development Services Fund

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-09-30

Approvals:

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

Attachments:

Financial Supplement
FY28 MPO Application

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 582/2026

Funds Requested: $ 14,882.00

Request Budgeted: Yes

Proposed Source of Funding:

Grant Fund and Development Services Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2028	250-MULTIPLE GRANT FUND	7411-MPO	331150-FEDERALâ€OPERATING INDIRECT	$-119,053.00
2028	250-MULTIPLE GRANT FUND	7411-MPO	334110-STATEâ€OPERATING DIRECT	$-14,882.00
2028	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	511100-SALARIES	$14,882.00
2028	250-MULTIPLE GRANT FUND	7411-MPO	511100-SALARIES	$131,935.00
2028	250-MULTIPLE GRANT FUND	7411-MPO	523500-TRAVEL	$2,000.00

Budget Transfer Items:

Additional Information/Comments:

The application deadline is September 20, 2026. The period of performance for this grant will be July 1, 2027- June 30, 2028.

Contact for Questions: JB

Phone:

FEDERAL TRANSIT ADMINISTRATION

FY 2028 GRANT APPLICATION
SECTION 5303 PROGRAM

METROPOLITAN PLANNING

APPLICATION DUE
SEPTEMBER 30, 2026

This is a fillable form. Please use Adobe Acrobat Reader to complete this application. You may use the tab button to navigate between fillable form fields. Only the Transmittal Letter and Authorizing Resolution should be printed and returned as a scanned application attachment. All other application components should be completed and returned electronically.

APPLICANT

Submitted By
(Name & Title)

Date Submitted

GDOT

Project Manager Signature

Date Received

FY 2028 Section 5303 Grant Application Checklist

To be completed by APPLICANT:

Legal Name of Applicant:_____

Name/Description of Item	Completed (Yes/No)
Part A: Contract Authorization Tracking System (CATS) Profile Form	
Part B: Transmittal Letter (on Letterhead)	
Part C: Authorizing Resolution	
Part D: Project Description, Budget, and Milestones	
Part E: Title VI Data Collection and Reporting	
Part F: Equal Employment Opportunity Questionnaire	
Part G: SAM Registration	
Part H: Expenditures Form	
Part I: Indirect Cost Documentation	
Part J: Financial Certifications	
Appendix A: FTA Certifications and Assurances	
Appendix B: Definition of FTA Technical Activities	
Appendix C: Performance-Based Transit Planning Agreement	
Appendix D: FY 2026 Additional 5303 Funding Request Scoring Criteria	
Appendix E: TAMP Participant Accountable Executive Approval Form	
Appendix F: Contact Information for GDOT Project Managers	
Appendix G: Useful Life	
Appendix H: NEPA Checklist	
Appendix I: W-9	

Please Note:

Incomplete and incorrect applications will be returned to the transit agency for corrections. Late submissions will be documented as such; information provided herein will be used as part of the application evaluation upon which, final budgets are based on and awarded by GDOT.

REVIEWED BY
To be completed by GDOT Staff

GDOT Transit Planner	Date
GDOT Transit Planning Manager	Date
GDOT Transit Program Manager	Date

Introduction & Funding Distribution

Please refer to the table below to identify Applicant Organization's total available allocation of FY 2028 Section 5303 planning funds.

Considerations

- The proposed project must also include non-federal matching funds of 20% of the total project cost.
- For FY 2028, GDOT has identified state matching funds of up to 10% of the total project cost. Your organization must provide the remaining 10% local match.

For FY 2028, GDOT has identified additional funding availability. Organizations with identified planning project needs beyond their allocation are encouraged to apply for additional funding. All such additional funding requests will be considered according to criteria in Appendix D.

Table 1: Urban Area Population and Section 5303 Allocation Statistics

FY 2028 SECTION 5303 FUNDING DISTRIBUTION				
MPO	**Federal Amount**	**State Amount**	**Local Amount**	**Total Allocation**
Albany	**$78,051**	**$9,756**	**$9,756**	**$97,563**
Athens	**$107,670**	**$13,459**	**$13,459**	**$134,588**
Atlanta	**$3,254,610**	**$406,826**	**$406,826**	**$4,068,262**
Augusta	**$217,115**	**$27,139**	**$27,139**	**$271,393**
Brunswick	**$63,471**	**$7,934**	**$7,934**	**$79,339**
Cartersville	**$53,673**	**$6,709**	**$6,709**	**$67,091**
Chattanooga	**$46,956**	**$5,869**	**$5,869**	**$58,694**
Columbus	**$151,135**	**$18,892**	**$18,892**	**$188,919**
Dalton	**$67,103**	**$8,388**	**$8,388**	**$83,879**
Gainesville	**$119,053**	**$14,882**	**$14,882**	**$148,817**
Hinesville	**$60,150**	**$7,519**	**$7,519**	**$75,188**
Macon	**$106,000**	**$13,250**	**$13,250**	**$132,500**
Rome	**$63,106**	**$7,888**	**$7,888**	**$78,882**
Savannah	**$210,241**	**$26,280**	**$26,280**	**$262,801**
Valdosta	**$66,813**	**$8,352**	**$8,352**	**$83,517**
Warner Robins	**$106,550**	**$13,319**	**$13,319**	**$133,188**
GDOT Administration	**$142,800**	**$17,850**	**$17,850**	**$178,500**
Totals	**$4,914,497**	**$614,312**	**$614,312**	**$6,143,121**

Submission Guidelines

Please use the following guidance in submitting completed Section 5303 grant applications to GDOT.

- Applications should be submitted with the transmittal letter on Applicant Organization letterhead. Authorizing resolutions must be notarized. Both documents should be submitted as scanned attachments with the rest of the application package submitted electronically.
- All other required application materials included in this application packet shall be completed, saved, and returned in digital form.
- Applicants are asked to not change the format of any of the required items in the grant application.

Please Note:

Incomplete and incorrect applications will be returned to the transit agency for corrections. Late submissions will be documented as such; information provided herein will be used as part of the application evaluation upon which, final budgets are based on and awarded by GDOT.

If submitting projects in BlackCat, please adhere to the following:

- The project descriptions must be detailed with project milestones.
- Mentioning name brands in the grant application for any project descriptions is prohibited under FTA procurement guidance.
- Ensure the correct Activity Line Item (ALI) is selected for the project requested.
- Ensure all projects are to the whole dollar (evenly split preferred) with NO PENNIES and CENTS.

Applications will be rejected if these project guidelines are not followed.

Part A: Contract Authorization Tracking System (CATS) Profile Form

SUBRECIPIENT ORGANIZATION INFORMATION

Organization Official Name (as it appears in W9 Tax form)	Physical Address	Mailing Address (if different)

Charging Indirect Costs:	☐ YES	☐ NO
Approved ICR Plan:	☐ YES	☐ NO
De minimis Cost Rate:	☐ YES	☐ NO
Agency EIN (Tax ID):		
SAM Identification:		**SAM ID EXP. Date (mm/dd/yyyy):**
eVerify Number:		**eVerify Date (mm/dd/yyyy):**

SUBRECIPIENT CONTRACT PERSONNEL in ORDER of APPROVAL

(EXCLUDE THIRD PARTY OPERATORS)

Contract Reviewer (if applicable)	**Name:**	
	Title:	
	Phone:	
	Email:	
Attorney (if applicable)	**Name:**	
	Title:	
	Phone:	
	Email:	
Executor #1 (must have the organization's seal affixed or write the word seal next to signature when signing contract)	**Name:**	
	Title:	
	Phone:	
	Email:	
Executor #2 (if applicable) "must have the organization's seal affixed or write the word seal next to the signature when signing contract"	**Name:**	
	Title:	
	Phone:	
	Email:	
Attestor / Witness	**Name:**	
	Title:	
	Phone:	
	Email:	
Notary (must be separate from attestor and have a valid Notary Seal)	**Name:**	
	Title:	
	Phone:	
	Email:	

1. Does the Applicant Organization employ 100 or more employees?

   _____ Yes _____ No

2. In FY 2027, did the Applicant Organization receive $250,000 or more in FTA planning funds? If yes, an approved DBE program is required. Please attach a copy of your DBE plan or provide a hyperlink.

   _____ Yes _____ No

3. Do you intend to charge indirect costs to this project?

   _____ Yes _____ No

   If yes, please indicate whether your agency has a current indirect cost plan on file with GDOT or agrees to the de minimis rate of 10%.

   _____ Approved ICR on file with GDOT

   _____ De minimis CR (10% fixed)

   If the Applicant agrees to charge indirect cost, the Applicant must submit an approved federally recognized Indirect Cost Allocation Rate Plan (ICRP) negotiated between the cognizant agency and the Applicant or agree to the de minimis indirect cost rate of 10% as defined in §200.414 Indirect (F&A) costs, paragraph (f). Please submit the supporting documentation through BlackCat.

Hall County Government
BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
David Gibbs

Kathy L. Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

INTERIM
COUNTY ADMINISTRATOR
John T. Gentry, Jr.

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

September 24, 2026

Patricia Smith, Ph.D.
Transit Program Manager
Division of Intermodal
Georgia Department of Transportation
600 W. Peachtree Street
Atlanta, GA 30308

Ms. Smith, Ph.D.:

The Gainesville-Hall Metropolitan Planning Organization is applying for FY 2028 financial assistant under Title 49 US Section 5303 Metropolitan Transportation Planning grant to aid in regional transportation planning in the amount of $148,817 as detailed in the table below.

	Federal Share	State Share	Local Share	Total
Regional Transportation Planning	$119,053	$14,882	$14,882	$148,817

Local funding, representing the 10% local matching share of the project, is being committed in the form of cash by Hall County Government.

The Gainesville-Hall Metropolitan Planning Organization certifies that all of the information in this funding application is correct and that the applicant has the technical, financial, and managerial capabilities to carry out the work described in this grant application. The following information in support of the request for funding is submitted for your consideration. If you have any question about this request for funding, please contact Joseph Boyd at (770) 297-5541 or jboyd@hallcounty.org.

Sincerely,

David Gibbs
Chairman
Hall County Board of Commissioners

Part C: Authorizing Resolution

The following two pages include an authorizing resolution that must be enacted by the Chair of the Policy Committee of the Metropolitan Planning Organization (MPO), or the head of the governing body as appropriate. Please complete the fillable fields on the resolution, then print and sign the designated fields. The authorizing resolution must be properly witnessed and notarized, including the date the notary's commission expires. The resolution should also be stamped with the notary seal as well as the seal of the county commission, city, or appropriate applicant jurisdiction. The certificate of the attesting officer must also be completed. A scanned copy of the completed, signed, and notarized Authorizing Resolution should be submitted as an attachment with the full application package.

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT UNDER TITLE 49 U.S.C., SECTION 5303.

WHEREAS, the Secretary of the US Department of Transportation and the Commissioner of the Georgia Department of Transportation are authorized to make grants for mass transportation projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

WHEREAS, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the Applicant that Disadvantaged Business Enterprise (DBE) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

NOW THEREFORE, BE IT RESOLVED BY _____
hereinafter referred to as the “Applicant”,

1. That the Designated Official _____, hereinafter referred to as the “Official,” is authorized to execute and file an application on behalf of _____ with the Georgia Department of Transportation, to aid in the financing of a technical study grant pursuant to Section 5303 of the Federal Transit Act to implement specific items of the FY _____ Unified Planning Work Program.

2. That the Official is authorized to execute and file such application and assurances, or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.

3. That the Official is authorized to execute and file all other standard assurances, or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.

4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.

5. That the Official is authorized to set forth and execute DBE policies and procedures in connection with the project's procurement needs as applicable.

6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 8100.1D, FTA Certifications and Assurances for Federal Assistance 2026 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.

7. That the applicant has or will have available in the General Fund the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this _____ day of _____, 2026.

_____
Signature of Authorized Official

_____
Name and Title of Authorized Official

Signed, sealed, and delivered this _____ day of _____, 2026 in the presence of

_____
Witness

_____
Notary Public/Notary Seal

CERTIFICATE

The undersigned duly qualified and acting _____ of

_____*(Title of Certifying/Attesting Official) (Applicant's Legal Name)* certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on

_____, 2026.

(Place Seal Here)

_____
Signature of Certifying/Attesting Officer

_____
Name and Title of Certifying/Attesting Officer

Part D: Project Description, Budget, and Milestones

The proposed project activities should address: (1) analysis and mapping data and information related to the needs for public transit services or facilities in the MPO's area of responsibility; (2) description of goals, objectives, and strategies to grow and/or strengthen the delivery of public transit services or facilities in the MPO's area of responsibility; and/or (3) building upon prior work leading to the development of an integrated intermodal transportation system within the MPO area. All projects must conform to FTA guidelines.

The Applicant should include excerpts/pages from the MPO's adopted/proposed Unified Planning Work Program (UPWP) that includes this Section 5303 project, including description of the transit task(s) to be carried out as described in this grant application.

The Applicant should describe the work to be undertaken with the FY 2028 Section 5303 funds in the sections below. It is expected that all work described below will be completed within 12 months of the Notice to Proceed for the project.

D-1: Goals and Objectives

1. Describe the Applicant Organization's overall Section 5303 project goals and objectives.

D-2: Tasks and Activities

1. Describe major projects/tasks that will be completed for each Activity Line Item below. MPO's should attach pages from the UPWP for FY 2027 (Work Elements).

44.21.00 Program Support and Administration:

44.22.00 General Development and Comprehensive Planning:

44.23.01 Long-Range Transportation Planning (LRTP) – System Level:

44.24.00 Short-Range Transportation Planning:

44.25.00 Transportation Improvement Program:

44.27.00 Other Activities

D-3: Deliverables

In the table below, list and describe project deliverables to be produced by in-house personnel. If seeking additional FY 2028 funding, please denote any deliverables that would result from an additional funding award.

Table 2: Project Deliverables Produced by In-House Personnel

Work Deliverable	Start Date	Completion Date	Person Responsible for Submitting FTA Quarterly Report to GDOT

1. Describe the proposed in-house projects, provide justification, goals and objectives and tasks to be accomplished in the space provided below.

D-4: Procurement and DBE

1. Do you intend to use this grant funding for any purchases or procurement of services? If yes, please provide relevant supporting documentation to your GDOT Planner.

   _____ Yes _____ No

All purchases or procurement of services must follow federal, state and local procurement requirements in order to receive reimbursement. GDOT has provided guides and checklists to subrecipients related to the Federal and State Procurement Process. The supporting documentation must be provided to GDOT prior to reimbursement. At a minimum all procurement activities must comply with:

- 2 CFR Part 200
- FTA Circular 4220.1
- Georgia procurement requirements
- GDOT procurement procedures
- MPO/RC procurement procedures

This includes, but is not limited to, consulting contracts and software purchases. Contact your GDOT Planner for more information.

The DBE Interim Final Rule states that the owner of a DBE or ACDBE applicant must demonstrate on a case-by-case basis that the individual meets the criteria described in 49 CFR § 26.67.8

Section 26.67 provides, in turn, that an owner must:

1) demonstrate that the owner is socially and economically disadvantaged based on his or her own experiences and circumstances that occurred within American society, and without regard to race or sex;
2) submit to the certifier a personal narrative establishing the existence of disadvantage by a preponderance of the evidence based on individualized proof regarding specific instances of economic hardship, systemic barriers, and denied opportunities that impeded the owner's progress or success in education, employment, or business, including obtaining financing on terms available to similarly situated, non-disadvantaged persons;
3) state how and to what extent the impediments caused the owner economic harm, including a full description of type and magnitude, and establish the owner is economically disadvantaged in fact relative to similarly situated non-disadvantaged individuals; and
4) state how and to what extent the impediments caused the owner economic harm, including a full description of type and magnitude; and
5) attach to the Personal Narrative a current personal net worth statement and any other financial information the owner considers relevant.

Each Unified Certification Program ("UCP") established pursuant to 49 CFR § 26.81 must immediately begin to apply these new certification standards. UCPs must reevaluate the eligibility of existing DBEs and ACDBEs. The reevaluation process mandated by the Interim Final Rule will ensure a level playing field between existing participants and new applicants, while also eliminating the effects of the unconstitutional presumptions.

D-5: Planning Coordination

1. Describe how the proposed planning tasks/activities will be coordinated with other MPO planning efforts.

D-6: TAM Targets

1. Describe how the MPO has (or plans to) incorporated transit asset management (TAM) targets in the locally adopted transportation planning documents. Describe the coordination that took place with local transit providers to set regional targets. Please provide a link to the MPO page where those TAM targets are published.

D-7: TAM Performance Measures

1. How has the MPO documented the agreed upon provisions for cooperatively developing and sharing information related to the transit asset management performance measures? Please provide documentation (if available). Otherwise, please see the TAM agreement in Appendix E of this application, sign, and return.

D-8: PTASP Targets

1. Describe how the MPO has (or plans to) incorporated Public Transportation Agency Safety Plans (PTASP) targets in the service operations. Describe the coordination that took place with local transit providers to set regional targets. Please provide a link to the MPO page where those PTASP targets are published.

D-9: Project Federal Funding Request

It is expected that a large majority of requested Section 5303 funding be directed to the technical long-range and short-range transit planning activities undertaken by the MPO. FTA's Activity Line Item (ALI) codes should be carefully reviewed and selected before costs are distributed by categories. If Applicant Organization is proposing to use ALI codes other than those listed below, please call GDOT for assistance PRIOR to submitting this grant application. See Appendix B (page 40) for a full description of each ALI listed below. These descriptions are taken directly from the FTA program Circular 8100.1C.

Project Budget

1. Do you intend to charge indirect costs to this project? If yes, please provide the name of the cognizant agency that approved the indirect cost rate and attach the approval letter to this application.

   _____ Yes _____ No

   Name of Cognizant Agency: _____

2. Complete the table below with requested project budget information and line-item funding sources.

Table 3: Project Budget

FTA Scope Number	FTA ALI Number	Budget Line-Item Description	Federal Funding Request Amount	State Funding Request Amount	Local Funding Amount	Total Funding Amount
442	44.21.00	Program Support and Administration				
442	44.22.00	General Development and Comprehensive Planning				
442	44.23.01	Long-Range Transportation Planning (LRTP) – System Level				
442	44.24.00	Short-Range Transportation Planning				
442	44.25.00	Transportation Improvement Program				
442	44.27.00	Other Activities				
Total Section 5303 Funds Requested						

Anticipated Travel Budget

If any of the proposed funds in the Project Budget table above are planned to be used for travel (including conferences) please identify the specific event/activity, ALI number, and anticipated costs in the table below. All travel expenses must follow state and federal guidelines on hotel and per diem rates. All out of state travel must be pre-approved.

Table 4: Travel Budget

Event/Activity	FTA ALI Number	Anticipated Cost

D-10: Additional Funding

Only answer if seeking FY 2028 funding greater than amount allocated in Table 1.

1. If seeking additional Section 5303 funds for FY 2028, describe how the additional funds will be used. Descriptions should address how the proposed project will meet the FY 2028 additional funding priorities and scoring criteria listed in Appendix D (page 44). Specify additional project deliverables and/or contracting opportunities that would result if additional FY 2028 funding is awarded (these additional deliverables and contracting opportunities should also be listed in D-3 and D-4). Specify all ALI numbers from D-8.

GAINESVILLE-HALL
Metropolitan Planning Organization

FY 2027
UNIFIED PLANNING WORK PROGRAM (UPWP)

Adopted: February 10, 2026



GAINESVILLE-HALL
Metropolitan Planning Organization

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

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

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

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

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

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

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

Chairman David Gibbs, Chair
GHMPO Policy Committee

Joseph Boyd, Director
GHMPO

TASK # 5: TRANSIT PLANNING

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

Objective

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

FY 2026 Activities

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

FY 2027 Activities

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

Product

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

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Program Support & Administration

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

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

Anticipated Funding for FY 2028

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

TASK # 5: TRANSIT PLANNING

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

Objective

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

FY 2026 Activities

- Process amendments as necessary to the 2055 MTP.

FY 2027 Activities

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

Product

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

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

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

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

Anticipated Funding for FY 2028

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

TASK # 5: TRANSIT PLANNING

Sub-Element 5.3: Transportation Improvement Program (FTA ALI Code 44.25.00)

Objective

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

FY 2026 Activities

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

FY 2027 Activities

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

Product

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

TRANSPORTATION RELATED PLANNING ACTIVITIES	
ORGANIZATION	ACTIVITIES
GHMPO	Transportation Improvement Program

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

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

Anticipated Funding for FY 2028

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

FY 2027 TOTAL BUDGET

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

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

Part E: Title VI Data Collection and Reporting

All applicants for FTA Section 5303 funding are required to maintain and provide GDOT with certain information pertaining to Title VI. Please answer the following Title VI questions below.

E-1: General Reporting Requirements

Check One:

_____ The agency has not received any Title VI complaints in the last three years.

_____ The agency has received Title VI complaints in the last three years.

If the agency has received Title VI complaints, use the following table to document those, list any active lawsuits or complaints naming the Applicant Organization which allege discrimination on the basis of race, color, or national origin with respect to service or other transit benefits. The list should include:

- The date the lawsuit or complaint was filed
- A summary of the allegation
- Any action taken thus far
- The status of the lawsuit or complaint

Table 6: List of Title VI Complaints or Lawsuits

Date (Month, Year)	**Summary** (Include basis of complaint, race, color, or national origin)	**Action Taken**	**Status**

1. Please provide a description of all pending applications for financial assistance and financial assistance currently provided by other federal agencies.

2. Please provide a summary of all civil rights compliance review activities conducted at the applicant's transit system in the last three years. The summary should include:

    - The purpose or reason for the review
    - The name of the agency or the organization that performed the review
    - A summary of the findings and recommendations of the review
    - A summary report on the status and/or disposition of such findings and recommendations

E-2: MPO Reporting Requirements

Assessment of Planning Efforts

1. Provide a written description of continuing planning efforts that are responsive to the requirements of Title VI to ensure that transit planning and programming are nondiscriminatory. The description should also discuss how activities or projects programmed in the UPWP and TIP will be implemented on a nondiscriminatory basis. FTA expects to address any Title VI concerns raised during compliance reviews conducted by either transit providers or by FTA or as a result of a Title VI service complaint issue involving programming, planning activities, or capital improvements.

Monitor Title VI Activities

Monitor the Title VI activities and/or programs of local transit systems. In particular, the MPO is requested to provide documentation describing efforts to:

1. Identify minority communities that will be affected by proposed service changes, such as route modifications, additions, deletions, or extensions under consideration by local transit providers.

2. Provide technical assistance or guidance to local transportation providers in updating and developing Title VI information.

3. Information Dissemination – provide a description of the methods used to inform minority communities of planning efforts (e.g., public notices, public hearings, other formal or informal public discussions, presentations, meetings, etc.) relating to transit service and improvements.

4. Minority Participation in the Decision-Making Process - provide a written statement describing how minority groups or persons are afforded an opportunity to participate in local decision-making processes. In particular, the statement should describe liaison activities with minority community groups and other efforts to obtain minority views on transportation issues.

5. Minority Representation on Decision-Making Bodies – provide a racial breakdown for transit related non-elected boards, advisory councils or committees, and a description of efforts made to encourage the participation of minorities on such boards or committees.

Part F: Equal Employment Opportunity Questionnaire

The FTA Master Agreement requires all applicants, recipients, subrecipients and contractors receiving funding to comply with applicable Federal civil rights laws and regulations and to follow applicable Federal guidance. FTA applicants, recipients, subrecipients, and contractors who meet both of the following threshold requirements must implement the Equal Employment Opportunity (EEO) Program elements (FTA C 4704.1A Chapter 2.2).

This requirement applies to state-administered programs covered by Federal Transit Laws and FTA Master Agreement funding categories under 5310 – Enhanced Mobility of Seniors and Individuals with Disabilities; 5311 – Rural formula grants for Rural Areas; 5339 – Bus and Bus facilities; 5307 – Urbanized Area formula grants; and 5303, 5304 and 5305 – Metropolitan and Statewide Planning funds.

All FTA applicants, recipients, subrecipients and contractors who do not meet the EEO Program threshold are not required to submit an EEOP. However, they are still required to comply with all Equal Employment Opportunity statutes and regulations.

A recipient is required to submit a full or abbreviated EEO Program based on the number of its transit-related employees and whether it reaches a monetary threshold. Transit related employees include temporary, full-time, or part-time employees.

- Employs 100 or more transit-related employees (requires a full EEO Program)
- Employs 50 or more transit-related employees; (requires an abbreviated EEO program)

And:

- Requests or receives capital or operating assistance in excess of $1 million in the previous Federal fiscal year or requests or receives planning assistance in excess of $250,000 in the previous Federal fiscal year.

Example: If '*ABC Transit'* is a direct subrecipient and has 22 employees, it does not meet the threshold. If '*ABC Transit'* subcontracts with a *Third-Party Operator,* each entity is considered separately. If '*ABC Transit'* with 22 employees, contracts with two agencies, one with 25 employees, and one with 52 employees (i.e. 22+25+52=99), then *ABC Transit* would not be required to have an EEO Program, but the contracted agency with 52 employees would be required to develop and submit to '*ABC Transit'* an abbreviated EEO Program.

EEO Program Components (Full EEO Program)

- Statement of Policy
- Dissemination
- Designation of Personnel Responsibility
- Utilization Analysis
- Goals and Timetables
- Assessment of Employment Practices
- Monitoring and Reporting

Abbreviated EEO Program Components

- Statement of Policy
- Dissemination Plan
- Designation of Personnel Responsibility
- Assessment of Employee Practices
- Monitoring and Reporting Plan

Please complete all fields annually and submit to GDOT Transit Department.

Legal Name of Applicant:

_____

Organization Type: _____ MPO _____ Transit Agency _____ Third-Party Contractor

1. How many transit related employees do you have in your organization?

   _____

   (A transit related employee is an employee of an FTA applicant, recipient, or subrecipient who is involved in an aspect of an agency's mass transit operation funded by FTA. For example, a city planner involved in planning bus routes would be counted, but a city planner involved in land use would not be counted)

2. How much did your organization receive in capital or operating assistance the previous federal fiscal year?

   $ _____

3. How much did your organization receive in planning assistance the previous federal fiscal year?

   $ _____

4. Has your agency submitted a full EEO Program/or abbreviated program to GDOT based on the thresholds noted?

   _____ Yes _____ No

5. If yes, what is the date of your last submission? _____

6. Do you contract out any of your transit services?

   _____ Yes _____ No.

   If yes,

   a. What is the name of the agency(ies)?_____

      _____

   b. How much did the agency receive in capital or operating assistance?

      $ _____

   c. How many transit employees does the agency have?

      _____

   d. Did the contracting agency submit an EEO Program to you?

      _____ Yes _____ No

      If yes, what is the date of their last EEO Program submission?

      _____

I certify that the foregoing is true and correct.

Signature: _____

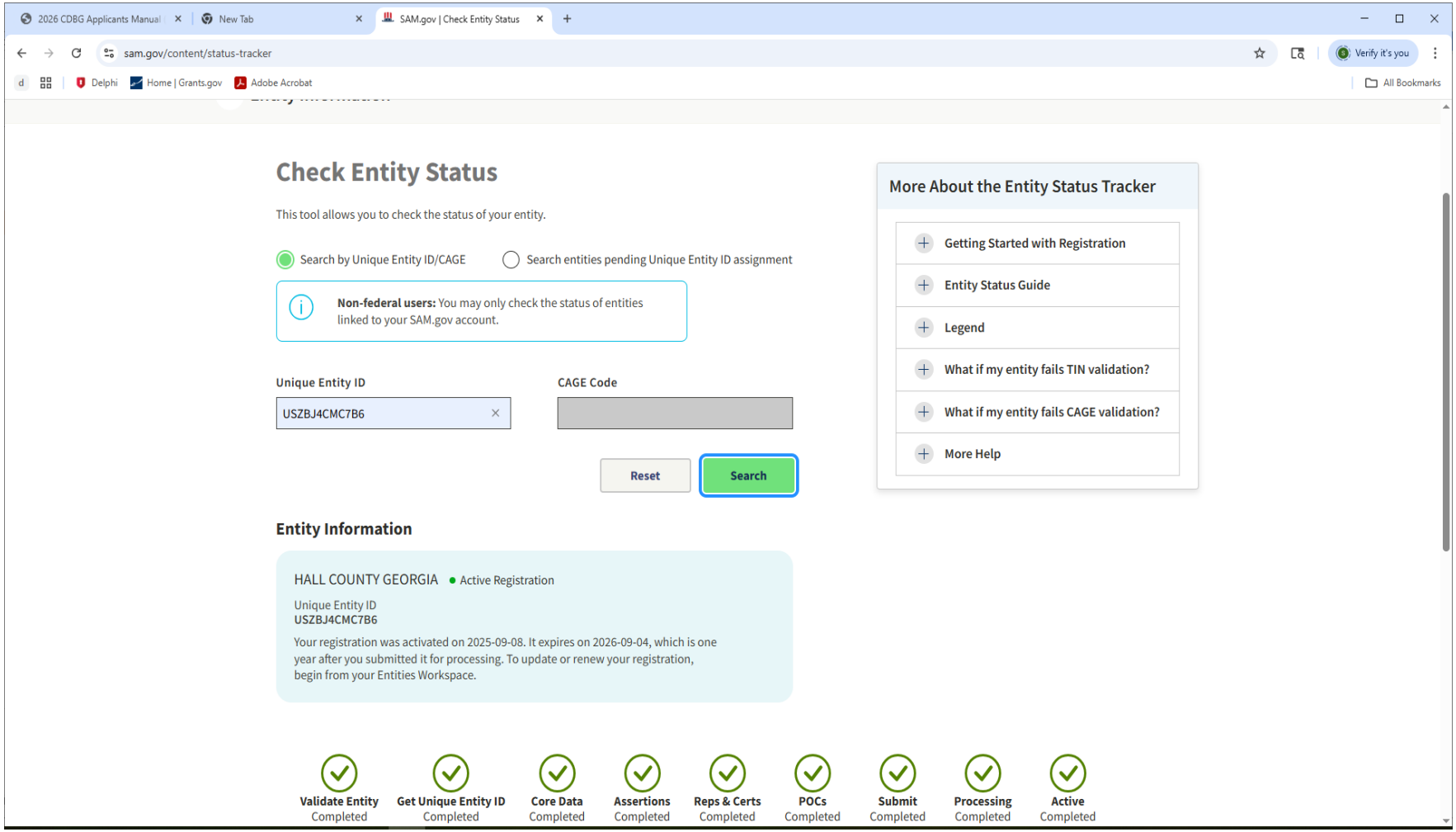
Title: _____

Date: _____

Part G: SAM Certification

GDOT subrecipients must verify they are current within the Federal government's System for Awards Management (SAM) before a contract can be extended. More information can be found on the SAM website: SAM.gov | Home

Please attach a copy of the Applicant Organization's SAM certification when submitting the application package.


2026 CDBG Applicants Manual
New Tab
SAM.gov | Check Entity Status
sam.gov/content/status-tracker
Verify it's you
Delphi
Home | Grants.gov
Adobe Acrobat
All Bookmarks
Check Entity Status
This tool allows you to check the status of your entity.
Search by Unique Entity ID/CAGE
Search entities pending Unique Entity ID assignment
Non-federal users: You may only check the status of entities linked to your SAM.gov account.
Unique Entity ID
USZBJ4CMC7B6
CAGE Code
Reset
Search
More About the Entity Status Tracker
Getting Started with Registration
Entity Status Guide
Legend
What if my entity fails TIN validation?
What if my entity fails CAGE validation?
More Help
Entity Information
HALL COUNTY GEORGIA
Active Registration
Unique Entity ID
USZBJ4CMC7B6
Your registration was activated on 2025-09-08. It expires on 2026-09-04, which is one year after you submitted it for processing. To update or renew your registration, begin from your Entities Workspace.
Validate Entity Completed
Get Unique Entity ID Completed
Core Data Completed
Assertions Completed
Reps & Certs Completed
POCs Completed
Submit Completed
Processing Completed
Active Completed

Part H: Financial Certifications/De Minimis Rate

The GDOT Transit Department has recently finalized our Financial Management Policy requirements and has held multiple trainings on this subject so that our subrecipients understand and abide by the federal requirements of 2 CRR Part 200.

1. Do you intend to charge indirect costs or use De minimis rate for this project?

   _____ Yes, (If Yes, please complete steps below.)

   _____ No, (If no, please upload this page only and continue to Part I.)

2. Please complete the following Financial Certification if you will be charging any indirect costs to your transit project. Please only complete the certification for the type of entity making application i.e. “governmental or private-nonprofit”.

3. If you have an approved De minimis Cost Allocation Plan, please include a full copy of that plan in your application.

4. If you wish to charge indirect costs using the simplified method, please complete the “GDOT Modified Total Direct Cost Certification.”

5. If GDOT is your cognizant agency, you may choose to use the Modified Total Direct Cost Plan which is a simplified method for determining your indirect cost basis.

Part I: Transportation Improvement Program (TIP) Form

1. Is your service area within a Metropolitan Planning Organization (MPO) boundary?

_____ Yes _____ No

If answered yes, please upload your Transportation Improvement Program into Blackcat.

GAINESVILLE-HALL
Metropolitan Planning Organization

FY 2024 - FY 2027

TRANSPORTATION IMPROVEMENT PROGRAM (TIP)

Adopted: August 8, 2023 - Amended: May 12, 2026



GAINESVILLE-HALL
Metropolitan Planning Organization

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

A Resolution by the Gainesville-Hall Metropolitan Planning Organization Policy Committee Adopting Amendment #7 to the FY 2024-2027 Transportation Improvement Program and Amendment #1 to the 2055 Metropolitan Transportation Plan

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

WHEREAS, the Policy Committee (PC) is the recognized decision making body for transportation planning with the Gainesville-Hall Metropolitan Planning Organization (GHMPO); and

WHEREAS, the FY 2024-2027 Transportation Improvement Program meets the requirement of Title 23 of the U.S. Code; and

WHEREAS, the 2055 Metropolitan Transportation Plan meets the requirement of Title 23 of the U.S. Code; and

WHEREAS, GHMPO did conduct a required 15-day public comment period on this Amendment from April 8 to April 22, 2026;

WHEREAS, the 2024-2027 TIP and the 2055 MTP has been amended, per Attachment #1, to add one new project, GH-157, to the TIP program years;

NOW, THERE, BE IT RESOLVED that the Gainesville-Hall Metropolitan Planning Organization adopts Amendment #7 to the FY 2024-2027 Transportation Improvement Program and Amendment #1 to the 2055 Metropolitan Transportation Plan.

A motion was made by PC member Oliver McClellan and seconded by PC member Jeff Stowe and approved this the 12th Day of May, 2026.

Chairman David Gibbs, Chair
GHMPO Policy Committee

Joseph Boyd, MPO Director
GHMPO

Appendix A: FTA Certifications and Assurances

As part of this grant application package, all applicants must attach a signed copy of the most recent available FTA Certifications and Assurances (FY 2026) included as the following two pages.

The full FTA FY 2026 Certifications and Assurances document is available at:

FY2026 Annual List of Certifications and Assurances for FTA Grants and Cooperative Agreements (dot.gov)

- The FTA FY 2026 Certifications and Assurances sheet listing all of the relevant documents should be marked with a check mark (√) showing that ALL categories numbered 01 through 20 are being certified by your organization OR indicate which of the categories are applicable.
- Original signatures must be placed on the FTA Fiscal Year 2026 Certifications and Assurances page that includes the “Affirmation of Applicant” and “Affirmation of the Applicant’s Attorney.”

Federal Fiscal Year 2026 Certifications and Assurances for FTA Assistance Programs

Name of Applicant: _____

The Applicant certifies to the applicable provisions of Categories 01 – 20. _____

OR

The Applicant certifies to the applicable provisions of the Categories it has selected:

Category	Description	
1	Certifications and Assurances Required of Every Applicant	_____
2	Public Transportation Agency Safety Plans	_____
3	Tax Liability and Felony Convictions	_____
4	Private Sector Protections	_____
5	Transit Asset Management Plan	_____
6	Rolling Stock Buy America Reviews and Bus Testing	_____
7	Urbanized Area Formula Grants Program	_____
8	Formula Grants for Rural Areas	_____
9	Fixed Guideway Capital Investment Grants and the Expedited Project Delivery for Capital Investment Grants Pilot Program	_____
10	Grants for Buses and Bus Facilities and Low or No Emission Vehicle Deployment Grant Programs	_____
11	Enhanced Mobility of Seniors and Individuals with Disabilities Programs	_____
12	State of Good Repair Grants	_____
13	Infrastructure Finance Programs	_____
14	Alcohol and Controlled Substances Testing	_____
15	Rail Safety Training and Oversight	_____
16	Demand Responsive Service	_____
17	Interest and Financing Costs	_____
18	Cybersecurity Certification for Rail Rolling Stock and Operations	_____
19	Public Transportation on Indian Reservations Formula and Discretionary Program (Tribal Transit Programs)	_____
20	Emergency Relief Program	_____

Federal Fiscal Year 2026 FTA Certifications and Assurances Signature Page

Required of all Applicants for federal assistance to be awarded by FTA in FY 2028.

AFFIRMATION OF APPLICANT

Name of Applicant:

_____

Name and Relationship of the Authorized Representative:

_____

BY SIGNING BELOW, on behalf of the Applicant, I declare that it has duly authorized me to make these Certifications and Assurances and bind its compliance. Thus, it agrees to comply with all federal laws, regulations, and requirements, follow applicable federal guidance, and comply with the Certifications and Assurances as indicated on the foregoing page applicable to each application its Authorized Representative makes to the Federal Transit Administration (FTA) in federal fiscal year 2026, irrespective of whether the individual that acted on his or her Applicant's behalf continues to represent it.

FTA intends that the Certifications and Assurances the Applicant selects on the other side of this document should apply to each Award for which it now seeks, or may later seek, federal assistance to be awarded during federal fiscal year 2026.

The Applicant affirms the truthfulness and accuracy of the Certifications and Assurances it has selected in the statements submitted with this document and any other submission made to FTA, and acknowledges that the Program Fraud Civil Remedies Act of 1986, 31 U.S.C. § 3801 *et seq*., and implementing U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR part 31, apply to any certification, assurance or submission made to FTA. The criminal provisions of 18 U.S.C. § 1001 apply to any certification, assurance, or submission made in connection with a federal public transportation program authorized by 49 U.S.C. chapter 53 or any other statute.

In signing this document, I declare under penalties of perjury that the foregoing Certifications and Assurances, and any other statements made by me on behalf of the Applicant are true and accurate.

Signature: _____ Date: _____

Name and Relationship of the Authorized Representative:

_____

AFFIRMATION OF APPLICANT'S ATTORNEY

For:

_____

As the undersigned Attorney for the above-named Applicant, I hereby affirm to the Applicant that it has authority under state, local, or tribal government law, as applicable, to make and comply with the Certifications and Assurances as indicated on the foregoing pages. I further affirm that, in my opinion, the Certifications and Assurances have been legally made and constitute legal and binding obligations on it.

I further affirm that, to the best of my knowledge, there is no legislation or litigation pending or imminent that might adversely affect the validity of these Certifications and Assurances, or of the performance of its FTA assisted Award.

Signature: _____ Date: _____

Name of Attorney for Applicant: _____

Each Applicant for federal assistance to be awarded by FTA must provide an Affirmation of Applicant's Attorney pertaining to the Applicant's legal capacity. The Applicant may enter its electronic signature in lieu of the Attorney's signature within TrAMS, provided the Applicant has on file and uploaded to TrAMS this hard-copy Affirmation, signed by the attorney and dated this federal fiscal year.

Appendix C: Performance-Based Transit Planning Agreement

Background

In accordance with enacted provisions of the Moving Ahead for Progress in the 21st Century (MAP-21) Act, and the Fixing America's Transportation System (FAST) Act, the final rule for statewide and metropolitan transportation planning was published on May 27, 2016. A provision of the rule, 23 CFR 450.314 (h), requires that MPO(s), State(s), and the providers of public transportation develop and jointly agree upon specific written provisions for cooperatively developing and sharing information related to transportation performance data, the selection of performance targets, the reporting of performance targets, and the reporting of performance to be used in tracking progress toward attainment of critical outcomes for the region of the MPO.

To comply with these federal requirements, GDOT has developed a draft Transit Asset Management Agreement available for your use. The Agreement specifies the roles and responsibilities of GDOT and MPOs with regard to transit asset management data, targets, and plans. MPOs may develop alternative written agreements to meet the requirements of 23 CFR 450.314 (h), however, such agreements must be shared with GDOT and jointly agreed upon.

FAQs

1. **"Who should sign the Agreement?"**

   The Agreement can be signed by an MPO and transit provider staff members. Per GDOT's consultation with FTA, it is *not* required that an MPO board vote to approve the Agreement.

2. **"What if we need to update or amend an agreement?"**

   Agreement updates will be made on an as-needed basis rather than according to a set cycle. For example, modifications to individual agreements may be required due to changes in MPO boundaries, transit providers, or similar circumstances.

3. **"My MPO is already developing a different agreement, does this mean we have to use the Agreement provided instead?"**

   No. An MPO may develop and use an alternative agreement so long as it meets all federal requirements. GDOT developed the included Agreement for MPOs that have not developed their own. If your MPO wishes to use an alternative agreement, that alternative should be shared with GDOT staff to ensure it complies with all requirements of 23 CFR 450.314 (h).

_____ certifies that it has submitted a Performance-based Transit Planning Agreement to the Georgia Department of Transportation.

If your MPO has not developed its own agreement, please sign the included Agreement, gather signatures from all transit providers in your MPO, and return the Agreement as part of your grant application. If necessary, add additional lines for transit provider signatures. If you have suggested changes to the language in this draft agreement, please contact GDOT. If your MPO has developed an alternative agreement, please include it with your application, or sooner if available.

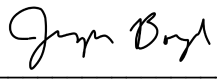
Please direct any questions or inquiries to GDOT Intermodal, Patricia Smith, Ph.D. [Psmith@dot.ga.gov]

Performance-Based Transit Planning Agreement

On May 27, 2016, the final rule for statewide and metropolitan transportation planning was published, based on the 2012 Moving Ahead for Progress in the 21st Century (MAP-21) Act and the 2015 Fixing America's Transportation System (FAST) Act. As part of this final rule, 23 CFR 450.314 (h) requires the metropolitan planning organizations (MPO), State(s), and the providers of public transportation (referred to here as "providers") to jointly agree upon and develop specific written provisions for cooperatively developing and sharing information related to transportation performance data, the selection of performance targets, the reporting of performance targets, and the reporting of performance to be used in tracking progress toward attainment of critical outcomes for the region of the MPO.

The Georgia Department of Transportation (GDOT), the MPO, and provider(s) hereby agree to share transit asset management data, targets, and plans as follows:

- Providers will share their Transit Asset Management (TAM) Plan, and TAM targets with the MPO and GDOT and report to the National Transit Database.
- Providers will coordinate with the MPO and GDOT during the development of their TAM Plan and targets.
- The MPO will set TAM targets for their planning area in coordination with providers in their planning area and share those targets with providers and GDOT.
- GDOT sponsors a Group TAM Plan for participating Tier 2 transit providers, collects inventory information from these providers, sets targets in coordination with the providers, and shares the TAM Plan with providers and MPOs statewide.
- MPOs will reflect TAM targets in their short range and long-range planning documents and share with GDOT and providers in their planning area.
- GDOT will provide a Statewide Transportation Improvement Program (STIP) Performance Report, reflecting TAM targets set by the GDOT Group Plan, and will share this report with MPOs and transit providers statewide.



Signature

Print Name and Title

Organization Name

Date

Name of Public Transportation Provider 1:

Hall Area Transit

Phillippa Lewis Moss

Digitally signed by Phillippa Lewis Moss
Date: 2026.08.17 15:16:29 -04'00'

Phillippa Lewis Moss, Director

Provider Signature

Print Name and Title

Date

Name of Public Transportation Provider 2:

Jackson County Transit

Provider Signature

Jamie Jackson, Assistant County Mai

Print Name and Title

08/17/26

Date

Name of Public Transportation Provider 3:

Jackson County Transit

Provider Signature

Print Name and Title

Date

Name of Public Transportation Provider 4:

Jackson County Transit

Provider Signature

Print Name and Title

Date

Appendix E: TAMP Participant Accountable Executive Approval Form

GDOT GROUP TRANSIT ASSET MANAGEMENT (TAM) PLAN

FY 2026 TAM PERFORMANCE TARGETS

As the Accountable Executive for the below-named Participant in the Group Transit Asset Management (TAM) Plan sponsored by the Georgia Department of Transportation (GDOT), I hereby approve the enclosed FY 2026 TAM Performance Targets (dated 9/26/25) on behalf of the Participant transit provider organization.

Participant Organization Name: _____

Transit Provider Name (if different): _____

FTA Program Subgroup (check all that apply)

_____ 5311 Rural _____ 5307 Urban

Did the Accountable Executive change from the FY 2025 named AE?

_____ Yes _____ No

Name of Accountable Executive: _____

Signature of Accountable Executive: _____

Title: _____

Date: _____

Enclosure

Appendix I: W-9

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Hall County, Georgia

2 Business name/disregarded entity name, if different from above

Hall County Board of Commissioners

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) ▶ Government Entity

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 3

Exemption from FATCA reporting code (if any) N/A

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

PO Drawer 1435

6 City, state, and ZIP code

Gainesville, GA 30503

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

5	8	-	6	0	0	0	8	3	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person ▶** Taylor Samples - Finance Manager **Date ▶** 1-24-2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 598/2026

SUBJECT: Approve the purchase of two (2) Freightliner M2106 Chipper Trucks for Public Works & Utilities to Custom Truck & Equipment, LLC of Kansas City, MO, in the amount of $277,004.00.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the purchase of two (2) Freightliner M2106 Chipper Trucks for Public Works & Utilities to Custom Truck & Equipment, LLC of Kansas City, MO, in the amount of $277,004.00.

History:

Facts and Issues:
This equipment purchase is part of the FY 2027 Capital Improvements Program for Road Maintenance. This is used by Road Maintenance in handling storm debris removal during inclement weather events.

Recommendation is based on the Sourcewell Cooperative Purchasing Contract #091125-CUK.

Options:

Funding Requested	$ 277,004.00
Are funds within current budget?	Yes
Source of Funds	Capital Projects Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
Quote 1
Quote 2
Capital Requisition
Sourcewell Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 598/2026

Funds Requested: $ 277,004.00

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	4220-ROAD MAINTENANCE	542200-MOTOR VEHICLES	$277,004.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JH

Phone: 770-531-6824

7701 Independence Ave.
Kansas City, MO 64125

QUOTE

Custom Truck & Equipment, LLC
7701 Independence Ave.
Kansas City, MO 64125

Quote for Chipper Truck - 1

Bill To:
HALL COUNTY BOARD OF
COMMISSIONERS
PO BOX 1435
GAINESVILLE, GA - 30504
UNITED STATES

Ship To:
JIMMY HIGHTOWER
1670 BARBER ROAD
GAINESVILLE, GA - 30507
UNITED STATES

For questions contact (816) 241-4888

Customer #	Customer Purchase Order	Doc Date	Sales Representative	Division	Store
2090866	SOURCEWELL #34982	08/20/26	JBONADONNA	USA	KP

Qty	Item	Description	Unit Price / Rate	Ext. Price
1	100_04743	FREIGHTLINER M2106/ARB14X72CB	$137,102.00	$137,102.00

Ex Works: KANSAS CITY, MO

WHOLE GOOD VIN: 1FVACWFC5VHXL2945
ARBORTECH 1472 : 426-001365

Unit Attributes:

CHASSIS MODEL:M2106
CHASSIS MAKE:FREIGHTLINER
CHASSIS YEAR:2027
CHARACTERISTIC TYPE:CHIPPER BODY TRUCK
NEW/USED:NEW
ENGINE MAKE:CUMMINS
CHASSIS CLASS:CLASS 6 CHASSIS
ENGINE MODEL:6.7L D TRANSMISSION
MODEL:2500RDS
ENGINE HORSE POWER:250
AXLE CONFIGURATION:4X2
BRAKES:AIR
BED/BODY MAKE:ARBORTECH
BED/BODY MODEL:ARB14X72CB
PTO OPTIONS:YES
CA OR CT:111
WHEELBASE:223
FRONT AXLE CAPACITY:12000
REAR AXLE CAPACITY:21000
FRAME:SINGLE
CAB TYPE:CREW CAB
REAR SUSPENSION:SPRING
TAG AXLE:NONE
PUSHER AXLE(S):NONE
G.V.W.R.:26000
ON-HWY/OFF-ROAD:ON-HIGHWAY
REGISTRATION IN A CARB STATE:NO

1	750_00010	FREIGHT-WHOLEGOODS DELIVERY	$1,400.00	$1,400.00

Ex Works: KANSAS CITY, MO

CTOS SOURCEWELL #:091125-CUK
CUSTOMER SOURCEWELL #: 34982
TITLE INSTRUCTIONS:
TITLE AS & SEND TITLE TO:
HALL COUNTY BOARD OF COMMISSIONERS
2875 BROWNS BRIDGE ROAD

Sale	$138,502.00
Misc.	$0.00
Tax	$0.00
Prepayments	$0.00
Total	**$138,502.00**

CTOS requests that any changes to remittance information communicated via email be subject to a verification process.

7701 Independence Ave.
Kansas City, MO 64125

QUOTE

Custom Truck & Equipment, LLC
7701 Independence Ave.
Kansas City, MO 64125

Bill To:
HALL COUNTY BOARD OF
COMMISSIONERS
PO BOX 1435
GAINESVILLE, GA - 30504
UNITED STATES

Ship To:
JIMMY HIGHTOWER
1670 BARBER ROAD
GAINESVILLE, GA - 30507
UNITED STATES

For questions contact (816) 241-4888

Customer #	Customer Purchase Order	Doc Date	Sales Representative	Division	Store
2090866	SOURCEWELL #34982	08/20/26	JBONADONNA	USA	KP

GAINESVILLE, GEORGIA 30504
UNITED STATES

Sale	$138,502.00
Misc.	$0.00
Tax	$0.00
Prepayments	$0.00
Total	**$138,502.00**

CTOS requests that any changes to remittance information communicated via email be subject to a verification process.

7701 Independence Ave.
Kansas City, MO 64125

QUOTE

Custom Truck & Equipment, LLC
7701 Independence Ave.
Kansas City, MO 64125

Quote for Chipper Truck - 2

Bill To:
HALL COUNTY BOARD OF
COMMISSIONERS
PO BOX 1435
GAINESVILLE, GA - 30504
UNITED STATES

Ship To:
JIMMY HIGHTOWER
1670 BARBER ROAD
GAINESVILLE, GA - 30507
UNITED STATES

For questions contact (816) 241-4888

Customer #	Customer Purchase Order	Doc Date	Sales Representative	Division	Store
2090866	SOURCEWELL #34982	08/20/26	JBONADONNA	USA	KP

Qty	Item	Description	Unit Price / Rate	Ext. Price
1	100_04743	FREIGHTLINER M2106/ARB14X72CB	$137,102.00	$137,102.00

Ex Works: KANSAS CITY, MO

WHOLE GOOD VIN: 1FVACWFC5VHXL2945
ARBORTECH 1472 : 426-001365

Unit Attributes:

CHASSIS MODEL:M2106
CHASSIS MAKE:FREIGHTLINER
CHASSIS YEAR:2027
CHARACTERISTIC TYPE:CHIPPER BODY TRUCK
NEW/USED:NEW
ENGINE MAKE:CUMMINS
CHASSIS CLASS:CLASS 6 CHASSIS
ENGINE MODEL:6.7L D TRANSMISSION
MODEL:2500RDS
ENGINE HORSE POWER:250
AXLE CONFIGURATION:4X2
BRAKES:AIR
BED/BODY MAKE:ARBORTECH
BED/BODY MODEL:ARB14X72CB
PTO OPTIONS:YES
CA OR CT:111
WHEELBASE:223
FRONT AXLE CAPACITY:12000
REAR AXLE CAPACITY:21000
FRAME:SINGLE
CAB TYPE:CREW CAB
REAR SUSPENSION:SPRING
TAG AXLE:NONE
PUSHER AXLE(S):NONE
G.V.W.R.:26000
ON-HWY/OFF-ROAD:ON-HIGHWAY
REGISTRATION IN A CARB STATE:NO

1	750_00010	FREIGHT-WHOLEGOODS DELIVERY	$1,400.00	$1,400.00

Ex Works: KANSAS CITY, MO

CTOS SOURCEWELL #:091125-CUK
CUSTOMER SOURCEWELL #: 34982
TITLE INSTRUCTIONS:
TITLE AS & SEND TITLE TO:
HALL COUNTY BOARD OF COMMISSIONERS
2875 BROWNS BRIDGE ROAD

Sale	$138,502.00
Misc.	$0.00
Tax	$0.00
Prepayments	$0.00
Total	**$138,502.00**

CTOS requests that any changes to remittance information communicated via email be subject to a verification process.

7701 Independence Ave.
Kansas City, MO 64125

QUOTE

Custom Truck & Equipment, LLC
7701 Independence Ave.
Kansas City, MO 64125

Bill To:
HALL COUNTY BOARD OF
COMMISSIONERS
PO BOX 1435
GAINESVILLE, GA - 30504
UNITED STATES

Ship To:
JIMMY HIGHTOWER
1670 BARBER ROAD
GAINESVILLE, GA - 30507
UNITED STATES

For questions contact (816) 241-4888

Customer #	Customer Purchase Order	Doc Date	Sales Representative	Division	Store
2090866	SOURCEWELL #34982	08/20/26	JBONADONNA	USA	KP

GAINESVILLE, GEORGIA 30504
UNITED STATES

Sale	$138,502.00
Misc.	$0.00
Tax	$0.00
Prepayments	$0.00
Total	**$138,502.00**

CTOS requests that any changes to remittance information communicated via email be subject to a verification process.

Back | Add | Delete | Excel | Mass Allocate | Duplicate | Custom Interface | Notes | Actions/ Approvers | Release | Activate | My Approvals | Attach

Requisition: 2027/9271214

Allocated, Ladette Smith, 08/21/2026

Total Cost: $277,004.00

Item Details

Add Item Delete Item Notes (0) Line 1

Contract

... View

Commodity

... View

Pick Ticket Purchase

Description*

Sourcewell Contract # 091125-CUK - Quote 1 & 2 Sourcewell 34982 - Purchase of two Freightliner M2106/ARB14X72CB Chipper Trucks.

Vendor

(14771) CUSTOM TRUCK ... View

7701 INDEPENDENCE AVENUE
KANSAS CITY, MO 64125

Ship to*

(4220) HALL COUNTY ROAD MAINTENANCE ...

HALL COUNTY ROAD MAINTENANCE
1670 BARBER ROAD
GAINESVILLE , GA 30507

E-mail

jhightower@hallcounty.org

Quantity

2.00

Unit Price

$138,502.00000

Unit of Measure

EACH

Discount Percent

0.00

Freight Amount

$0.00

Credit Amount

$0.00

Line Item Total

$277,004.00

Allocations (1)

Allocation Codes Remove All Budget Summary

Delete	GL Account	GL Budget code	Percent	Amount
✖	E (350-4220-542200-0000-) MOTOR VEHICLES ()	U	100.000	$277,004.00
		Totals:	**100.000**	**$277,004.00**

Save Save and Add Item Cancel

Requisition: 2027/9271214

Allocated, Ladette Smith, 08/21/2026

Total Cost: $277,004.00

Requisition

Vendor Quotes (0) General Notes (0)

Fiscal Year*	Requisition Number*	Created Date*	Type
2027	9271214	08/21/2026	(N) NORMAL

Department*: (4220) ROAD MAINTENANCE ... View

Purchase order:

Commodity: ... View

Review:

Description: CAPITAL

Needed by: 08/25/2026

PO Expiration: 06/30/2027

- [ ] Project Accounts Applied
- [x] Notify Originator When Converted or Rejected
- [ ] Notify Originator of Overages

Items (1)

Add Item

Delete	Line	Description	Qty	UOM	Unit Price	Line Total	GL Account
✖	1	Sourcewell Contract # 091125-CUK - Quote 1 & 2 Sou	2.00	EACH	$138,502.00000	$277,004.00	E (350-4220-542200-0000-) MOTOR VEHICLES

User Defined Fields (2)

Field	Name	Required	Maxlength	Type	Value	Comment
1	E-VERIFY QUALIFIED	Yes	1	Code	(Y) YES	IS THIS A SERVICE OVER $2,500?
2	PURCHASING EXEMPTION	Yes	2	Code	(03) COOPERAT	IS THIS EXEMPT FROM COMPETITIVE BIDDING?

Save Cancel

CUSTOM TRUCK ONE SOURCE

844-292-1141

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01:29

About Sourcewell
Join Sourcewell

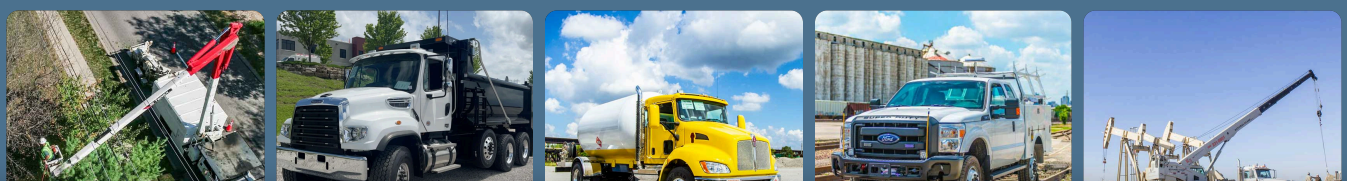
Simplify Your Purchasing Process

Custom Truck One Source is proud to announce its partnership with Sourcewell, a leading public cooperative purchasing organization. This collaboration is designed to provide government agencies with a streamlined, cost-effective, and transparent procurement process for acquiring the specialized equipment essential to your operations.

By leveraging our Sourcewell contract, you can bypass the complexities of traditional bidding, saving valuable time and resources while accessing pre-negotiated, competitive pricing.This partnership empowers you to maximize your budget and enhance operational efficiency, ensuring you receive high-quality, reliable equipment without the lengthy procurement cycle.

EQUIPMENT OPTIONS

Custom Truck provides specialized equipment tailored to the unique challenges you have.



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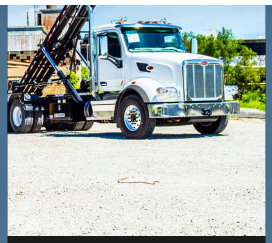

Roll-Offs & Rear Loaders



Power Transmission



Cable Placers & Splicing



Cranes & Flatbeds



Tensioners & Pullers

Key Benefits of Our Sourcewell Partnership:

- **Significant Cost Savings:** Access competitively solicited, volume-based pricing that stretches your budget further.
- **Enhanced Efficiency:** Simplify the procurement process, eliminating the need for lengthy and complex bidding procedures.
- **Assured Quality:** Avoid "low-bid, low-quality" outcomes. Sourcewell contracts are awarded to vendors who meet stringent quality and service standards.
- **Complete Transparency:** The purchasing process is straightforward and clear, providing full confidence in every transaction.

Tailored Solutions for Every Level of Government

We provide specialized equipment and support structured to meet the distinct requirements of federal, state, and municipal agencies.

Federal & Military Agencies
Custom Truck One Source offers a comprehensive range of equipment solutions that meet the rigorous standards of federal and military operations. Our dedicated government sales team understands the specific compliance and acquisition requirements of United States Federal Departments and Agencies, ensuring a seamless procurement experience through our Sourcewell contract.

State Government
We are committed to supporting state governments by providing robust contract solutions and a knowledgeable team to assist with acquisition objectives. Our partnership ensures states can procure specialized equipment efficiently, from aerial lifts to vocational trucks, all while adhering to established purchasing protocols and maximizing taxpayer value.

Municipalities & Local Government
Local governments, co-ops, and special districts benefit immensely from our Sourcewell partnership. We offer a direct path to acquiring essential equipment for public works, utilities, and transportation departments. This program facilitates bulk purchasing advantages and delivers best-in-class sales and service support to every local entity.

Leading the Charge in Sustainability

Custom Truck One Source is dedicated to supporting your Green Initiatives and sustainability goals. We offer innovative and environmentally conscious solutions, including a growing portfolio of electric-powered equipment. Our team can assist your agency in transitioning to an electric fleet, helping you comply with federal mandates and reduce your carbon footprint.

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Connect with our dedicated specialists to discuss your specific equipment needs and how we can assist with your procurement challenges..



Comprehensive, Value-Added Services

Our commitment extends far beyond the initial sale. We provide a full spectrum of services to support your equipment throughout its entire lifecycle, ensuring optimal performance and longevity.

- **Operator & Maintenance Training:** We offer comprehensive training programs to ensure your teams operate equipment safely and effectively.
- **Nationwide Service & Parts:** Our extensive network guarantees access to expert maintenance, service, and parts in every state.
- **Flexible Financing & Leasing:** Custom Truck Capital provides competitive rates and tailored financial solutions, including municipal, operating, and TRAC leases.
- **Extensive Rental Fleet:** Access our vast inventory of equipment for short-term needs and immediate deployment.

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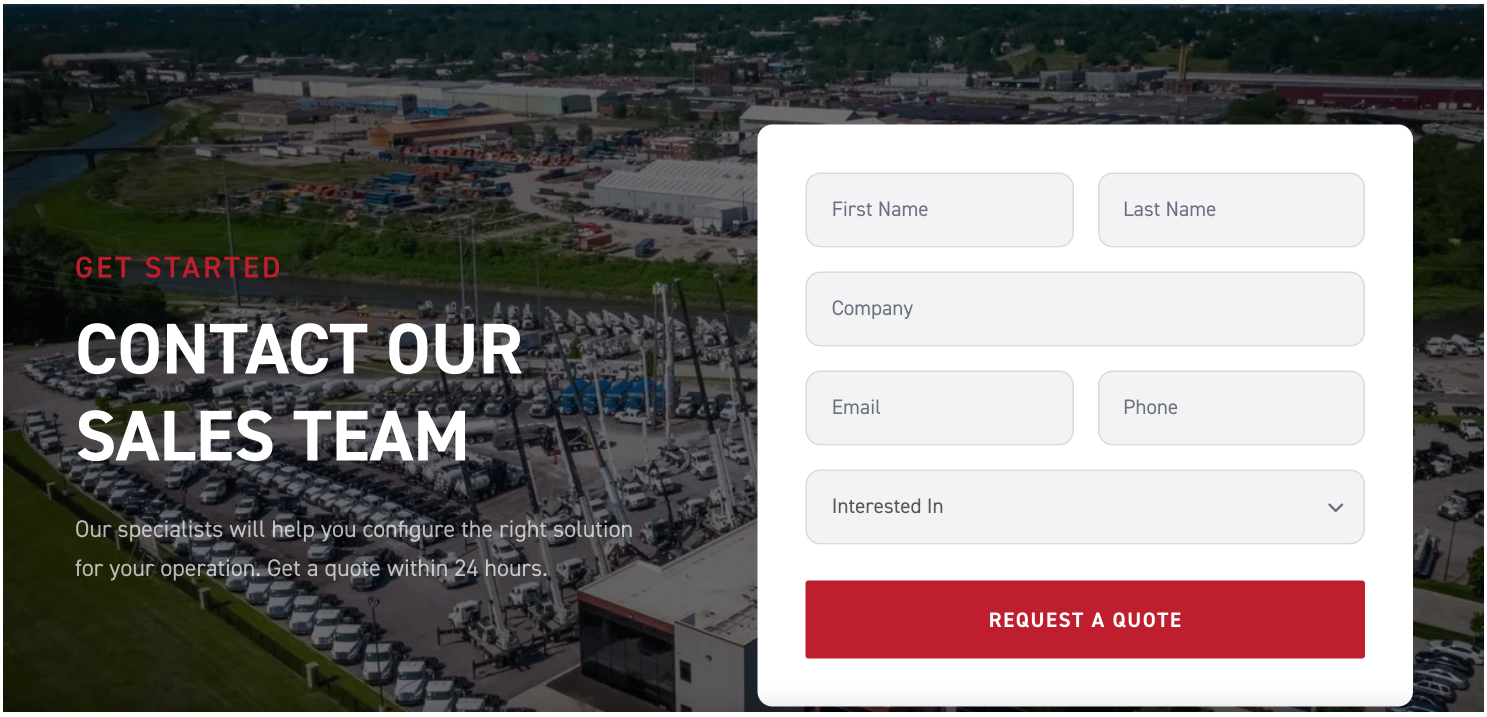
respond quickly to your needs. Wherever the job takes you, Custom Truck provides the equipment, expertise, and support to keep you working and your projects moving forward.



FIND A LOCATION NEAR YOU



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ABOUT US

Custom Truck One Source (Custom Truck) is the first true single-source provider of specialized truck and heavy equipment solutions, offering a vast rental fleet, new and used equipment sales, aftermarket parts and tooling supply, world-class service, customization and remanufacturing, in-house financing solutions and reliable liquidity of aged assets through our auction. Our equipment breadth, seasoned experts, and integrated network of locations across North America together deliver superior service and unmatched efficiency to our customers. Dig in at customtruck.com and keep up with us on Facebook, Instagram, and Twitter.

CUSTOM TRUCK ONE SOURCE

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AGENDA ITEM

Public Works and Utilities

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 612/2026

SUBJECT: Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2027 Local Maintenance Improvement Grant (LMIG) application, cover letter, and resurfacing list for 8.36 miles of road resurfacing on eight (8) various County roads, in the estimated amount of $3,566,300.48.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JG

Recommendation:
Approve and execute cover letter, application, and certification.

Purpose of Request:
Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2027 Local Maintenance Improvement Grant (LMIG) application, cover letter, and resurfacing list for 8.36 miles of road resurfacing on eight (8) various County roads, in the estimated amount of $3,566,300.48.

History:

Facts and Issues:

Options:

The resurfacing list is to be submitted as part of the GDOT LMIG application. Based on the expected funding from LMIG the County is submitting a condensed list that still maximizes the benefit of LMIG funds, but will allow Hall County to utilize the most recent road ratings for the Hall County FY 2028 Resurfacing List - This is GDOT FY 2027.

A 30% match is required.

Estimated/Proposed Hall Co. FY'28 SPLOST IX = $893,387.57

GDOT LMIG FY'27 Funding = $2,672,912.91

Estimated Total Project Costs = $3,566,300.48

Funding Requested	$ 3,566,300.48
Are funds within current budget?	Yes
Source of Funds	State Road Grant and SPLOST
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-09-25

Approvals:

Submit	Approve	Budget	Finance
JW	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
GDOT FY'27 LMIG Application
GDOT FY'27 LMIG Cover Letter
GDOT FY'27 LMIG Resurfacing List

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 612/2026

Funds Requested: $ 3,566,300.48

Request Budgeted: Yes

Proposed Source of Funding:

State Road Grant and SPLOST

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2028	325-SPLOST IX	4971-ENGINEERING	541400-INFRASTRUCTURE	$893,387.57
2028	221-STATE ROAD GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,672,912.91

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BR

Phone: 770-531-6800

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2027 LMIG

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, David Gibbs (Name), the Chairman (Title), on behalf of Hall County Board of Commission (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____ (Signature)

_____ (Print)
Mayor / Commission Chairperson

_____ (Date)

LOCAL GOVERNMENT SEAL (required):

_____
E-Verify Number

Sworn to and subscribed before me,

This _____ day of_____, 20____.
In the presence of:

NOTARY PUBLIC

_____
My Commission Expires:

NOTARY PUBLIC SEAL (required):

CERTIFICATION OF COMPLIANCE WITH ANNUAL IMMIGRATION REPORTING REQUIREMENTS/ NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;

2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,

3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

_____
Signature of Authorized Officer or Agent

_____
Printed Name of Authorized Officer or Agent

_____
Title of Authorized Officer or Agent

_____
Date

Form Date - May 10, 2024

Hall County Government
BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
David Gibbs

Kathy L. Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

INTERIM
COUNTY ADMINISTRATOR
John T. Gentry, Jr.

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

September 24, 2026

Mr. Charles R. Arnhart
Local Government Coordinator
District 1 Office of Traffic Operations
1475 Jesse Jewell Parkway
Suite 100
Gainesville, GA 30501

RE: 2027 LMIG PI# S016255

Dear Mr. Arnhart,

Please find enclosed a copy of Hall County's proposed 2027 Local Maintenance and Improvement Grant submittal. Hall County is requesting $2,672,912.91 of FY 2027 funds be allotted for the resurfacing of various county roads. The FY 2027 LMIG project report is included for your convenience.

The FY 2026 LMIG project shall be completed by June 30, 2027 and the FY 2025 LMIG project is awaiting the final invoice for payment. The Associated Statement of Final Expenditures for both projects shall be submitted upon completion. All required final documentation for previous LMIG funding years has been submitted and validated.

Hall County is extremely appreciative of your assistance and cooperation in making these projects possible in aiding in the improvement of our community.

Sincerely,

David Gibbs
Commission Chairman
Hall County Board of Commissioners

Enclosures
CC: Mr. Charles R. Arnhart, District State Aid Coordinator

FY 2027

LMIG SUBMITTAL
HALL COUNTY, GEORGIA

RATING RANK	PROJECT	COMM. DIST.	MILEAGE	BEGIN	END	2026 TOTAL RATING	PROJECT COST
	FY7 LMIG Submittal- Approved						
1	Ransom Free Road (Sec. 1)	3	2.350	Green Circle	Kenimer Road	74	$1,002,609
2	Skitts Mountain Road	3	3.400	SR 52	White County Line	74	$1,450,583
3	Green Road	2	0.350	Waterworks Road	Holiday Road	73	$149,325
4	Speckled Wood Lane	2	0.416	Checkered Spot Drive	Monarch Drive	73	$177,483
5	Little Drive	3	0.218	Mount Vernon Road	Ben Parks Road	73	$93,008
6	Riverwood Drive	4	0.940	Cleveland Highway	Tapawingo Drive	73	$401,043
7	Rockingham Way	2	0.436	Manchester Lane	Terminus	73	$186,016
8	Old Stringer Road	2	0.249	Old Federal Road	Terminus	72	$106,234
			8.36				$3,566,300

****Cost is an estimate only****

Proposed FY28 SPLOST IX Funding: $893,387.57
FY27 GaDOT LMIG Funding: (requires a 30% match) $2,672,912.91

Cost estimates based off of $426,642/Mile

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 615/2026

SUBJECT: Approval and authorization for the Chairman to execute an Intergovernmental Agreement (IGA) between Hall County and the Town of Braselton regarding right-of-way acquisition for the Spout Springs Road Phase II project, subject to review and approval by the County Attorney.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JG

Recommendation:
Execute an Intergovernmental Agreement (IGA) between Hall County and the Town of Braselton regarding right-of-way acquisition for the Spout Springs Road Phase II project

Purpose of Request:
Approval and authorization for the Chairman to execute an Intergovernmental Agreement (IGA) between Hall County and the Town of Braselton regarding right-of-way acquisition for the Spout Springs Road Phase II project, subject to review and approval by the County Attorney.

History:

Town of Braselton has approved and executed this IGA at their 9/10/2026 Voting Meeting.

Facts and Issues:
Hall County will be responsible for the cost of all ROW acquisition on the Spout Springs Ph. 2 project. This agreement allows the County to purchase ROW and condemn property, if required, within the Town jurisdiction.

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?	2026-10-09

Approvals:

Submit	Approve	Budget	Finance
JG	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

IGA

INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN HALL COUNTY, GEORGIA AND THE TOWN OF BRASELTON FOR CERTAIN ROADWAY IMPROVEMENTS AND REAL PROPERTY ACQUISITION REGARDING THE SPOUT SPRINGS ROAD, PHASE II PROJECT

THIS INTERGOVERNMENTAL AGREEMENT (this "**Agreement**") is made and entered into as of the _____day of_____, 2026 ("**Effective Date**"), by and between **HALL COUNTY, GEORGIA** a political subdivision of the State of Georgia (the "**County**"), and the **TOWN OF BRASELTON, GEORGIA** a municipal corporation of the State of Georgia ("**Braselton**"). The County and Braselton may each be referred to as a "**Party**" and collectively as the "**Parties**".

WITNESSETH:

WHEREAS, Article IX, Section III, Paragraph 1 of the Georgia Constitution provides that municipalities and counties may enter into intergovernmental agreements for a period of up to fifty (50) years for the provision of authorized services and for the joint or separate use of facilities or equipment, and O.C.G.A. § 32-4-62 further provides that counties are authorized to enter into intergovernmental agreements with municipalities related to work on public roads; and

WHEREAS, the County and Braselton desire to enter into this Agreement allocating certain responsibilities regarding roadway improvements and real property acquisition in furtherance of the County road project known as Spout Springs Road-Phase II Widening from Union Circle to south of State Route (SR) 347/Friendship Road (GDOT PI No. 0015280) (the "**Project**"); and

WHEREAS, portions of the Project lie within the unincorporated area of the County and portions lie within the municipal boundaries of Braselton; and

WHEREAS, the County has further determined that in order to construct the Project it must acquire, by deed or by condemnation proceedings, certain rights of way and easements along certain properties located along the proposed path of the Project within the municipal boundaries of Braselton; and

WHEREAS, the County and Braselton desire to enter into this Agreement to work cooperatively for the benefit, safety, and welfare of the citizens of the County and Braselton by providing for the real property acquisition for necessary rights of way and for the construction of the Project and the allocation of the Parties' respective rights, responsibilities, and obligations for funding and other assistance provided by the County for Braselton; and

WHEREAS, the County agrees to be responsible for paying the total of the preliminary engineering, right-of-way acquisition, and construction costs of the Project (the "**Project Costs**").

The current estimated Project Costs are as follows:

a) Estimated Project Engineering Cost: $3,289,734.51
b) Estimated ROW Acquisition Cost: $20,250,000.00
c) Estimated Construction Cost: $49,000,000.00

NOW THEREFORE, the Town of Braselton, Georgia and Hall County, Georgia hereby mutually agree and contract with each other as follows:

I.

TOWN OF BRASELTON, GEORGIA RESPONSIBILITIES

Braselton agrees and grants to the County, its agents, employees or contractors, express authority to acquire, by deed or by condemnation proceedings, certain rights of way and easements along certain properties located along the proposed path of the Project within the municipal boundaries of Braselton.

II.

HALL COUNTY, GEORGIA'S RESPOSIBILITIES

The County agrees to be responsible for paying the total of the Project Costs associated with the Project, to wit:

a) Estimated Project Engineering Cost: $3,289,734.51
b) Estimated ROW Acquisition Cost: $20,250,000.00
c) Estimated Construction Cost: $49,000,000.00

III.

TERM AND ASSIGNMENT

This Agreement shall automatically terminate upon the final completion of the Project as mutually agreed by the Parties, and in no event shall the term of this Agreement exceed fifty (50) years. The Parties may not assign this Agreement or their responsibilities hereunder to any third party without prior written permission of the other Party.

IV.

BREACH

In the event of a breach, the non-breaching Party shall provide written notice of the nature and extent of the breach to the other Party as prescribed herein, and shall allow thirty (30) days from the date of receipt of that notice to cure the alleged breach. If the alleged breach is not cured within the thirty (30) day notice period, then the non-breaching Party may serve a subsequent written notice of termination of the Agreement, and the Agreement will automatically terminate as of the date of the receipt of the subsequent (second) notice. In the event of notice of termination, the Parties shall continue to perform their duties and obligations under this Agreement during the applicable notice period(s) in the manner prescribed herein. In the event of a breach, the Parties shall have all rights and remedies provided by law.

V.

NOTICE

All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail or overnight delivery, return receipt requested, addressed as follows (or any other addresses as designated by the parties by properly delivered notice):

Hall County, Georgia:
Attn: County Administrator

Hall County Government Center
2875 Browns Bridge Road
Gainesville, Georgia 30504

Town of Braselton, Georgia:
Attn: Town Manager

Town Hall
4982 Highway 53
Braselton, GA 30517

VI.

COMPLETE AGREEMENT

This Agreement and any attached exhibits constitute the entire agreement between the County and Braselton as to the matters covered herein, and no prior written or prior contemporaneous or subsequent oral promises or representations shall be binding upon the parties.

VII.

AMENDMENTS

Except as may otherwise be provided herein, this Agreement shall not be amended or changed except by written instrument signed by both parties.

VIII.

EXECUTED IN COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute but one instrument.

IX.

GOVERNING LAW

This Agreement shall be governed by the laws of the State of Georgia. If any term or provision of this Agreement, or application thereof, shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, but shall be valid and enforced to the fullest extent permitted by law.

X.

BINDING ON SUCCESSORS

This Agreement shall be binding upon and inure to the benefit of the successors of the Parties.

XI.

STRICT PERFORMANCE

The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement shall not constitute a waiver thereof.

XII.

IMMUNITIES

No provision of this Agreement is intended to nor shall it be construed to in any way waive any immunities, protections, or defenses to liability provided to either of the Parties hereto by the laws of the State of Georgia or by federal law.

XIII.

AUTHORIZATION

The Parties hereto specifically represent and certify that they have the power and authority under law to enter into this Agreement, and that the signatories below are authorized to sign this Agreement on behalf of each party hereto.

IN WITNESS WHEREOF, the Parties hereto have set their seals by and through their respective authorized officials.

HALL COUNTY, GEORGIA

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

Attest:
_____(SEAL)
Jennifer River, County Clerk

TOWN OF BRASELTON, GEORGIA

By:_____
Kurt Ward, Mayor
Town of Braselton

Attest:
_____(SEAL)
_____,Town Clerk

Approved as to Form:

_____
Justin Lawhon, County Attorney

Gregory D. Jay, Town Attorney

Exhibit A – Right-of-Way Plans

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 595/2026

SUBJECT: Approve the acceptance of a $2,006,031.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Haselton Phase III Subdivision. Commission District 3.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the acceptance of a $2,006,031.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Haselton Phase III Subdivision. Commission District 3.

History:

Facts and Issues:

Options:

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

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Guaranty Performance/Maintenance Agreement
Final Plat Information

STATE OF GEORGIA,
COUNTY OF HALL

Bond No. US00163112SU26A

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Forestar (USA) Real Estate Group Inc. (owner/principal, hereinafter referred to as "Principal"), and XL Specialty Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $2,006,031.00* (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Forestar (USA) Real Estate Group Inc. (principal) is owner of the Subdivision known as Haselton Phase 3 Subdivision, which subdivision is shown on a plat prepared by Gaskins + LeCraw, Inc., Georgia Registered Surveyor Number 3277, and

WHEREAS, Forestar (USA) Real Estate Group Inc. (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Haselton Phase 3 Subdivision for recording purposes, and

WHEREAS, Forestar (USA) Real Estate Group Inc. (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Haselton Phase 3 Subdivision for public maintenance (not applicable to private developments); Forestar (USA) Real Estate Group Inc. (principal) and XL Specialty Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Forestar (USA) Real Estate Group Inc. (principal) agrees that all construction of the street system of Haselton Phase 3 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.

Forestar (USA) Real Estate Group Inc. (principal), and XL Specialty Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting

or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, sewer, or traffic signs in Haselton Phase 3 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, XL Specialty Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Forestar (USA) Real Estate Group Inc. (principal) and XL Specialty Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by XL Specialty Insurance Company (surety) from Hall County authorizing release of Forestar (USA) Real Estate Group Inc. (principal) and XL Specialty Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on 8/21/26 (Date) and expires on 8/21/28.
(Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 21st day of August, 2026.

Forestar (USA) Real Estate Group Inc. CORPORATE SEAL 1987 Delaware

- Forestar (USA) Real Estate Group Inc.
  PRINCIPAL

By: _____
(Corporate Officer or other authorized representative)

Principal's Address:
2221 E Lamar Blvd, Suite 790
Arlington, TX 76006

- XL Specialty Insurance Company
  SURETY

  By: _____
  Noah William Pierce, Attorney-In-Fact
  Surety's Address:
  677 Washington Blvd., 10th Floor, Suite 1000
  Stamford, CT 06901

- 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.

Docusign Envelope ID: 4EC428AC-B696-89B4-8242-1AAD4DA6E0A8

Power of Attorney
XL Specialty Insurance Company
Greenwich Insurance Company

THIS IS NOT A BOND NUMBER
LIMITED POWER OF ATTORNEY
XL 1642228

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, and Greenwich Insurance Company, both Delaware insurance companies with offices located at 505 Eagleview Blvd., Exton, PA 19341, do hereby nominate, constitute, and appoint:

Catherine Thompson, Amy R. Waugh, Noah William Pierce, Bryan M. Caneschi, Jynell Marie Whitehead, Brad Lorenzetti, Elspeth J Murray

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed $150,000,000.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 5th day of March 2026.

RESOLVED, that Sylvain Bouteille, Dave Maguire, Douglas Schmude, Jim Richert and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Sylvain Bouteille, Dave Maguire, Douglas Schmude, Jim Richert and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY and GREENWICH INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this August 18th, 2026.

XL SPECIALTY INSURANCE COMPANY
GREENWICH INSURANCE COMPANY

by: Kevin M Mirsch
Kevin M. Mirsch, SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

Attest: David E Maguire
David Maguire, ASSISTANT SECRETARY

On this 18th day of August, 2026, before me personally came Kevin Mirsch to me known, who, being duly sworn, did depose and say: that he is Secretary of XL SPECIALTY INSURANCE COMPANY and GREENWICH INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument is such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.

Commonwealth of Pennsylvania - Notary Seal
Grace Wenger, Notary Public
Chester County
My commission expires March 5, 2030
Commission number 1322812
Member, Pennsylvania Association of Notaries

Grace Wenger, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, David Maguire, Assistant Secretary of XL SPECIALTY INSURANCE COMPANY and GREENWICH INSURANCE COMPANY, corporations of the State of Delaware, do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Companies, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Stamford, this 21st day of August 2026.

David E Maguire
David Maguire, ASSISTANT SECRETARY

This Power of Attorney may not be used to execute any bond with an inception date after 8/18/2028

SB0041

Final Plat Information

Consider Acceptance of $2,006,031.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Haselton Phase 3 Subdivision

Subject Subdivision is located off Buffington Farm Road

NAME OF SUBDIVISION:	Haselton Phase 3
NAME OF OWNER/DEVELOPER:	Forestar (USA) Real Estate Group Inc.
ADDRESS:	2221 E Lamar Blvd, Suite 790 Arlington, TX 76006
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	August 21, 2026
AMOUNT OF BOND:	$2,006,031.00
FINANCIAL INSTITUTION: AND ADDRESS:	XL Specialty Insurance Company 677 Washinton Blvd., 10th Floor Suite 1000 Stamford, CT 06901
Account No.:	US00163112SU26A

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
3	Old Faithful Drive	50	2478	20	P.M.	----
3	Mammoth Court	50	1242	20	P.M.	----
3	Geyser Trail	50	441	20	P.M.	----

NOTES:

NUMBER OF LOTS:	121
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	54.79 AC

AGENDA ITEM

Sheriff's Office

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 534/2026

SUBJECT: Approve the application and award for the 2027 Georgia Highway Enforcement of Aggressive Traffic (HEAT) Multi-Year Grant to provide funding for the Sheriff's Office for enforcement hours, operating, and travel expenses in the amount of $87,403.20, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. An in-kind match of $131,104.80 is required.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: JC

Recommendation:
Approve

Purpose of Request:
Approve the application and award for the 2027 Georgia Highway Enforcement of Aggressive Traffic (HEAT) Multi-Year Grant to provide funding for the Sheriff's Office for enforcement hours, operating, and travel expenses in the amount of $87,403.20, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. An in-kind match of $131,104.80 is required.

History:

The Hall County Sheriff's Office has received this grant since 2016.

Facts and Issues:
This is year five (5) of a 6-year multi-year grant term.

Aggressive traffic (speeding and impaired driving) is one of the leading causes of crashes that result in serious injuries and fatalities on the roadways of Georgia. HEAT is designed to educate the public and enforce laws related to impaired and aggressive driving. Each officer is armed with materials to educate residents about state laws that regulate aggressive and impaired driving. Hall County uses the funding to pay for enforcement hours, equipment maintenance, operating and travel expenses for the three (3) officers.

Options:

Funding Requested	$ 131,104.80
Are funds within current budget?	Yes
Source of Funds	General Fund and Grant Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
FY27 HEAT Application

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 534/2026

Funds Requested: $ 131,104.80

Request Budgeted: Yes

Proposed Source of Funding:

General Fund and Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	3323-SHERIFFâ€PATROL	331150-FEDERALâ€OPERATING INDIRECT	$-87,403.20
2027	250-MULTIPLE GRANT FUND	3323-SHERIFFâ€PATROL	511100-SALARIES	$79,603.20
2027	100-GENERAL FUND	3323-SHERIFFâ€PATROL	511100-SALARIES	$119,404.80
2027	250-MULTIPLE GRANT FUND	3323-SHERIFFâ€PATROL	523500-TRAVEL	$1,800.00
2027	100-GENERAL FUND	3323-SHERIFFâ€PATROL	523500-TRAVEL	$2,700.00
2027	250-MULTIPLE GRANT FUND	3323-SHERIFFâ€PATROL	531270-FUEL	$6,000.00
2027	100-GENERAL FUND	3323-SHERIFFâ€PATROL	531270-FUEL	$9,000.00

Budget Transfer Items:

Additional Information/Comments:

This grant is reimbursable for the performance period of October 1, 2026, to September 30, 2027.

Contact for Questions: LJM

Phone:

General Application 2027
Organization: Hall County Sheriffs Office
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Application Project Info

Project Title : Hall County Sheriffs Office HEAT

Project Summary : The Hall County Sheriffs Office will implement evidence based practices supporting the goals of the H.E.A.T. Unit to reduce crashes, injuries and fatalities throughout the county.

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General Additional Info

Are you a non-profit organization ? No

Are funds being sought from other sources ? No

Does your jurisdiction receive any other federal funds from other sources ? Yes

If So How Much ?	$15,732,711.00
When is your Audit Period ?	From: 7/1/2026 To: 6/30/2027
SAM UEI :	USZBJ4CMC7B6

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Problem Identification

Description of Highway Safety Problems – Hall County
State Data
In 2023, 1,615 fatalities occurred in motor vehicle traffic crashes on Georgia roadways. Between 2019 and 2023, the number of suspected serious crash injuries increased by 12%, from 7,308 in 2019 to 8,171 in 2023. The number of traffic-related fatalities also increased by 8% from 1,492 fatalities in 2019 to 1,615 in 2023. Recent motor vehicle traffic trends demonstrate a gradual return to pre-COVID norms. Between 2022 and 2023, traffic-related fatalities decreased by 10% and 6%, respectively; however, these numbers are still higher than pre-pandemic norms.
Local Data
On average, Hall County experiences just under 10,000 motor vehicle crashes annually. Increased traffic related to Lake Lanier tourism, interstate travel along the I-985/365 corridor, and the development of the Gateway Industrial Center and planned inland port continue to strain local roadways.
In 2022, Hall County experienced 34 traffic-related fatalities, marking one of the highest fatality totals in recent years. While Georgia saw overall statewide reductions during certain periods, Hall County often experienced opposite trends, highlighting the need for localized enforcement and education strategies.
Fatality Trends

- 2020: 31 fatalities
- 2021: 30 fatalities
- 2022: 34 fatalities
- 2023 (HEAT grant year): 16 fatalities (53% reduction from 2022)
- 2024: 19 fatalities

The significant reduction in fatalities during HEAT-funded enforcement periods demonstrates the effectiveness of targeted traffic safety initiatives in Hall County.

• Unrestrained Fatalities
State Data

In 2023, there were 1,615 traffic fatalities in Georgia, of which 1,001 (52%) were occupants of passenger vehicles (PV). Nearly half of the passenger vehicle occupants who were fatally injured were unrestrained (46%, 464 PV occupants), 42% (418) were restrained,

and 12% (119) had unknown restraint use. Georgias observed seatbelt usage rate increased by 1.2% net-points from 2023, with an overall usage rate of 88.8% in 2024.

Local Data

Unrestrained occupants continue to be a major contributor to fatal crashes in Hall County.

- 2020: 7 of 30 fatalities (23%) were unrestrained
- 2021: 8 of 30 fatalities (27%) were unrestrained
- 2022: 7 of 34 fatalities (21%) were unrestrained
- 2023: 3 of 16 fatalities (19%) were unrestrained
- 2024: 10 of 19 fatalities (53%) were unrestrained

The local usage rate in Hall County is 88% in rural areas and 92% in high traffic areas.

• Impaired Driving Fatalities

State Data

In Georgia, drivers are considered legally alcohol impaired when their BACs are .08 grams per deciliter (g/dL) or higher. In 2023, there were 433 fatalities that involved at least one alcohol-impaired driver—a 15% decrease from the 507 alcohol-impaired fatalities in 2022. These alcohol-impaired fatalities represented 27% of all traffic fatalities that occurred on Georgia roadways in 2023—compared to 30% nationwide. In 2023, 22% of all drivers in fatal crashes were suspected of drug involvement or had positive drug test results. Drug-related fatalities represented 14% of all traffic-related fatalities in 2023.

Local Data

Impaired driving remains a persistent and dangerous issue on Hall County roadways, particularly during peak tourism seasons and nighttime hours.

- 2020: 10 of 31 fatalities were impaired-driving related 32%
- 2021: 15 of 30 fatalities were impaired-driving related 50%
- 2022: 8 of 34 fatalities were impaired-driving related 24%
- 2023: 3 of 16 fatalities were impaired-driving related 18%
- 2024: 1 of 19 fatalities were impaired-driving related 5%

The sharp reduction in DUI-related fatalities in 2024 and 2025 is believed to be a direct result of HEAT-funded enforcement, sobriety checkpoints, and public education initiatives.

• Speed-Related Fatalities

State Data
Compared to the previous year, speeding-related fatal crashes decreased by 22%; however, there were no changes in serious injury speeding-related crashes and a 1% decrease in all speeding crashes in 2023. Twenty-two percent of all traffic fatalities (349 out of 1,615) were speeding-related in 2023, compared to 23% (422 out of 1,796) in 2022.
Local Data
Speeding and aggressive driving are leading contributors to fatal crashes in Hall County, particularly on state routes and county roads.

- 2020: 13 of 31 were speed-related 42%
- 2021: 7 of 30 were speed-related 27%
- 2022: 15 of 34 were speed-related 44%
- 2023: 6 of 16 were speed-related 37%
- 2024: 5 of 19 were speed-related 26%

In 2023, four fatalities involved single-rider motorcycles traveling at excessive speeds, and aggressive motorcycle crashes combined with pedestrian fatalities accounted for 50% of all deaths that year.

• Pedestrian Fatalities
State Data
In 2023, there were 310 pedestrians fatally injured in traffic crashes, a 10% decrease from the 345 pedestrian fatalities in 2022. In 2023, nearly three-quarters of pedestrian fatalities (72%) and nearly half (47%) of pedestrian injuries occurred on roadways with posted speed limits at or above 45 mph. Additionally, the number of pedestrian fatalities that occur in dark lighting conditions has more than doubled in the past decade (from 123 to 251).
Local Data
Pedestrian crashes remain a serious concern in Hall County, particularly along high-speed corridors and poorly lit roadways.

- 2023: 25% of all fatalities involved pedestrians
- Several pedestrian fatalities occurred under unusual circumstances, including a train strike and roadway crossings in non-designated areas.
- Pedestrian crashes are often associated with speed, visibility issues, and failure to yield.

• Motorcyclist Fatalities
State Data
In 2023, there were 196 motorcyclist fatalities that resulted from motor vehicle traffic crashes on Georgia roadways. Motorcycles consistently represent less than 1% of all registered vehicles and are involved in 1% of all motor vehicle crashes in Georgia. Motorcycle operators accounted for 6% of all licensed drivers but 12% of all driver fatalities. Motorcyclists are more vulnerable to severe injuries when they are involved in traffic-related crashes. Among persons fatally or seriously injured in a multi-vehicle

motorcycle crash, 97% were riding on a motorcycle and 3% were occupants of other vehicles or non-motorists.
Local Data
Motorcyclists are disproportionately represented in Hall County fatal crashes.
- In 2023, high-speed motorcycle crashes accounted for 25% of total fatalities.
- Excessive speed and loss of control were primary contributing factors.
- Motorcyclists remain especially vulnerable due to lack of physical protection and increased severity of injuries.

• Bicyclist Fatalities
State Data
There was an average of 24 bicyclist fatalities in traffic crashes each year between 2019 and 2023. In 2023, there were 23 bicyclist fatalities on Georgia roadways, a decrease from 29 bicyclist fatalities in 2022. The bicyclist crash rate is highest in urban counties outside the Atlanta region. Sixty percent of bicyclist crashes occur at intersections.
Local Data
Bicyclist safety remains a concern, particularly for youth riders.
- In 2024, a child bicyclist was fatally struck after failing to stop at a stop sign and not wearing a helmet.
- Many bicycle-related crashes occur at intersections and involve failure to yield.

• Older Drivers
State Data
Fatal crashes involving drivers aged 65+ decreased by 1.4% (from 288 drivers in 2022 to 284 in 2023), and the rate of drivers 65+ years involved in fatal crashes per 100,000 population decreased by 3.8% (from 18.6 in 2022 to 17.9 in 2023).
Over the decade, drivers 65+ years represented approximately 13% of all drivers involved in fatal crashes.
Local Data
Hall County has experienced fatalities involving older drivers, including incidents related to medical issues, vehicle control, and nontraditional vehicles.
- In 2024, one fatality involved an elderly female who drove a golf cart off an embankment, resulting in a fatal rollover.
- As Hall Countys population ages, crashes involving older drivers are expected to increase without targeted education and enforcement.

• Young Drivers
State Data
In 2023, the number of young drivers (ages 15 to 20 years) involved in fatal crashes decreased by 8% (from 191 drivers in 2022 to 176 drivers in 2023). During this same period, the rate of young drivers involved in fatal crashes per 100,000 population decreased

by 10% (from 20.8 in 2022 to 18.8 in 2023). Young drivers represented 7.8% of all drivers involved in fatal crashes in 2023—2.3% were 15-to-17-year-olds, and 5.5% were 18-to-20-year-olds.

Local Data

Young and inexperienced drivers continue to be overrepresented in crashes involving speed, distraction, and failure to yield.

- Fatal crashes involving youth often include contributing factors such as inattention, lack of seatbelt use, and poor judgment at intersections.
- Education and enforcement remain critical to reduce these incidents.

Summary

Hall County continues to experience high crash volumes and fluctuating fatality trends influenced by tourism, freight movement, and population growth. Data clearly demonstrates that HEAT grant-funded enforcement, education, and awareness efforts directly correlate with reductions in fatalities, impaired driving, and aggressive driving behaviors. Continued HEAT funding is essential to sustain progress and address ongoing traffic safety challenges unique to Hall County.

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Document Attachment

Document Type	Document Name	Document Title	Updated By	Updated TimeStamp
Problem Identification Support Data	Bar Graph DUI Arrests-Fatals.docx	bar graph DUI arrests and Fatals	jeremy.cooksey	1/22/2026 12:50 PM EST
Problem Identification Support Data	Enforcement 2 bar graph.docx	Enforcement bar graph	jeremy.cooksey	1/22/2026 12:50 PM EST
Problem Identification Support Data	Graph 3.docx	Crash Data 22-25	jeremy.cooksey	1/22/2026 12:50 PM EST
Problem Identification Support Data	County Data Sheet.jpg	Hall County Data Sheet	jeremy.cooksey	1/22/2026 1:07 PM EST
Problem Identification Support Data	Seat Belt Surveys 6-19-25.pdf	Seat Belt Surveys	jeremy.cooksey	1/22/2026 1:07 PM EST
Letter of Support	PI and E 2025.pdf	Public Information and Education	jeremy.cooksey	1/22/2026 1:14 PM EST
Job Description	HCSO Traffic Unit Policy.pdf	Traffic Unit Policy	jeremy.cooksey	1/22/2026 1:14 PM EST
Procurement Policy	Procurement Methods Quick Reference.pdf	Procurement Quick Reference	jeremy.cooksey	1/22/2026 1:15 PM EST
Procurement Policy	Procurement Policy.pdf	Procurement Policy	jeremy.cooksey	1/22/2026 1:15 PM EST
Problem Identification Support Data	fatals, injuries, speed and alcohol related.docx	Fatalities, Injuries, Speed, and Alcohol Related Chart	jeremy.cooksey	2/9/2026 1:36 PM EST

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Program Assessment

When The Hall County Sheriffs Office first realized the gravity of our situation regarding vehicle fatalities, we noted the following: Not only had fatalities increased, but the majority of these fatalities were either caused by an impaired driver, a speeding driver, or an unrestrained occupant of a vehicle. We also noticed that it could be a combination of all three. In order to deter these fatalities, the Hall County Sheriffs Office has approached the problem with a mission focused on education, awareness, and enforcement. First, in the area of awareness, the Hall County Sheriffs Office has purchased 12 RADARSIGNS. These signs will display a violators speed and will flash at the driver to Slow Down when a preset speed is programmed in the sign. These signs are placed throughout the county in areas predetermined by high crashes or citizen complaints. The sheriffs office has done studies with a stealth stat obtaining data and the RADARSIGN working as an awareness tool. We have found with RADARSIGN that the speeds are somewhere between 10% and 20% slower on that roadway when the sign is in use. In the area of education, we have approached all of our local media outlets and presented them with the fatality statistics. As a result of these releases, several Atlanta area TV stations ran stories about our high number of traffic deaths and our desire to reduce those numbers. Next, we assigned a member of our traffic unit to write a short article every month about a traffic related matter. Initially, this article was released through social media and various other Hall County Government outlets. This article was later turned into a public safety announcement used by local media to address the issue. The traffic/HEAT supervisors continue to use the Hall County Facebook and Instagram pages to push educational material to its followers. To complete these public safety announcements, we work with our local government television channel. We have at times conducted a Traffic Tip Thursday which talks about topics associated with occupancy laws, speed awareness, impaired driving awareness and any other topic involving traffic safety. These are done on Access WDUN Radio and Glory 1330 Radio. In addition, we expanded the number trained in Car Passenger Safety. We have hosted several events and have had requests for more. To add to this program, we have approached our SafeKids Coordinator and asked them to join us at the same time to address child restraints in the community. Additionally, we partner with SafeKids and do a car seat event once a month at our local Health Department. In terms of our traffic enforcement units approach to enforcement, we have done several things. First, we have identified the area with the previous months highest number of traffic crashes. We require the enforcement activities to include one full shift in this area and conduct enforcement. Also, we bring the entire traffic unit together for one four-hour period to saturate

this area. To add to this effect, we publicize this location and inform the public of our intent to have an increased enforcement presence in this area throughout that particular month. This is primarily handled through our social media outlets. The outcomes of these activities have been somewhat beneficial in the past. Through conducting an analysis before a concentrated patrol and another during and a month after a concentrated/saturated patrol, there has been as much as a 50 percent reduction in the number of traffic crashes.

This number was observed while working state route GA 60, GA 11, and GA 332. The lowest reduction in the number of traffic crashes was seen while working the I985/GA 365 corridor, when only a 9 percent reduction in traffic crashes was seen. We recognize the need to work with the various municipal agencies in our county. We have done this by joining the Gainesville Police Department, Oakwood Police Department, and Flowery Branch Police Department in traffic check point ventures. We also have the benefit of a strong working relationship with the Georgia State Patrol in our area. We regularly ask them to join us for our concentrated patrols and other enforcement activities. We also do regular events with SafeKids and support MADD. Traffic supervisors also attend a quarterly TIME Task Force meeting and training to partner our working relationship with DOT and the handling or TRIPing of events involving the Interstate system and commercial vehicle crashes. We also utilize two 11.5 x 6ft Wanco message board signs to display all GOHS and other traffic campaigns like Click it or Ticket and Drive Sober or Get pulled over. As we move forward, we hope to continue to employ these same tactics and add activity to them. By using media outlets to make the public aware of the statistics and involving organizations such as Safe Kids, we will continue to educate the public as much as possible. This combined with the public service announcements, awareness, education, and enforcement, we hope to reach out to our community and encourage safe driving practices. In the first 2 years of the newest HEAT Grant, Hall County has seen a tremendous decrease in fatalities like we have not seen in decades. In 2023, Fatalities dropped 54% from 34 in 2022 to just 16. In 2024, thanks to the HEAT grant, fatalities stayed fairly low with only 19 fatal crashes for the year. In 2025, we did see an uptick in fatalities to 30 however, this number is still lower than we have typically had in years prior to the newest HEAT grant. It is a testament to this grant doing what it was intended to do when the number of fatal crashes from a DUI driver in 2024 was only 1 and only 2 in 2025. We will continue to utilize the rubric of the past 3 years to hopefully keep the fatalities at a minimum.

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Program Assessment Chart

Activity	2023	2024	2025
DUI Arrests	749	687	770
Speeding (all cases)	5815	9514	10641
Safety Belt Violations	1054	1486	968
All Other Traffic Violations	19086	28951	34910
Traffic Crashes	9777	9585	9636
Check Point Conducted	30	12	16

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Project Objectives

1.1 GOHS Goal: Reduce Alcohol/Drug Related Crashes/Injuries/Fatalities

Objective :
The HEAT unit will initiate 21 DUI contacts per month during the grant period.

- -

10.1 GOHS Goal: Reduce Distracted Driving Related Crashes/Injuries/Fatalities

Objective :
The HEAT Unit will initiate 21 distracted driving contacts per month during the grant period.

- -

2.1 GOHS Goal: Increase Overall Safety Belt Usage

Objective :
The HEAT Unit will initiate 40 occupant protection contacts per month during the grant period.

The HEAT Unit will conduct a minimum of two seatbelt surveys in their jurisdiction during the grant period that includes all vehicles.

- -

3.1 GOHS Goal: Reduce Speed-Related Crashes/Injuries/Fatalities

Objective :
The HEAT Unit will initiate 150 speeding contacts per month during the grant period.

- -- -- -

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Project Activities Evaluations

Goal: 1.1 GOHS Goal: Reduce Alcohol/Drug Related Crashes/Injuries/Fatalities

Objective: The HEAT unit will initiate 21 DUI contacts per month during the grant period.

Activity: 1. The HEAT unit will be dedicated to enforcing the impaired driving laws on the roadways of Hall County through saturated patrols and checkpoints in areas identified by data to be those where DUI related crashes, injuries, and fatalities occur. A minimum of 21 DUI contacts will be initiated each month by the Unit. All resources will be up to date with regard to DUI SFST/ARIDE training through refresher and update training.

Evaluation: The HEAT unit will list impaired driving contacts in daily programmatic reports, which will be summarized and submitted to GOHS in each monthly report. Compare the actual number of DUI related contacts to the number projected and the increase or decrease in the number of DUI related crashes, injuries, and fatalities to the previous year. Documentation of DUI SFST/ARIDE training will also be submitted to GOHS.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
21	21	21	21	21	21	21	21	21	21	21	21	252

- -

; Goal: 10.1 GOHS Goal: Reduce Distracted Driving Related Crashes/Injuries/Fatalities

Objective: The HEAT Unit will initiate 21 distracted driving contacts per month during the grant period.

Activity: 2. The HEAT Unit will be dedicated to enforcing the laws that govern distracted driving on the roadways of Hall County through saturated patrol in areas identified by data to be those where distracted driving related crashes, injuries, and fatalities occur. The Unit will initiate a minimum of 21 distracted driving contacts each month. Crash data will be used as a hot spot locator to target enforcement in high problem areas.

Evaluation: The HEAT Unit will list distracted driving related contacts in daily programmatic reports, which will be summarized and submitted to GOHS in each monthly report. Compare the actual number of distracted driving contacts to the number projected and the increase or decrease in the number of distracted driving crashes, injuries, and fatalities to the previous year. Documentation of traffic enforcement equipment training will also be submitted to GOHS.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
21	21	21	21	21	21	21	21	21	21	21	21	252

; Goal: 2.1 GOHS Goal: Increase Overall Safety Belt Usage

Objective: The HEAT Unit will initiate 40 occupant protection contacts per month during the grant period.

Activity: 3. The HEAT Unit will be dedicated to enforcing the occupant protection laws on the roadways of Hall County through saturated patrol and checkpoints, in areas identified by data to be those where non-restraint related crashes, injuries, and fatalities occur. The Unit will initiate a minimum of 40 occupant protection contacts each month. The HEAT Unit will have resources available that are trained in CPST

Evaluation: The HEAT Unit will list occupant protection contacts in daily programmatic reports, which will be summarized and submitted to GOHS in each monthly report. Compare the actual number of occupant protection contacts to the number projected and the increase or decrease in the number of injuries and fatalities in relation to occupant protection to the previous year. Documentation of CPST training will also be submitted to GOHS.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
40	40	40	40	40	40	40	40	40	40	40	40	480

; Goal: 2.1 GOHS Goal: Increase Overall Safety Belt Usage

Objective: The HEAT Unit will conduct a minimum of two seatbelt surveys in their jurisdiction during the grant period that includes all vehicles.

Activity: 4. The HEAT Unit will conduct a minimum of two seatbelt surveys during the grant period. At least one survey will be

completed at the beginning and one at the end of the grant period to create a measurable outcome.

Evaluation: Information that is collected will be forwarded to GOHS in programmatic reports.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
1	0	0	0	0	0	0	0	0	0	1	0	2

; Goal: 3.1 GOHS Goal: Reduce Speed-Related Crashes/Injuries/Fatalities

Objective: The HEAT Unit will initiate 150 speeding contacts per month during the grant period.

Activity: 5. The HEAT Unit will be dedicated to enforcing the laws that govern speed on the roadways of Hall County through saturated patrol in areas identified by data to be those where speed related crashes, injuries, and fatalities occur. The Unit will initiate a minimum of 150 speeding contacts each month. Activity hours will be filled by resources that hold the appropriate certifications on traffic enforcement equipment. Crash data will be used as a hot spot locator to target enforcement in high problem areas.

Evaluation: The HEAT Unit will list speed related contacts in daily programmatic reports, which will be summarized and submitted to GOHS in each monthly report. Compare the actual number of speeding contacts to the number projected and the increase or decrease in the number of speed related crashes, injuries, and fatalities to the previous year. Documentation of traffic enforcement equipment training will also be submitted to GOHS.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
150	150	150	150	150	150	150	150	150	150	150	150	1800

; Goal: 6.1 GOHS Goal: Enhance Police Traffic Services

Objective: The grantee will participate in at least eight GOHS/NHTSA activities and campaigns during the grant period.

Activity: 6. The grantee will participate in at least eight GOHS/NHTSA highway safety campaigns including CIOT, Drive Sober or Get Pulled Over, CIOT Border to Border, Operation Southern Slow Down, and 100 Days of Summer HEAT during the grant period.

Evaluation: Participation in GOHS/NHTSA campaigns will be documented in the GOHS monthly programmatic reports.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	1	0	1	0	0	0	1	2	1	0	2	8

; Goal: 6.1 GOHS Goal: Enhance Police Traffic Services

Objective: The HEAT Unit agrees to participate in at least eight regional traffic enforcement network meetings and initiatives during the grant year.

Activity: 7. The HEAT Unit will participate in at least eight monthly regional traffic enforcement network meetings and initiatives during the grant year

Evaluation: The regional TEN coordinator will provide a sign-in sheet for all regional traffic enforcement meetings and initiatives.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
1	0	1	1	1	0	0	0	1	1	1	1	8

; Goal: 6.1 GOHS Goal: Enhance Police Traffic Services

Objective: The grantee agrees to submit a Governors Challenge application and attend the awards banquet/training.

Activity: 8. The grantee will submit a Governors Challenge application. The grantee will also attend the awards banquet and training.

Evaluation: The GOHS LES Director will provide a list of all participants attending the Governors Challenge.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
1	0	0	0	0	0	0	1	0	0	0	0	2

; Goal: 7.2 GOHS Goal: Disseminate Traffic Safety-Related Educational Materials

Objective: The HEAT Unit will conduct one community engagement event to the public each quarter during the grant period.

Activity: 9. The HEAT Unit will conduct a minimum of one community engagement event each quarter to the public during the grant period. This may also include traffic enforcement education to law enforcement officers within the jurisdictional area of the grantee no more than three (3) times per year.

Evaluation: Events will be documented on a GOHS Community Engagement Form and submitted in the GOHS monthly programmatic reports.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	1	0	0	1	0	0	1	0	0	1	4

; Goal: 7.2 GOHS Goal: Disseminate Traffic Safety-Related Educational Materials

Objective: The HEAT Unit will participate in at least two GOHS sponsored Thunder Task Force mobilizations during the grant period.

Activity: 10. The HEAT unit will participate in at least two Thunder Task Force mobilizations.

Evaluation: Participation in the Thunder Task Force will be documented in the GOHS monthly programmatic reports.

OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
0	0	0	0	0	0	1	0	0	0	1	0	2

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Media Plan

The Hall County Sheriffs Office uses several media outlets to inform and educate the public. The Hall County Sheriffs Office will use the local newspaper which is the Gainesville Times to have a written article announcing the award of the HEAT Grant. The Sheriffs Office will also utilize a local internet news media outlet called Access North Georgia News. In addition, the Hall County Government in connection with the Gainesville City Government owns TV18, which is a local television cable channel, which will be used for both the announcement and would continue to be used by the traffic enforcement unit as an education tool. Also, the Hall County Sheriffs Office will be utilizing the HEAT Units to participate in the Georgia Car Fit for elders program and the Safe Kids program, which are both high visibility educational programs for the public. The Hall County Sheriffs Office also partners with WDUN Radio and GLORY 1330 Radio to have news stories and talk shows involving education and awareness of traffic law. One of these radio shows is Traffic Tip Tuesday whereby an officer will appear on the talk show or go to a location to talk about Impaired Driving, Speed Awareness, Occupant Safety, Current Law on Passing a Stopped School Bus, How to Negotiate a Round-a-Bout, etc. In addition, the Hall County Sheriffs Office has partnered with Channel 2 and Channel 11, which are local Atlanta channels, in the promotion and announcement of programs the Hall County Sheriffs Office plans to use in order to deter the number of fatalities which are occurring in Hall County. In addition, the Hall County Sheriffs Office utilizes their Facebook and Instagram Social Media platforms to educate and make citizens aware of traffic related issues and problems, and inform them of educational events going on throughout Hall County during the year.

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Resource Requirements

The Hall County Sheriffs Office is requesting this grant to fund an enforcement effort focusing on alcohol and drug impaired driving, speeding, distracted driving, and occupant protection utilizing 5760 enforcement activity hours annually. Activity hours may also be used for educational events, attendance at the GOHS Highway Safety Conference, highway safety related training/certifications, etc. Activity hours will be filled with resources that hold the appropriate certifications on traffic enforcement equipment. Standardized Field Sobriety, RADAR, LIDAR, and ARIDE at minimum, will be required by resources that carry out activity hours. Activity hours will be utilized during identified peak hours for the enforcement of DUIs, Speeding, Distracted Driving, and Occupant Protection. Crash data will be used as a hot spot locator to target enforcement in high problem areas. Activity hours will be utilized to conduct and or participate in checkpoints and saturated patrols in identified areas throughout the County. Activity hours will also be utilized to complete the other goals and objectives of the project such as conducting educational events and participating in GOHS Campaigns and Network Meetings. Once funding is determined to be awarded, resources will be selected based on the minimum criteria and preference will be given to resources which exceed the minimum criteria. The Grantee would request fuel allowance and regular maintenance for these vehicles. The maintenance would only include regular oil changes and the cost of tires. The cost for one vehicle for the year will be $5,000.00 with an extended cost for three vehicles being $15,000.00 per year. A maintenance quote was provided by Hall County Fleet Maintenance much higher than this, however, the Hall County Sheriffs Office will provide the funds for any overages of this $15,000 per year. During enforcement activities, the cars and equipment already purchased in the first year of the grant will be used to enforce the traffic laws of the state of Georgia to reduce serious injury and fatality crashes. In addition to enforcement, vehicles will be used to travel to any events including educational events, attendance at the GOHS Highway Safety Conference, Highway safety related training/certifications, any GOHS sponsored monthly traffic network meetings, etc. The $4500 in travel expenses will be used to attend any required GOHS sponsored events or activities. All of the resources which are requested are necessary. The Grantee will incur the cost of uniforms, and duty gear, including duty weapon, gun belt, radio, pepper spray, handcuffs, Tasers, etc. The Grantee will also provide office space for personnel, storage for documents and records, and office

supplies. The Grantee will also incur the cost of administrative fees, by using current clerical staff and the current traffic Sergeant for administrative duties. The Grantee will also provide all in car and portable communication radios along with GTAC military grade laptops in the vehicles. The grantee will also provide all flashlights, Alco-sensors, body cameras and any other equipment needed for the enforcement, education, and awareness of all impaired driving, speeding, distracted driving, and occupant safety laws. In the 2027 FY, the resources that have been provided by the grant will be used to surpass the goals set forth in the grant in the areas of education, awareness, and enforcement. There will be support for the MADD program, SafeKids, and the CarFit program. In addition, training will continue in order to increase knowledge in the areas of speeding, occupant safety, and impaired driving enforcement and awareness.

Any HEAT Unit who is also a network coordinator may use the HEAT vehicle for LEL conferences. The Hall County HEAT Unit will establish an enforcement effort focusing on alcohol and drug-impaired driving, speeding, and occupant protection utilizing 5760 enforcement activity hours annually. Activity hours may also be used for educational events, attendance at the GOHS Highway Safety Conference, Highway safety related training/certifications, etc. Activity hours will be filled with resources that hold the appropriate certifications on traffic enforcement equipment. All resources will be LIDAR, RADAR, Intox 9000, SFST, ARIDE, with at least one or more of the resources being DRE and SafeKids certified. Crash data will be used as a hot spot locator to target enforcement in high problem/crash areas.

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date: 04/06/2026 10:15:27 AM
Self-Sufficiency

The Hall County Sheriffs Office plan is to utilize the enforcement activities and knowledge provided by the grant, to reduce fatalities and serious injury crashes after the grant has been completed. In addition, the Sheriffs Office plans to utilize the equipment and training acquired through the grant for years to come in the apprehension and prosecution of Georgia traffic law violators. The Hall County Sheriffs Office will maintain a well funded Traffic Enforcement Unit to continue to combat the primary causes of serious injury and fatality crashes on Hall County Roadways.

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Personnel Service Details – Position

Position/Title	Pay Code	Hours/Week	Pay Rate	Annual Salary	Time%	Project Salary

Total:$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Personnel Service Details –Benefits

Project Salaries	Percent of Time	Project Salary
Total	0%	$0.00

Fringe Benefit Type	Percentage	Amount
F.I.C.A	0%	$0.00
Retirement	0%	$0.00
Health Insurance	0%	$0.00
Workers Compensation	0%	$0.00
Unemployment Insurance	0%	$0.00
Total		$0.00
Total Personnel Service (Total Salaries + Fringe Benefits)		$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Pay Schedule For Project Employees

Pay Code	Month	Beginning Date	Ending Date	Actual Pay Date
Hourly	October	10/4/2026	10/17/2026	10/23/2026
Hourly	October	10/18/2026	10/31/2026	11/6/2026
Hourly	November	11/1/2026	11/14/2026	11/20/2026
Hourly	November	11/15/2026	11/28/2026	12/4/2026
Hourly	November	11/29/2026	12/12/2026	12/18/2026
Hourly	December	12/13/2026	12/26/2026	12/30/2026
Hourly	December	12/27/2026	1/9/2027	1/15/2027
Hourly	January	1/10/2027	1/23/2027	1/29/2027
Hourly	January	1/24/2027	2/6/2027	2/12/2027
Hourly	February	2/7/2027	2/20/2027	2/26/2027
Hourly	February	2/21/2027	3/6/2027	3/12/2027

Hourly	March	3/7/2027	3/20/2027	3/26/2027
Hourly	March	3/21/2027	4/3/2027	4/9/2027
Hourly	April	4/4/2027	4/17/2027	4/23/2027
Hourly	April	4/18/2027	5/1/2027	5/7/2027
Hourly	May	5/2/2027	5/15/2027	5/21/2027
Hourly	May	5/16/2027	5/29/2027	6/4/2027
Hourly	May	5/30/2027	6/12/2027	6/18/2027
Hourly	June	6/13/2027	6/26/2027	7/2/2027
Hourly	June	6/27/2027	7/10/2027	7/16/2027
Hourly	July	7/11/2027	7/24/2027	7/30/2027
Hourly	July	7/25/2027	8/14/2027	8/20/2027
Hourly	August	8/15/2027	8/28/2027	9/3/2027
Hourly	August	8/29/2027	9/11/2027	9/17/2027
Hourly	September	9/12/2027	9/25/2027	10/1/2027
Hourly	September	9/26/2027	9/30/2027	10/15/2027

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Enforcement Activity Hours

Resource	Pay Rate	Total Hours	Funds Needed
1	$37.50	1920	$72,000.00
2	$34.40	1920	$66,048.00
3	$31.75	1920	$60,960.00
Total :		5760	$199,008.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Regular Operating Expenses

Description	Unit Price	Quantity	Total Costs
Fuel/Maintenance/Tires/Oil Changes	$5,000.00	3	$15,000.00

Total:$15,000.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Travel

Description	Unit Price	Quantity	Total Costs
GOHS Approved Travel	$1,500.00	3	$4,500.00

Total:$4,500.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Equipment Purchases

Description	Unit Price	Quantity	Total Costs
None Needed	$0.00	0	$0.00

Total:$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Contractual Services

Description	Unit Price	Quantity	Total Costs
None Needed	$0.00	0	$0.00

Total:$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Per Diem & Fees

Description	Unit Price	Quantity	Total Costs
None Needed	$0.00	0	$0.00

Total:$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Computer Charges And Computer Equipment

Description	Unit Price	Quantity	Total Costs
None Needed	$0.00	0	$0.00

Total:$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Telecommunication

Description	Unit Price	Quantity	Total Costs
None Needed	$0.00	0	$0.00

Total:$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Motor Vehicle Purchase

Description	Unit Price	Quantity	Total Costs
None Needed	$0.00	0	$0.00

Total:$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Rent or Real Estates

Description	Unit Price	Quantity	Total Costs
None Needed	$0.00	0	$0.00

Total:$0.00

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
Cost Category Summary

Cost Category	Total	Award Amount
Personnel Services - Fringe Benefits	$0.00	$0.00
Regular Operating Expenses	$15,000.00	$6,000.00
Travel	$4,500.00	$1,800.00
Equipment Purchases	$0.00	$0.00
Contractual Services	$0.00	$0.00
Per Diem and Fees	$0.00	$0.00
Computer Charges and Computer Equipment	$0.00	$0.00
Telecommunication	$0.00	$0.00
Motor Vehicle Purchase	$0.00	$0.00
Rent/Real Estates	$0.00	$0.00
Enforcement/Activity Hours	$199,008.00	$79,603.20
Total	$218,508.00	$87,403.20

Matching Funds		
Local Cash Match (You must enter at least a 0 before	60%	$131,104.80

Federal Participation (percentage of total in Item 12)	40%	$87,403.20

General Application 2027
Organization: Hall County Sheriffs Office
GA-2027-HallSO-004-APP
Version Date:04/06/2026 10:15:27 AM
App Contract Forms

Grantee Project Director(Primary Contact) : Jeremy Cooksey

Agency Staff (Financial Contact): Scott Collison

Authorized Official : Gerald Couch

General Application 2027
Organization: Hall County Sheriff's Office
GA-2027-HallSO-004-APP
Certification and Signatures

I certify that I understand and agree to comply with the general and fiscal year terms and conditions of this application including special conditions; to comply with provisions of the Act governing these funds and all other federal laws; that all information presented is correct; that there has been appropriate coordination with affected agencies; that I am duly authorized by the applicant to perform the tasks as they relate to the terms and conditions of this grant application; that costs incurred prior to grant approval may result in the expenses being absorbed by the grantee; and, that the receipt of grantor funds through the Governor's Office of Highway Safety will not supplant state or local funds. Monthly reimbursement claim submissions filed electronically are in effect, "electronically signed".

Project Director*

Name: Jeremy Cooksey
Agency: Hall County Sheriff's Office

Phone Number: 4045569552
Fax Number:
Signature:

Title: Sergeant HEAT Grant
Address: 2859 Browns Bridge Rd., Gainesville, Georgia-30504
Email Address: jcooksey@hallcounty.org
Date: 1/27/2026



Fiscal Staff*

Name: Scott Collison
Agency: Hall County Sheriff's Office

Phone Number: (770) 718-5151
Fax Number: (770) 534-6880
Signature:

Title: Finance
Address: 2859 Browns Bridge Rd., Gainesville, Georgia-30504
Email Address: scollison@hallcounty.org
Date: 1/27/2026

Authorized Official*

Name: Gerald Couch
Agency: Hall County Sheriff's Office

Phone Number: (770) 531-6900
Fax Number: (770) 534-6880
Signature:

Title: Sheriff
Address: 2859 Browns Bridge Rd., Gainesville, Georgia-30504
Email Address: gcouch@hallcounty.org
Date: 1/27/2026

*** NOTE : PROJECT DIRECTOR, FISCAL STAFF AND AUTHORIZED OFFICIAL CANNOT BE THE SAME PERSON WITHOUT GOHS APPROVAL. STAFF BEING FUNDED UNDER THIS GRANT MAY NOT BE ANY OF THE ABOVE OFFICIALS WITHOUT GOHS APPROVAL.**

2026-01-27 03:17 PM

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 603/2026

SUBJECT: **0, 0 & 2378 Pine Circle Drive | Rezone |** from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **denial** as the proposed zoning is not consistent with the "Suburban Neighborhood, Medium-Density" future land use classification within the Comprehensive Plan.

However, if the Commission chooses to approve these requests, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated June 26, 2026, and as described in the project narratives dated May 5, 2026, and July 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The applicant shall remove the existing garage on tax parcel 08005 000025 prior to plat approval in order to create the 25â€‘foot wide road frontage access for tax parcel 00116 002023.
3. Any modification or replacement of the mobile home shall comply with all standards in effect at the time.
4. The commercial use of a telecommunication facility shall be the only permitted use on tax parcel 00116 002023 without approval from the Board of Commissioners.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the properties.

Purpose of Request: **History:**

0, 0 & 2378 Pine Circle Drive | Rezone | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

Facts and Issues: **Options:**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Memo
Updated Site Plan and Narrative (as of 9-4-2026)
Staff Report
Application
Telecommunications Documentation part 1
Telecommunications Documentation part 2
Telecommunications Documentation part 3
Completeness Report
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign
Updated Notice Signs - rec'd 9/8/2026
Map - Public Comments Rec'd (as of 8/28/2026)
Map - Public Comments Rec'd (as of 9/21/2026)
Public Comment - from Sherry Dubose
Public Comment - from Sherry Dubose 2
Public Comment - from Rafael Sanjuan
Public Comment - from Josue Tavira
Public Comment - from Sherry DuBose
Public Comment - from America Lucario
Public Comment - from Lara Morgan
Public Comment - from Tanya Mulka
Applicant's Presentation
Email from Applicant - Addressing Public Comment Concerns

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

Hall County Government
PLANNING AND ZONING

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: September 4, 2026

Subject: **(A) 0, 0 & 2378 Pine Circle Drive** | **Rezone** | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(B) 0, 0 & 2378 Pine Circle Drive | **Special Use** | for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(C) 0, 0 & 2378 Pine Circle Drive | **Variance to Section 7.4.5** | to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(D) 0, 0 & 2378 Pine Circle Drive | **Variance to Section 5.2** | to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

Mr. Chairman and District Commissioners,

This item was tabled at the August 27, 2026, BOC meeting to the September 22, 2026, meeting at the request of the applicant in order to address concerns regarding tower location and traffic.

On September 4, 2026, staff received an updated Narrative, revised site plan, and a letter from a Professional Engineer providing information on the structural design of the proposed telecommunication monopole (attached).

In summary, the revised site plan shifts the proposed tower approximately 75 feet farther west, resulting in a separation of 175 feet from the eastern property line. This new location also places the tower about 230 feet from the nearest residential structure, which is owned by the subject property owner. The updated narrative provides details regarding the revised tower location, structural integrity of the tower and any potential failure scenarios, and addresses concerns related to construction traffic, ongoing maintenance, and carrier collocation activity once the facility is operational.

If you have any further questions, please let us know.

Thank you,
Katie Ahmed

RECEIVED
9-4-2026

RE: Revised Site Plan and Narrative – Proposed Wireless Telecommunications Facility
Property: 2378 Pine Circle Drive, Gainesville, Georgia
Applicant: Kelly Towers III, LLC
Proposed Facility: 175' Wireless Telecommunications Tower
To: Hall County Board of Commissioners

Dear Members of the Hall County Board of Commissioners:

On behalf of Kelly Towers III, LLC, please accept this narrative in connection with the revised site plan for the proposed 175' wireless telecommunications facility located at 2378 Pine Circle Drive, Gainesville, Georgia.

Prior to the public hearing on the application on August 27th, I requested that consideration of the application be tabled in order to evaluate concerns expressed regarding the proposed location of the telecommunications tower, particularly its proximity to the property located immediately east of the proposed facility.

I have taken those concerns seriously and have worked with the property owner and project team to identify an alternative tower location that provides substantially greater separation from the eastern property line while maintaining the technical feasibility of the proposed wireless facility.

Revised Tower Location (Exhibit "A")

Under the original site plan, the proposed tower was located approximately 100' from the eastern property line. The revised site plan relocates the tower approximately 75' farther west, resulting in a separation of approximately 175' between the proposed tower and the eastern property line.

The revised location was selected specifically to provide additional separation from the adjoining property and to address concerns raised while continuing to allow the facility to meet its intended telecommunications purpose.

Tower-Height Setback and Buffering (Exhibit B")

I also want to address the expressed concern regarding the integrity of the tower and any potential failure. Monopoles have a very low failure rate. I have included a letter from the tower engineer reinforcing the safety of the tower. I have also included a 175' radius around the tower to illustrate there are no residential structures within a fall distance.

By relocating the tower 75' farther west, the adjoining property to the east will be outside this radius. This provides a conservative tower-height separation between the proposed tower and the neighboring property.

Existing vegetation will also be preserved to the greatest extent practicable, and the telecommunications compound will incorporate all required fencing, landscaping, screening, and buffering in accordance with applicable Hall County requirements and the approved site plan.

We believe that the combination of the 175' tower-height separation, relocation farther west, existing vegetation, and required screening represents a significant improvement to the proposed site design and meaningfully addresses the concerns expressed by neighboring residents.

Construction Traffic and Access

Concerns were also expressed regarding construction vehicles and the potential effect of construction activity on neighboring residents.

Construction of a telecommunications facility is temporary in nature. During construction, we along with our contractors will make reasonable efforts to coordinate deliveries and construction activities in a manner that minimizes unnecessary disruption to surrounding residents. We will install temporary fencing around the construction area to eliminate the potential of any person or animal gaining access during off hours. Construction will take place during the workday and will cease on the weekends. Construction is normally completed within 4-6 weeks depending on weather conditions.

Following completion of construction, the proposed facility will be an unmanned telecommunications facility. It will not generate regular customers, employees, or delivery traffic. Vehicle trips to the facility will generally be limited to occasional inspections, maintenance, repair, and equipment servicing. When an additional carrier collocates, a standard size bucket truck will be used for installation.

Accordingly, the long-term traffic impact associated with the proposed use is expected to be minimal.

Distance to Residential Structures (Exhibit "C")

The proposed telecommunication facility's new location also adds distance to the homes along Green Hill Road and the rental properties owned by the east property owner. Included is an aerial view showing the distance and elevations to the homes along Green Hill Road and the rental properties. The closest home is approximately 230' from the tower and is owned by our owner. Also, the homes along Green Hill Road are shielded from any visibility due to a 50'increase in elevation along the back of their properties. The closest property line along Green Hill Road is approximately 360' from the tower.

Response to Community Concerns

I believe the revised site plan demonstrates a meaningful effort to address the concerns presented by the adjacent property owner.

Rather than proceeding with the original tower location, I requested additional time to evaluate the concerns and determine whether the facility could be repositioned on the property.

As a result of that evaluation, we have:

- Relocated the proposed tower approximately 75' farther west;
- Increased the separation from the eastern property line from approximately 100' to approximately 175';
- Preserved the ability to maintain appropriate screening and buffering; and
- Committed to reasonable coordination of temporary construction activities to minimize impacts on surrounding residents.

The revised location therefore represents a substantial modification to the original site design and directly responds to the principal land-use concerns expressed regarding the tower's proximity to the neighboring property.

Conclusion

Wireless telecommunications infrastructure has become an important component of modern public infrastructure, supporting wireless voice and data services, emergency communications, businesses, residents, and the traveling public.

The proposed facility is an unmanned, low-traffic use with a relatively small physical footprint. Once construction is complete, the facility is not expected to have any impact on surrounding traffic and public services.

I respectfully submit that the revised site plan provides an appropriate balance between the need for wireless telecommunications infrastructure and the concerns expressed by neighboring residents.

By relocating the tower farther west and providing approximately 175' of separation from the eastern property line, we have made a significant and voluntary modification to the project in response to the concerns raised.

For these reasons, Kelly Towers III, LLC respectfully requests favorable consideration of the revised application and site plan by the Hall County Board of Commissioners.

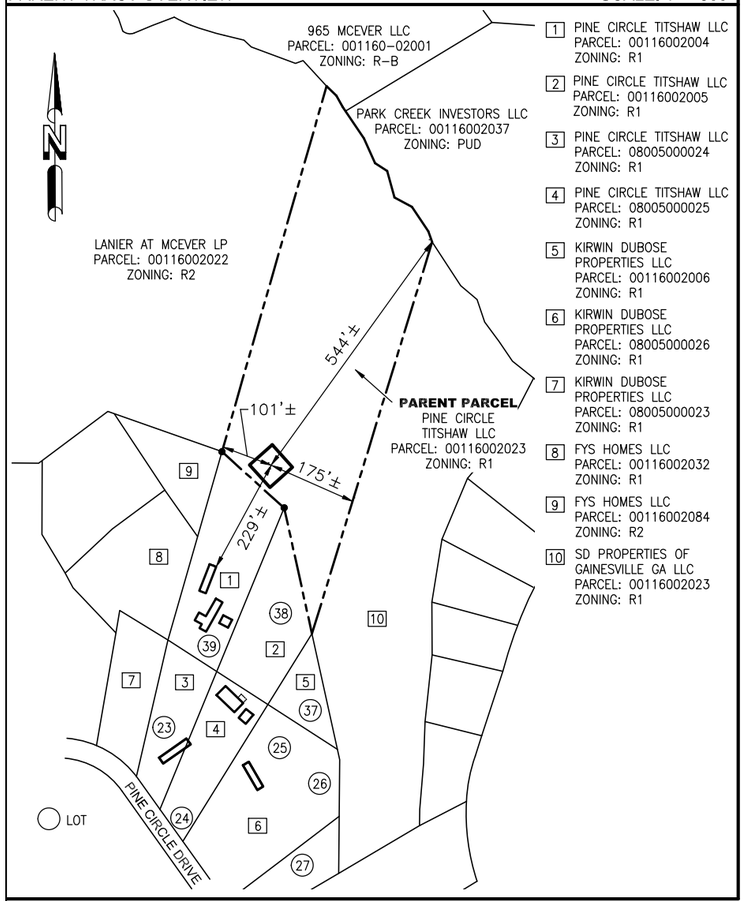
Respectfully submitted,

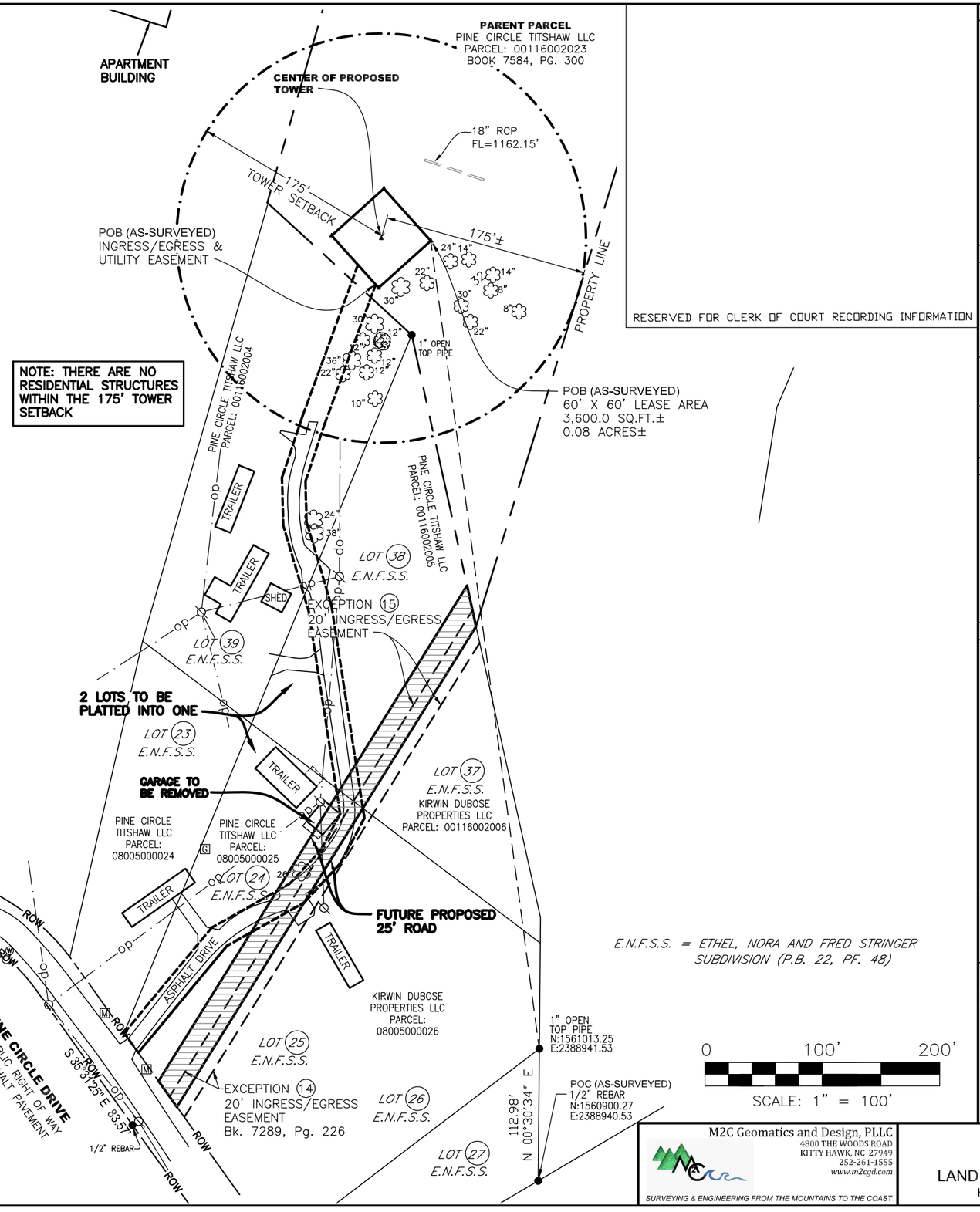
Kelly Towers III, LLC
Applicant

EXHIBIT “A”

PARENT TRACT OVERVIEW

SCALE: 1" = 300'





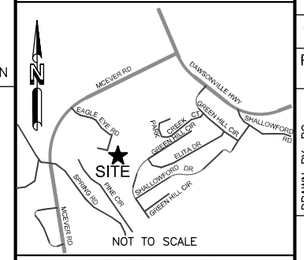
PRELIMINARY

RESERVED FOR CLERK OF COURT RECORDING INFORMATION

TOWER INFO

SITE ADDRESS:
PINE CIRCLE DRIVE
GAINESVILLE, GA 30503

VICINITY MAP



GEORGIA WEST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°10'

TRUE NORTH TO MAGNETIC DECLINATION
5°59' W

COMBINED SCALE FACTOR
0.999909750

LEGEND

- O = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- = POWER POLE
- = GUY ANCHOR
- = FIRE HYDRANT
- W = WATER VALVE
- M = MAILBOXES
- G = GAS MARKER
- x99.9 = SPOT ELEVATION
- = HARDWOOD TREE
- = PINE TREE
- ROW = RIGHT-OF-WAY
- OP = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13139C0186G, which bears an effective date of 04/04/2018 and IS NOT in a special flood hazard area.
Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	2/10/26	KM
2	TITLE	03/04/26	DG
3	ADDED TREES	06/26/26	BC

PROJECT NO.
25-1499

DRAWN BY: BC
CHECKED BY: PWK
FIELD CREW: BS
APPROVED BY: TLF
DATE: 01/16/26
SCALE: AS NOTED
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:
KELLY TOWERS III, LLC
8051 Congress Avenue
Boca Raton, FL 33487

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GAINESVILLE
GA2012
LAND LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

EXHIBIT “B”

Michael F. Plahovinsak, P.E.
18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 - mike@mfpeng.com

August 25, 2026

Skyway Towers

Re: Proposed 175-ft Monopole
Located in Hall Co., GA: GA-02012 Gainesville
MFP Project #: 23526-599 / TAPP Project #TP-26340.

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-I , "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products; this letter is only applicable to a pole design exclusively for TransAmerican Power Products.

I have designed this monopole to withstand a 3-sec. gusted wind speed of 105 mph as recommended by TIA-222-I for Hall Co., GA. The design also conforms to the requirements of the 2024 International Building Code.

Due to the numerous safety factors incorporated into the design standard, failure of the structure would not be expected to occur at the exact moment the design wind speed is exceeded. Therefore, it is extremely rare to encounter a failure of a monopole tower. Statistically, loads reaching 2x the design wind pressures would be required to cause a failure of the structure, where total devastation of the surrounding area would also occur. Most failures of this nature occur due to an Act of God, uncontrollable acts of vandalism, or gross neglect of routine maintenance. A properly designed, erected and maintained monopole is not subject to collapse as a result of structural loads prescribed by Building Code.

Therefore, theoretically, this structure may be considered to be designed for a 0-ft fall radius based on rarity of failures, and the requirements of the Building Code and the TIA-222 Standard.

The structure has been designed with all of the applicable factors as required by the code. Monopoles are safe structures with a long history of reliable operation.

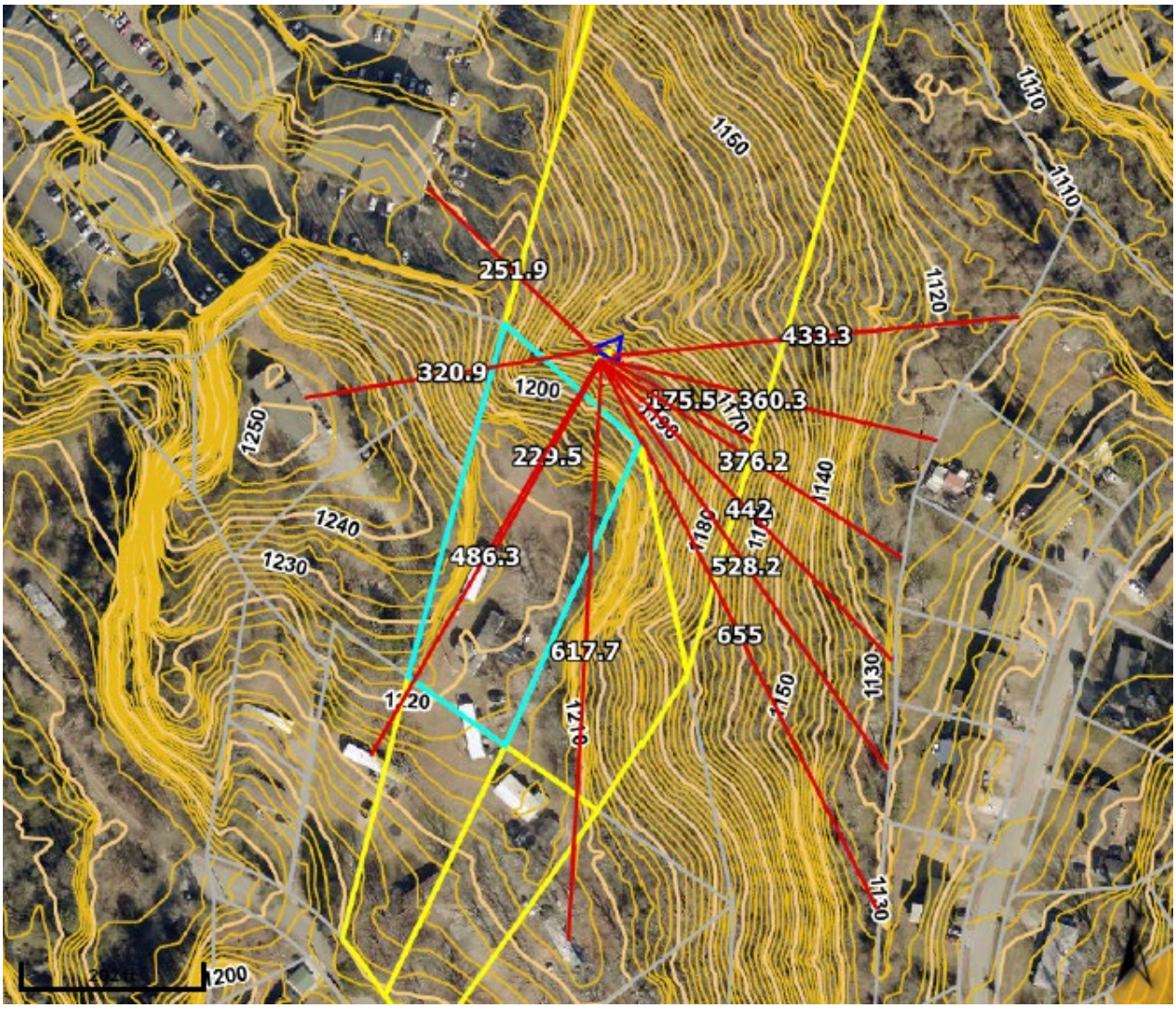
I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,



Michael F. Plahovinsak, P.E.

EXHIBIT "C"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1240
442
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486.3
528.2
655
617.7
1130
1130
1200

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Kelly Towers III, LLC
Request	(A) **Rezone** | from Residential 1 (R-1) to Suburban Shopping (S-S) (B) **Special Use** | for a telecommunication tower (C) **Variance to Section 7.4.5** | to telecommunication tower standards (D) **Variance to Section 5.2** | to reduce minimum road frontage (E) **Variance to Section 4.3** | to reduce minimum yards
Proposed Use	(A), (B), (C), (D) Telecommunication Tower (E) Single-family residence
Size	4.99± acres
Zoning	**Current:** Residential 1 (R-1) | **Proposed:** Suburban Shopping (S-S)
Location	**0, 0 & 2378 Pine Circle Drive |** Tax Parcels, 00116 002023, 00116 002005 (pt) & 08005 000025 (pt)
Commission District	Four
Commission Date	August 27, 2026
Staff Recommendation	**(A) Denial,** as the proposed zoning is not consistent with the "Suburban Neighborhood, Medium-Density" future land use classification within the Comprehensive Plan. **(B) Denial**, as the proposed use does not meet the standards of the UDC. **(C) Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11. **(D) Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11. **(E) Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11. – **Applicant requests to withdraw**
Record Number	(A) HZON26-0019

(B) HZCU26-0020
(C) HVAR26-0027
(D) HVAR26-0038
(E) HVAR26-0037

(A), (B) & (C) Staff recommends <u>DENIAL</u> of the applicant's requests. However, if the Commission chooses to approve these requests, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated June 26, 2026, and as described in the project narratives dated May 5, 2026, and July 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The applicant shall remove the existing garage on tax parcel 08005 000025 prior to plat approval in order to create the 25-foot wide road frontage access for tax parcel 00116 002023.

3. Any modification or replacement of the mobile home shall comply with all standards in effect at the time.

4. The commercial use of a telecommunication facility shall be the only permitted use on tax parcel 00116 002023 without approval from the Board of Commissioners.

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

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

(D) Staff recommends approval

(E) Staff recommends denial - Applicant requests to withdraw

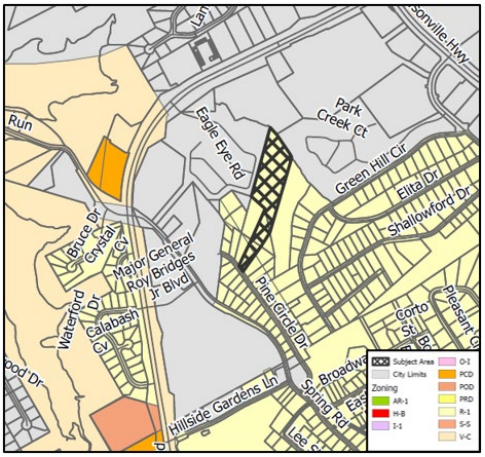
<u>Summary Analysis</u>

The applicant has submitted five concurrent requests:

(A) to rezone a 4.99± acre combined tract from Residential 1 (R-1) to Suburban Shopping (S-S) for a new telecommunication facility,
(B) a Special Use to allow a Tall Structure Permit for a telecommunication tower
(C) a Variance to UDC Section 7.4.5, specifically,
  (i) Section 7.4.5.H.6.a: a setback of the telecommunication tower from property line at 58 feet, where 87.5 feet is required, and
  (ii) Section 7.4.5.I.2.a.i: a setback of 58 feet where 350 feet is required for the distance of a telecommunication tower from any residentially zoned property.
(D) a road frontage variance from Section 5.2 to allow a reduction from a 100-foot road width to 25 feet to provide access to a landlocked parcel, and
(E) a setback variance from the side yard for an existing mobile home – **Applicant requests to withdraw**

The northern two parcels, tax parcels 00116 002023 and 00116 002005 are undeveloped. According to Hall County Tax Assessor records, the parcel identified as 2378 5 Pine Circle Drive (tax parcel 08005 000025) contains a 1975 mobile home and detached garage.

The surrounding properties are zoned and developed as outlined below:



North: City of Gainesville Retail Business (R-B): undeveloped
City of Gainesville Planned Unit Development (PUD): multi-family development

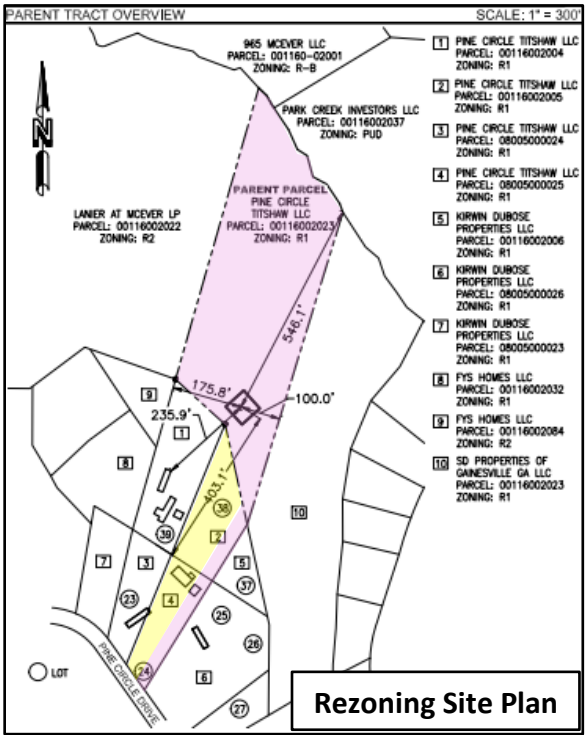
East: City of Gainesville Planned Unit Development (PUD): multi-family development;
Residential 1 (R-1): single-family residences

South: Residential 1 (R-1): single-family residences

West: City of Gainesville R-II: multi-family development
Residential 1 (R-1): single-family residences

<u>Telecommunication Tower – Rezoning & Special Use</u>

The area proposed for rezoning from Residential 1 (R-1) to Suburban Shopping (S-S) includes the northern parcel (Tax Parcel 00116 002023) and a 25-foot-wide strip along the eastern property line of Tax Parcels 00116 002005 and 08005 000025 (shown in pink). Together, these areas comprise approximately 4.99± acres intended to accommodate a telecommunication tower and associated ground equipment. A Special Use approval is required to allow the installation of a telecommunication tower within the Suburban Shopping (S-S) zoning district. The remainder of the southern parcels will remain Residential 1 (R-1) (shown in yellow).



Per the applicant's narrative, the project involves installation of a 175-foot-tall monopole telecommunication facility within a 3,600 square-foot lease area on the northern parcel. The submitted site plan and elevations illustrate the location and appearance of the structure. The proposed tower will be a monopole design equipped with stealth panels to screen all tower-mounted equipment from view. Photo simulations from surrounding vantage points have been provided. Ground-level equipment will be enclosed by a six-foot-tall chain-link fence with green privacy slats to blend with the surrounding landscape. A no-climb device will also be installed to enhance public safety and security. The tower is engineered to accommodate a minimum of four carriers and will maintain a galvanized steel finish in accordance with Sec. 7.4.5.H.5.a., which states, "Towers and/or antennas shall either maintain a galvanized steel or concrete finish, or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness."

The wireless facility is unmanned and, following construction, will be visited only for periodic maintenance and occasional equipment upgrades. The facility requires no sewer or wastewater disposal. Required utilities are limited to electric service and fiber. Per the submitted site plan, the applicant proposes primary access from Pine Circle Drive by way of an existing driveway on tax parcel 08005 000025 that serves several mobile homes on 3 parcels owned by the same property owner, along with a 20-foot non-exclusive ingress and egress easement providing access to the lease area. The proposed development will include a 12-foot-wide concrete drive extending approximately 20 feet.

Per the submitted narrative, the tower will not be illuminated, as no lighting is required by the Federal Aviation Administration. Regarding FCC approval, the application is currently pending completion of a National Environmental Policy Act ("NEPA") environmental review. The facility will be in full compliance with all applicable FCC standards and regulations prior to antenna activation, consistent with the requirements of Sec. 7.4.5.H.10.

In summary, the applicant has submitted a complete Tall Structure Permit package that satisfies all requirements of Section 7.4.5 of the Hall County UDC. Independent review by the County's telecom consultant confirmed the application's completeness, including verified PE-sealed engineering plans, a full collocation inventory and analysis, FAA's official Determination of No Hazard, and documentation of federal NEPA and historic preservation clearance. Visual impact materials, topographic mapping, and all required notices were also provided, and the Gainesville Airport Division issued confirmation that it has no objection to the proposed structure. Taken together, the submitted materials fully demonstrate compliance with all Tall Structure Permit standards.

Photo Simulations







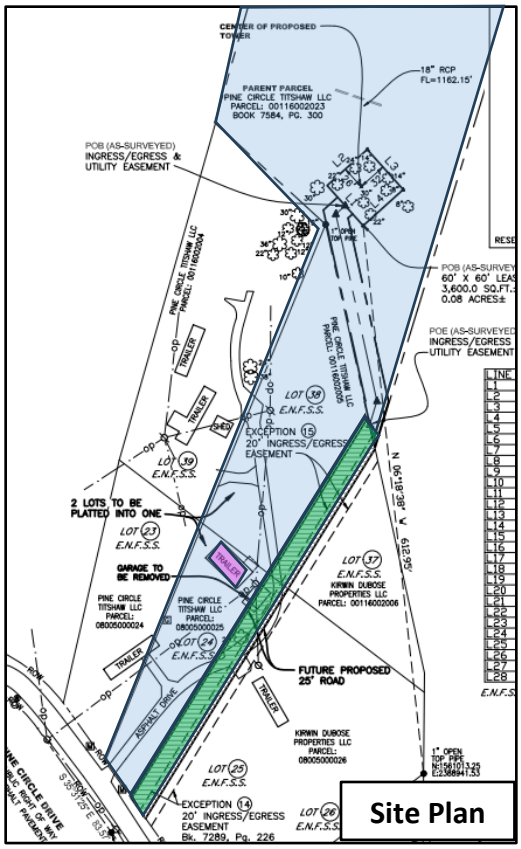


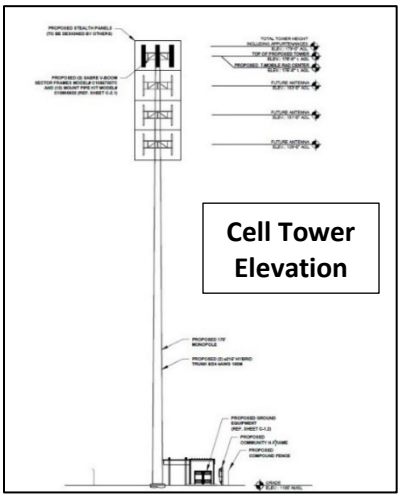
Road Frontage, Setbacks & Parcel Reconfiguration

The northern parcel, Tax Parcel 00116 0002023, is a landlocked parcel. To provide access, the applicant proposes creating a 25-foot-wide strip along the eastern property line of Tax Parcels 00116 002005 and 08005 000025 (shown in green on the site plan below). Following this adjustment, those two parcels will be combined into a single parcel.

The Suburban Shopping (S-S) zoning district requires a minimum road frontage of 100 feet. Because the sole intended use is a telecommunication tower rather than a typical commercial development, a 100-foot frontage requirement is not practical for a property located on a residential road. Strict application of this standard creates a hardship for the applicant.

The creation of the proposed access strip to the landlocked parcel originally was thought to encroach into the newly established side setback due to an existing mobile home on the front parcel, Tax Parcel 08005 000025, established around 1975 prior to adoption of the Zoning Ordinance; however, subsequent information has confirmed no encroach will occur. The existing garage will be removed prior to plating the reconfigured parcels.









Variances

Two (2) variances related to the Telecommunications Antennas and Towers standards will be required if the site plan as presented is approved.

- **Section 7.4.5.H.6.a – Setbacks and Separation:** "Towers shall be set back a distance equal to one-half of the height of the tower, from its base to any public way or property line of the lot or parcel containing the tower."
  - A setback of 58 feet from the property line, where a minimum setback of 87.5 feet is required.
- **Section 7.4.5.I.2.a.i - Permitted Uses**: "Constructing a new tower, including the placement of a service building or other supporting equipment used in connection with said tower or antenna, in the S-S, H-B, I-1 or I-2 zoning districts; provided, however, that all structures shall meet the setback, screening, and buffer requirements contained herein, and shall be located a minimum distance of two times the height of the tower from any residentially-zoned property."
  - A setback of 58 feet from any residentially zoned property, where 350 feet is required.

One (1) variance related to minimum road frontage will be required if the site plan as presented is approved.

- **Section 5.2 – Suburban Shopping (S-S)** – Minimum road frontage of 100 feet.
  - A road frontage of 25 feet to provide access to a landlocked parcel.

Comprehensive Plan Analysis

Based on the future land use plan, staff finds the requested rezoning *is not consistent* with the Hall County Comprehensive Plan and the future land use designation of Suburban Neighborhood, Medium-Density within the Gainesville Character Area. These areas consist of medium-density, single-family housing (attached or detached). They should be located where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the Sewer System Master Plan & Rate Study or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2.5 dwellings per acre or up to 8 units per acre.

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

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 requested commercial zoning (S-S) is not compatible with the predominantly residential context of the surrounding area. Adjacent and nearby properties consist largely of single-family residences, with some commercial and multifamily development present along the broader corridor. However, while commercial zoning itself is not well aligned with nearby land uses, there appears to be a demonstrated need for improved cellular service in the area, and the proposed telecommunication tower would help address that need.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **While the reasoning for the request and the need for improved cellular service in the area are understood, the proposed commercial zoning (S-S) is not compatible with the**

predominantly residential character of the surrounding properties. Although the telecommunication tower itself is not expected to directly affect the existing uses or usability of adjacent or nearby properties, the incompatibility of the zoning classification remains a concern.

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Hall County, State and Federal 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 not consistent with the intent of the Suburban Neighborhood, Medium-Density future land use designation in the Comprehensive Plan. The Suburban Neighborhood, Medium-Density should consist of medium density, single-family housing (attached or detached).**

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 two northern parcels are vacant. The southern parcel has a mobile home established around 1975.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district unrelated to the surrounding**

developments and districts. The adjacent parcel to the north is commercially zoned within the City of Gainesville. Parcels to the east and west contain higher density residential development within the City of Gainesville, while the area to the south consists of single-family residential uses.

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 proposed rezoning appears to be out of scale with the needs of the county and the immediate neighborhood given the predominantly residential context of the surrounding area. However, the specific use for which the rezoning is sought, a telecommunication tower intended to improve cellular service, may align with broader countywide needs, even though the associated commercial zoning classification does not.**

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 telecommunication towers; however, the applicant's selected location is intended to address a documented gap in cellular coverage, which may not be as effectively resolved by alternative sites.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

(C) <u>Variance Analysis</u> – Variance to Sections 7.4.5.H.6.a & 7.4.5.I.2.a.i.

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 steep topography of the subject property limits the feasibility of traditional residential or commercial development. A telecommunications facility, however, requires minimal land disturbance and can be constructed with limited grading. Given the site constraints, the proposed use represents an appropriate and practical development option and may be considered the highest and best use of the parcel.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The steep slopes and limited buildable area make it difficult to place the tower elsewhere on the site. However, these site conditions do not constitute an unusual hardship sufficient to justify altering the zoning or setback requirements.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The property does have unique characteristics, including steep topography that limit typical development options. While these conditions are somewhat peculiar compared to nearby properties, they do not make the setback reduction appropriate given the surrounding residential context.**

4. Such conditions are not the result of any actions of the property owner**; No, the steep topography are natural conditions not created by the applicant. However while these constraints are not the result of action of the property owner, they do not justify the setback reductions.**

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, and the proposed telecommunication tower would help address a need for improved cellular service in the area. However, the requested setback reduction does not fully align with the purposes and intent of the UDC, as it would relax established standards intended to guide development consistency and compatibility.**

(D) <u>Variance Analysis</u> – Variance to Section 5.2 – Minimum road frontage

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); **Because the northern parcel is landlocked, the proposed access fronts a residential street, and given the property is not intended for conventional commercial development but solely for a telecommunication tower, the standard 100-foot frontage requirement of the Suburban Shopping (S-S) zoning district is not appropriate for this setting. These physical and contextual constraints justify consideration of a reduced road-frontage requirement.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Requiring the full 100-foot road frontage would prevent the landlocked parcel from obtaining access, effectively limiting its ability to be developed. Because the parcel is not intended for conventional commercial use and is located on a residential street, the full frontage requirement is not practical and presents a hardship tied to the property's physical configuration.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The landlocked parcel was inherited by the property owner, and the need to create an access strip to reach it is unique in this area. Nearby parcels generally have**

established frontage and do not require similar adjustments. Furthermore, the fact that the parcel is not intended for conventional commercial development reinforces that the typical commercial frontage requirement is not necessary or compatible with the residential nature of the road.

4. Such conditions are not the result of any actions of the property owner**; The landlocked nature of the parcel is a longstanding condition not created by the current property owner. The need for reduced frontage stems from historic parcel configuration, not from any action taken by the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Granting relief for the reduced road-frontage requirement would not cause substantial detriment to the public good. Because the parcel is intended solely for a telecommunication tower and not a conventional commercial development, a full 100-foot frontage is not appropriate or necessary on a residential street. The proposed 25-foot access strip provides adequate and functional access while maintaining the residential character of the roadway. Allowing this reduced frontage supports reasonable access to a landlocked parcel without impairing the purposes or intent of the UDC.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated July 29, 2026, Hall County Environmental Health Department stated, "No comment."

Georgia Department of Transportation
In an email dated July 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 July 29, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
Bond will be required.

Traffic:
Please provide an intersection sight distance certification at the Pine Cricle drive at driveway access point. This is to ensure the safe operation of the intersection during construction and ongoing use by telecommunication vehicles serving the facility.

Utilities:
No comment. Property is connected to Gainesville sewer district.

Hall County Fire Marshal

In a memorandum dated July 20, 2026, Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Building Inspections

In a memorandum dated July 28, 2026, Kristie Turner, Development Services Director, stated, "No structures on property, Building Inspections has 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
f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Kelly Towers III, LLC

3708 Stonewall Circle, Atlanta, GA 30339

Phone [redacted]

Email Address kathy.kelly@kellycomss.com

Property Owner (Name & Mailing Address)

Pine Circle Titshaw, LLC

2901 Seven Hills Blvd.

Dallas, GA 30132

Phone [redacted]

Email Address [redacted]

Proposed Use 175' telecommunication tower and related equipment.

Contact Person (Name & Mailing Address)

Kathy Kelly

3708 Stonewall Circle, Atlanta, GA 30339

Phone [redacted]

Email Address kathy.kelly@kellycomss.com

Status of Applicant

- ϒ Owner
- ϒ Option to Purchase
- ϒ Area Resident
- ϒX Other

Requested Action

Existing Zoning: R1

Rezone to: S-S

Fee:$

Receipt #:

Check #:

Tax Parcel Number 00116 002023 , 00116 002005 (pt) & 08005 000025 (pt) Acreage 4.77 , 0.94, 0.62

Location Address Pine Circle Rd., Gainesville, GA 0, 0 & 2378 Pine Circle Drive

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

Print: Kathy Kelly Date: 5/4/2026

Sign: Kathy Kelly Date:

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

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

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Pine Circle Titshaw, LLC

Address 2901 Seven Hills Blvd.

Dallas, GA 30132

Phone Number [redacted]

Name of applicant(s) Kelly Towers III, LLC

Address 3708 Stonewall Circle, Atlanta, GA 30339

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) Mitchell Cochran

Personally appeared before me

Mitchell Cochran

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Mark Mize
Notary Public

5/1/2026
Date

MARK MIZE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
COMMISSION EXPIRES JANUARY 27, 2029

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: 3/28/2026 1:42:57 PM

BUSINESS INFORMATION	
CONTROL NUMBER	19077298
BUSINESS NAME	KELLY TOWERS III Limited Liability Company
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/28/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	3708 Stonewall Cir, Atlanta Ga 30339, GA, 30339, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Kathy Kelly	3708 STONEWALL CIR SE, Atlanta, GA, 30339, USA	Cobb

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Kathy Kelly
AUTHORIZER TITLE	Organizer

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: 05/05/2026 16:39:56

BUSINESS INFORMATION	
BUSINESS NAME	: PINE CIRCLE TITSHAW LLC
CONTROL NUMBER	: 13462950
BUSINESS TYPE	: Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD	: 2026

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME	: Mitchell P. Cochran
REGISTERED OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED OFFICE COUNTY	: Paulding

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME	: Mitchell Paul Cochran
REGISTERED OFFICE ADDRESS	: 2901 Seven Hills Blvd, Dallas, GA, 30132, USA
REGISTERED OFFICE COUNTY	: Paulding

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: Mitchell Paul Cochran
AUTHORIZER TITLE	: Organizer

Control No.: 13462950

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp,** The Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

PINE CIRCLE TITSHAW LLC
a Domestic Limited Liability Company

is hereby issued a CERTIFICATE OF ORGANIZATION under the laws of the State of Georgia on **October 23, 2013** by the filing of all documents in the Office of the Secretary of State and by the paying of all fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on November 07, 2013

Brian P. Kemp
Secretary of State

Tracking #: btJqxwu2

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**_____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Kathy Kelly **Date:** 5/4/2026

Applicant's/Owner's Name (Printed): Kathy Kelly

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
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**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Mitchell Cochran **Date:** 05/01/2026

Applicant's/Owner's Name (Printed): Mitchell Cochran

KELLY TOWERS III, LLC

May 5, 2026

Hall County
Planning and Zoning
2875 Browns Bridge Road
Gainesville, GA 30504

RE: Kelly Towers III, LLC and T-Mobile Zoning Applications for a Proposed 175' Communication Facility

To Whom it May Concern:

Kelly Towers III, LLC ("KT"), a developer for T-Mobile ("TMO"), is seeking approval for the rezoning of parcel 00116 002023, owned by Pine Circle Titshaw, LLC, from R-1 to S-S for the placement of a 175' unmanned telecommunication facility. KT has entered into a ground lease with the property owner. Lease is attached as Exhibit "A".

Pursuant to Sec. 7.4.5.M of the UDC, KT is also requesting approval of a Tall Structure Permit and two related variances from the setback requirements applicable to the proposed tower. First, as set forth in the scaled site plan attached as Exhibit "D", the tower base is located 58 feet from the southern property line of the subject parcel. The minimum setback from any property line under Sec. 7.4.5.H.6.a is 87.5 feet (one-half of the 175-foot tower height), resulting in a deficiency of 29.5 feet from that standard. Second, Sec. 7.4.5.I.2.a.i requires that a new tower constructed as a Permitted Use in the S-S zoning district be located at a minimum distance of two times the tower height — in this case, 350 feet — from any residentially-zoned property. The southern property line adjoins a parcel zoned R-1, resulting in a deficiency of 292 feet from that standard. KT respectfully requests that the Board of Commissioners grant both variances. In support, KT notes that the adjacent southern parcel is owned by the same property owner, Pine Circle Titshaw, LLC, who has expressly consented to this application and the placement of the proposed facility. No third-party residential property owner is adversely affected by either variance. The nearest off-site residential structure remains 236 feet from the tower base, satisfying the full-height setback of 175 feet required by Sec. 7.4.5.H.6.b. The mobile home park to the south is operated on property owned by Pine Circle Titshaw, LLC, and any impact on that property is a matter within the sole discretion of the consenting property owner. Granting these variances is consistent with the spirit and purpose of the UDC's setback provisions, which are intended to protect neighboring property owners from adverse impacts — not to preclude a property owner from voluntarily consenting to the use of its own adjacent land.

Currently the land is vacant. It is zoned R-1 with no applicable overlay districts. The parcel is not suitable for residential use due to the topography. The property's elevation's high point is approximately 1200' and the lowest point being 1110'. KT's lease area is located at approximately 1185'. Topography map and a copy of the 1A Survey are attached as Exhibit "B".

The geographic antenna placement area for TMO was originally released in 2022, but due to the restrictions within the City of Gainesville and Hall County Ordinances, a site could not be procured. Per Sec. 7.4.5.H.4, there are two (2) towers within a one-mile radius of the proposed location. TMO contacted Jackson EMC regarding collocation on their existing tower located at 1000 Dawsonville Highway. Their request to collocate was denied due to structural capacity limitations. TMO is already located on the Crown Castle tower located at 301 Sky View Drive. TMO site list (7.4.5.H.2.c) and collocation (7.4.5.H.4.b) affidavits attached as Exhibit "C".

With the amendment to the Hall County wireless ordinance in 2024, the subject property was identified as meeting all minimum required setbacks for towers under Sec. 7.4.5.H.6 except on one property line owned by the same property owner. As demonstrated in the scaled site plan attached as Exhibit "D", the tower base is set back

100 feet from the nearest third-party property line, satisfying the minimum 87.5-foot setback required by Sec. 7.4.5.H.6.a (one-half of the 175-foot tower height), and 236 feet from the nearest off-site residential structure, satisfying the minimum 175-foot setback required by Sec. 7.4.5.H.6.b. There are no other locations within the geographic antenna placement area that satisfy these minimum setback requirements. Regarding the tower separation requirement of Sec. 7.4.5.H.6.d, the Jackson EMC tower is the closest tower and is located approximately 3,165 feet from the proposed tower base. The Crown Castle is approximately 4,842' from the proposed tower base. Due to the height restrictions of 100' for residential zone properties (7.4.5.M.2.a), KT respectfully requests rezoning of the subject property to S-S. A minimum height of 175' is required based on RF propagation to resolve the capacity issues and offer sufficient coverage along McEvers Road and the surrounding residential and commercial areas. TMO RF Engineer justification letter and propagation maps are attached as Exhibit "E".

The wireless facility is unmanned and, following construction, will be visited only for periodic maintenance and occasional equipment upgrades. The facility requires no sewer or wastewater disposal. Required utilities are limited to electric service and fiber. There is an existing driveway on the parcel, along with a 20-foot non-exclusive easement for ingress and egress. The facility will not generate additional traffic or intrusion into the surrounding community. The tower will not be illuminated, as no lighting is required by the Federal Aviation Administration, as confirmed in Exhibit "F." Regarding FCC approval, the application is currently pending completion of a National Environmental Policy Act ("NEPA") environmental review. A copy of the SHPO Concurrence is also included in Exhibit "F". The facility will be in full compliance with all applicable FCC standards and regulations prior to antenna activation, consistent with the requirements of Sec. 7.4.5.H.10.

The facility is located within a heavily wooded area. Pursuant to Sec. 7.4.5.H.8.b of the UDC, KT respectfully submits that the existing native vegetation and natural landforms surrounding the perimeter of the lease area constitute an adequate undisturbed visual buffer and requests that the Board accept this natural buffer in lieu of the planted landscaped strip otherwise required by Sec. 7.4.5.H.8.a. In the alternative, KT requests that the Board of Commissioners exercise its discretionary authority under Sec. 7.4.5.H.8.c to waive the planted landscaping requirement, given that the existing natural foliage provides continuous and effective visual screening of the tower compound from adjacent rights-of-way, public property, and residential properties. Apartment communities are located to the west and northeast of the lease area. The adjoining vacant parcel to the northwest is zoned R-B and within the City of Gainesville jurisdiction. The property to the south is zoned R-1 and operates as a mobile home park. Photos of the natural landscaping buffer are attached as Exhibit "G".

The tower shall be a monopole structure with stealth panels to eliminate the view of any tower-mounted equipment. Photo simulations of the tower with the stealth panels from surrounding locations is attached as Exhibit "H". The ground equipment shall be secured with a 6' chain link fence with green privacy slats to blend in with the landscape. A no-climb device will be installed for public safety and security. The tower shall be designed to accommodate at least four (4) carriers. The tower shall maintain a galvanized steel finish in compliance with Sec. 7.4.5.H.5.a. Site plan and elevation drawings are attached in Exhibit "D".

The facility shall at all times be operated and maintained in compliance with all federal, State and local laws, codes, ordinances, rules and regulations, including but not limited to those related to electrical powering limits and RF emissions.

Per Section 7.4.5.H.5.e, there shall be no commercial signage placed on the tower. The only signage to be placed at the site is required by law and can be found in site plans located in Exhibit "D".

Per Section 7.4.5.E.3, prior to issuance of a permit for construction, a bond or letter of credit in the amount of $25,000 from a surety doing business in the State of Georgia and located in Hall county shall be procured conditioned upon the removal of the tower should it be deemed abandoned and it shall be renewed at least every two years during the life of the tower.

KT respectfully submits that the requested rezoning from R-1 to S-S, together with the variance and Tall Structure Permit relief described herein, is consistent with the goals and standards of Sec. 7.4.5 of the Hall County Unified Development Code and warrants approval by the Board of Commissioners.

The need for this facility has been thoroughly documented. TMO has identified a significant coverage and capacity gap along McEvers Road and the surrounding residential and commercial areas that cannot be resolved without a new tower at the proposed location and minimum height. The geographic antenna placement area has been exhaustively evaluated. Of the two existing towers within one mile, collocation on the Jackson EMC tower was sought and denied due to structural capacity limitations, and TMO is already collocating on the Crown Castle tower, which does not serve the geographic antenna placement area identified for this facility. All other towers in the surrounding area are already occupied by TMO. There is no alternative site within the geographic antenna placement area that satisfies the applicable setback requirements.

The proposed facility has been designed to minimize its impact on the surrounding community in every respect. The monopole structure with stealth panels, the green-slatted perimeter fencing, and the substantial natural landscape buffer surrounding the lease area collectively ensure that the facility will be visually unobtrusive. The tower will not be illuminated, will bear no commercial signage, and will generate no traffic, noise, or environmental impact beyond periodic maintenance visits. The facility will be fully compliant with all applicable FAA, FCC, and Hall County standards prior to and throughout its operation.

With respect to the variance requested from the setback requirements of Secs. 7.4.5.H.6.a and 7.4.5.I.2.a.i as to the southern property line, KT respectfully notes that the adjacent southern parcel is owned by the same property owner, Pine Circle Titshaw, LLC, who has consented to this application and the proposed facility. No third-party residential property owner is adversely affected by the requested variance. The nearest residential structure is 236 feet from the tower base, well in excess of the 175-foot minimum required by Sec. 7.4.5.H.6.b. Granting the requested variance will cause no harm to any adjoining property owner and is consistent with the spirit of the ordinance, which is designed to protect neighboring residents from impacts — not to preclude a property owner from consenting to the use of its own adjacent land.

KT is committed to full compliance with all ongoing obligations of the UDC, including annual tower registration pursuant to Sec. 7.4.5.G, procurement of the required surety bond prior to permit issuance pursuant to Sec. 7.4.5.E.3, and timely notification of any change of ownership pursuant to Sec. 7.4.5.H.12. KT welcomes the opportunity to address any questions from the Board and respectfully requests approval of the rezoning, variance, and Tall Structure Permit as presented.

Kelly Towers III, LLC

Submitted by: Kathy Kelly

Kathy Kelly, Owner

EXHIBIT “A”

OPTION AND LAND LEASE AGREEMENT

(Site Name: Pine Circle Site I. D.: GA2012 Site County: Hall)

This Option and Land Lease Agreement ("**Agreement**") is made and entered into this 28th day of October, 2025 by and between Pine Circle Titshaw, LLC, a Georgia limited liability company having a mailing address of 2901 Seven Hills Blvd, Dallas, Georgia 30132, ("**Owner**") "), and Kelly Towers III LLC, a Georgia limited liability company, having an address of 3708 Stonewall Circle, Atlanta Georgia 30339 ("**Lessee**").

1. **Option to Lease.** (a) Owner owns certain real property descr[redacted] made a part hereof (the "**Property**"). In consideration of the sum of [redacted] to be paid by Lessee to Owner upon full execution of this Agreement, [redacted] onths (the "**Initial Option Term**") an option to lease (the "**Option**") a portion of the Property, said portion of the Property having approximately 3,600 square feet of land and located on parcel 00116 002023 in the county of Hall for the purpose of installing, maintaining and/or operating, a wireless communications and broadcast facility, including, without limitation, antenna towers or poles, guyed wires (if applicable), foundations, utility lines, equipment shelters, ice bridges, radio equipment, antennas, security alarms, cameras, lights, and supporting equipment thereto (collectively, the "**Facility**"), together with non-exclusive easements (a) to a public right of way, for reasonable access, (b) to the appropriate sources of electric and telephone facilities as determined by Lessee, (c) for placement of any supporting equipment as reasonably determined by Lessee per good engineering practices (d) to meet fall-zone or set back requirements and (e) temporary staging area for equipment and assembly during construction (collectively, the "**Premises**"). The approximate location of the Premises on the Property, including 3,600 square feet of land and the easements are described and/or depicted on **Exhibit B** attached hereto and made a part hereof. The parties shall amend this Agreement and **Exhibit B** upon preparation of final agreed-upon surveyed legal description of the Premises. Lessee may extend the Option for up to two (2) successive periods of six months each "**Renewal Option Term**" and together with the Initial Option Term, the "**Option Term**") by written notice to Owner and payment of ONE THOUSAND AND 00/100 DOLLARS ($1,000.00) for each Renewal Option Term. If Lessee terminates the option at any time, the option fee is non-refundable.

(b) Upon advance notification to Owner and in a manner which does not unreasonably interfere with Owner's operations, during the Option Term and during the term of this Agreement, Lessee and its agents, engineers, surveyors and other representatives will have the right to enter upon the Premises and those portions of the Property necessary to inspect, examine, conduct soil, drainage testing, material sampling, and other geological or engineering tests or studies of the Premises (collectively, the "**Tests**"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary by any governmental or other authority or appropriate at Lessee's sole discretion for its use of the Premises and including, without limitation, applications for zoning variances, zoning ordinances, amendments, special use permits, construction permits (collectively, the "**Approvals**"), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Property that, in the opinion of Lessee, are necessary in Lessee's sole discretion to determine the physical condition of the Premises, the environmental history of the Premises, Owner's title to the Premises and the feasibility or suitability of the Premises for Lessee's permitted use, all at Lessee's expense; provided, however, that (i) no invasive testing shall be done in any portion of the Property other than the Premises and (ii) upon completion of the Tests, Lessee's right to enter upon any portion of the Property, other than the Premises, shall terminate. Lessee will not be liable to Owner or any third party on account of any pre-existing defect or condition on or with respect to the Premises, whether or not such defect or condition is disclosed by Lessee's inspection. Lessee will restore the Premises to its condition as it existed at the commencement of the Option Term, reasonable wear and tear and casualty not caused by Lessee excepted. Upon completion of construction of the Facility, Lessee no longer needs to notify Owner of access to Premises.

c) During the Option Term, Lessee may exercise the Option by notifying Owner in writing. If Lessee does not exercise the Option, this Agreement shall terminate, but such termination shall not relieve or release either of the parties of or from any rights or liabilities arising prior to the effective date of such termination absent of which the parties will have no further liability to each other.

2. **Lease and Use.** If Lessee exercises the Option, then Owner leases the 3,600 square foot portion of the Premises to the Lessee and grants to Lessee easement in the easement portions of the Premises, both subject to the terms and conditions of this Agreement. Lessee shall have exclusive use of the 3,600 square feet of land and shall use the Premises for installing, maintaining and/or operating the Facility or for any other use permitted by applicable law. Title

to the Facility shall be held by Lessee and the Facility shall remain Lessee's personal property and in no event shall be construed as fixtures.

3. **Term**. The term of this Agreement (the **"Initial Term"**) is ten (10) years, starting on the date Lessee exercises the Option. This Agreement will be automatically renewed for five (5) additional terms (each a **"Renewal Term"**) of five years each unless Lessee provides Owner notice of intention not to renew 90 days prior to the expiration of the then current term. If Lessee shall remain in possession of the Premises at the expiration of this Agreement without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Agreement.

4. **Rent**. Beginning with the date upon which construction of the Facility begins (hereinafter **"Rent Commencement Date"**); rent will be paid monthly, on the first day of each calendar month, [redacted] The applicable Revenue Share Fee shall commence on the first day of the month following the date that the second (2"d) Broadband Carrier (and each additional Broadband Carrier thereafter) commences rental payments to Tenant under its respective sublease. The Revenue Share Fee shall only be due and payable in the event there are two (2) or more Broadband Carriers. If at any time subsequent to the addition of a second (2nd) Broadband Carrier the number of Broadband Carriers is reduced to one (1) Broadband Carrier, then no Revenue Share Fee shall be due and payable. Notwithstanding anything to the contrary contained herein, the Revenue Share Fee shall only be due and payable by Tenant to Landlord hereunder during the term of such Broadband Carrier's sublease agreement and for so long as such Broadband Carrier is actually paying to Tenant the requisite rental set forth therein. For purposes herein, the term "Broadband Carrier" shall mean Verizon, AT&T, Dish, and T-Mobile and such similar national broadband carriers.

5. **Title, Quiet Possession, and Access.** Owner represents and warrants to Lessee: (a) that it is the owner of the Property pursuant to the deed set forth on Exhibit A; (b) that the Property is free from all encumbrances except as set forth on Exhibit A, (c) that it has the right to enter into this Agreement; (d) that the person signing this Agreement on its behalf has the authority to sign on behalf of Owner, and the signature represents the binding and enforceable obligation of Owner to the terms hereof; (e) that Owner's execution and delivery of this Agreement has been duly authorized by all necessary action of Owner's governing board (if Owner is not an individual), and that Owner's execution, delivery and performance of this Agreement will not put Owner in breach of any other agreement to which Owner is a party or by which Owner is already bound; (f) that Lessee, its employees, agents, subcontractors, clients, and invitees and their successors and assigns are entitled to access to the Premises at all times and to the quiet possession of the Premises so long as Lessee is not in default beyond the expiration of any cure period; and (g) that Owner will not have unsupervised access to the Premises or to the related Facility. Owner further represents, agrees and covenants that during the Initial Term and Renewal Terms of this Agreement, Owner will not use, or permit others to use, any part of any real property currently owned, or hereafter acquired, by Owner within two (2) miles of the Premises for any type of communication or broadcast tower or otherwise provide advice, services for development of competing properties or release any information about Lessee's business. Owner shall obtain non-disturbance, subordination and attornment agreement from prior lien holders as required by Lessee or its title insurance company.

6. **Assignment/Subletting.** Either party may assign or transfer this Agreement with notice to the other party. Upon delivery of such notice the transferor will have no further liability under the Agreement. Lessee shall be allowed to sublet, or otherwise grant use rights to all or any portion of the Premises and/or the Facility without the prior written consent of Owner, it being the express intention of Lessee to lease or license antenna, towers, shelters, and related space of the Facility to separate wireless communication carriers and other clients.

7. Improvements. Lessee may make such future improvements on or to the Premises and Facility as it deems necessary. Owner agrees to cooperate with Lessee with respect to obtaining any required Approvals for the Premises and any improvements thereon. Upon termination or expiration of this Agreement, Lessee shall remove the Facility and

its other property located upon the Premises, excepting the foundation, and will restore the Premises to substantially the condition existing at inception of this Agreement, except for ordinary wear and tear and casualty loss. Lessee shall reimburse Owner any property tax increases directly attributable to Lessee's improvements and Owner shall pay the real property taxes on the Property and the Premises. Owner shall fully cooperate with Lessee in any available administrative or court appeals of such tax increases. Lessee shall improve and maintain the condition of the existing access road for construction and continued use to and from the communication facility. Lessee understands that this is an non-exclusive easement used by residents of the trailer park and will use caution during construction.

8. **Compliance with Laws.** Owner represents that Owner's Property (including the Premises), and all improvements located thereon, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. Lessee will substantially comply with all applicable laws relating to its possession and use of the Property including the Premises.

9. **Utilities**. Lessee will pay for all utility connections to the Premises. Owner will cooperate with Lessee in Lessee's efforts to obtain utilities from the most economical source and in Lessee's efforts to connect utilities to the Premises. In the event that Lessee needs additional easements for itself or its utility companies in order to provide overhead or underground utility services to the Premises, Owner agrees to grant such additional easements to Lessee and/or the utility provider at locations mutually acceptable to all parties.

10. **Termination**. Lessee may terminate this Agreement at any time by notice to Owner without further liability, if Lessee does not obtain all Approvals or any easements required from any third party to construct/operate the Facility for its intended use, or if any such Approval or easement is canceled, expires or is withdrawn or terminated, or if Owner fails to have proper ownership of the Premises or authority to enter into this Agreement, or if Lessee, for any other reason, in its sole discretion, determines that it will be unable to use the Premises for its intended purpose. In addition, Lessee shall have the right to terminate this Agreement with a thirty (30) day notice to Owner and a termination fee equal to 12 month's then due rent for any reason not falling under the categories described in the first sentence of this Section 10.

11. **Default**. If either party is in default under this Agreement for a period thirty (30) days following receipt of notice from the non-defaulting party, then the non-defaulting party shall have the right to pursue all legal or equitable remedies including without limitation, termination of this Agreement, which would be in addition to, and not in lieu of, other remedies. If a non-monetary default may not reasonably be cured within a thirty (30) day period, this Agreement may not be terminated if the defaulting party commences action to cure the default within such 30 day period and said default is substantially cured within ninety (90) days of the initial notice of default.

12. **Indemnity**. Owner and Lessee each indemnify the other against and holds the other harmless from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of the use and/or occupancy of the Premises or Facility by the direct actions or culpable omissions of the indemnifying party, its employees, agents or independent contractors. This indemnity does not apply to any claims arising from the sole negligence or intentional misconduct or omission of the party seeking indemnification .

13. **Hazardous Substances**. Owner represents that it has no knowledge of any substance, ground contamination, chemical or waste (collectively, "**Substance**") on the Premises or its Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Lessee will not introduce or use any such Substance on the Premises in violation of any applicable law. Owner shall indemnify Lessee against and hold it harmless from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of any occurrence or condition causing the presence of any such substance on the Premises or Property that occurred prior to the date of this Agreement (whether or not known to Owner at the time of execution and delivery of this Agreement) or that is directly attributable to the use of Owner's adjoining Property during the term of this Agreement.

14. **Waiver of Owner's Lien.** (a) Owner waives any lien rights it may have concerning the Facility, whether the Facility is deemed Lessee's personal property or Lessee's fixtures, and Lessee has the right to remove the same at any time without Owner's consent. Owner (i) disclaims any interest, now or in the future, in and to the Facility, as fixtures or otherwise; (ii) agrees that the Facility and the leasehold or other use interest of Lessee or its authorized sublessees or users, shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any rent due or to become

due and (iii) agrees to provide any such lender with an estoppel statement regarding the above facts and such other facts as reasonably required including those more particularly described in Section 17 below.

15. **Insurance.** Lessee, at its sole cost and expense, shall upon commencement of construction (upon use of mechanical equipment to disturb the land, but not for taking of soil samples or surveys and measurements) procure and maintain bodily injury and property insurance on the Facility with a combined single limit of at least One Million Dollars ($1,000,000) per occurrence. A copy of such policy shall be furnished to Owner within 30 days of written request.

16. **Right of First Refusal**. If, during the Initial or Renewal Term, Owner receives an offer from any "Offeror" (as defined below), that Owner intends to accept (i) to purchase or otherwise acquire all or any portion of the Premises and/or this Agreement; (ii) to acquire, by easement, lease, license or any other manner a current or future interest in any portion of the Premises and/or this Agreement (legal, economic or otherwise); or (iii) an option of any of the foregoing, with or without an assignment of this Agreement, then Owner shall immediately provide written notice to Lessee of said offer ("**Owner's Notice**"), and Lessee shall have a right of first refusal to acquire such interest on the same terms and conditions. Owner's Notice shall include the Offeror's name, the purchase price and/or other consideration being offered, the other terms and conditions of the offer, the due diligence period, the proposed closing date and a description of the real property and interest therein subject to the offer. Lessee shall have the right to exercise its right of first refusal by providing written notice to Owner within fifteen (15) days following receipt of Owner's Notice. In the event Lessee elects not to exercise its right of first refusal within said fifteen (15) day period, Owner may convey the property as described in Owner's Notice and this Agreement shall continue in full force and effect and the benefits and burdens thereof shall be binding on the heirs, successors, assigns and personal representatives of the parties hereto. Lessee shall have the right, at its sole discretion, to assign the right of first refusal to any person or entity, either separate from an assignment of this Agreement or as part of an assignment of this Agreement and either prior to or after Lessee's receipt of Owner's Notice and the assignment shall be effective upon written notice to Owner. Notwithstanding the foregoing terms of this paragraph, the due diligence period shall be as set forth in Owner's Notice but in no event less than sixty (60) days from the exercise by Lessee of its right of first refusal and closing shall occur no earlier than fifteen (15) days following the expiration of such due diligence period. An "**Offeror**" is any person or entity that, directly or indirectly, owns or operates towers or communications facilities, or is in the business of acquiring, in whole or in part, fee title, tenancy rights, licensing rights, easement rights, contract rights, economic rights or any other type of right or interest in real property and/or leases in, under or around towers or communications facilities.

17. **Estoppel Certificates, Owner's Acknowledgment of Rights, and other Similar Documents**. Owner agrees that it will from time to time and at Lessee's expense, within ten(10) days after request by Lessee, execute and deliver an Estoppel Certificate, Owner's Acknowledgement of Rights, or other similar statement, in a form and content that is reasonably acceptable to both Owner and Lessee certifying that (i) this Agreement is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified); (ii) stating the dates to which rent and other charges payable hereunder have been paid; (iii) stating that Lessee is not in default hereunder (or if Owner alleges a default stating the nature of such alleged default); and (iv) acknowledging the rights of Lessee and Lessee's mortgagee, if any, and further stating such other matters as Lessee or Lessee's mortgagee shall reasonably require. In addition, Owner shall obtain for the benefit of the Lessee and its subtenants a commercially reasonable non-disturbance and attornment agreement from each holder of a mortgage, deed of trust, deed to secure debt or other similar instrument now or hereafter encumbering the Premises, confirming that the Lessee's right to quiet possession of the Premises during the term of this Agreement, including any extensions hereof, shall not be disturbed as long as the Lessee is not in default hereunder.

18. **Right of Lessee to Mortgage Leasehold Interest**. Owner acknowledges that Lessee has the right, without the necessity of obtaining Owner's consent, at any time to: (i) encumber its leasehold estate by mortgage or other encumbrance or lien; and (ii) grant security interests in or place liens upon any and all improvements, including but not limited to, the Facilities (whether or not such is considered real or personal property). Lessee shall give notice of such to Owner within ten (10) days of granting such mortgage.

19. **Notices**. It is understood and agreed by Owner and Lessee that written notice delivered by an overnight delivery service or by certified mail, return receipt requested, postage prepaid to a party's offices as specified herein, shall constitute notice to that party sufficient to comply with the terms of this Agreement. Addresses are as set forth in the preamble to this Agreement unless either party provides a new address to the other party in accordance with this

Notice Section. All notices are effective, on the third business day after their deposit via certified and postage prepaid mail, or, on the next business day after deposit via recognized overnight delivery carrier

20. **Miscellaneous**. (a) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement; (b) This Agreement is governed by the laws of the State in which the Premises is located; (c) This Agreement (including the Exhibits) constitutes the entire agreement between the parties and supersedes all prior agreements; any amendments to this Agreement must be executed by both parties; (e) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement, will not be affected and shall remain valid and enforceable to the extent permitted by law; (f) The prevailing party in any action or proceeding in court is entitled to receive, in addition to and not in lieu of any other remedies, its reasonable attorneys' fees and other reasonable enforcement (or, as applicable, defense) costs and expenses; and (g) Owner agrees promptly to execute and deliver to Lessee, simultaneously herewith or forthwith hereafter at Lessee's request, a recordable Memorandum of Option in the form of **Exhibit C** and a Memorandum of this Agreement in the form of **Exhibit D**. Any dispute arising out of or pertaining to this agreement shall be litigated exclusively in the Superior Court of Hall County, Georgia, at the election of the party filing suit, and in no other venue or Jurisdiction whatsoever, with all parties hereto specifically consenting to such venue and jurisdiction.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Option as of the Effective Date (date last signed by a party hereto).

WITNESSES:

Samantha Jones
Name: Samantha Jones

Name: Kenneth Smith

OWNER:

Pine Circle Titshaw, LLC, a Georgia limited liability company.

By: Mitchell P Cochran
Name: Mitchell P Cochran
Title: President / Owner
Date: 10/09/2025

STATE OF GEORGIA

COUNTY OF Bartow

On this, the 9th day of October, 2025, before me, Randi Smith, the undersigned officer, personally appeared Mitchell Cochran who acknowledged himself to be the Owner of Pine Circle Titshaw, LLC, and that he/she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/ herself as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Randi Smith
NOTARY PUBLIC
My Commission Expires: _____

(Seal)

RANDI SMITH
NOTARY PUBLIC
COMMISSION EXPIRES
MARCH 19, 2029
BARTOW COUNTY, GEORGIA

WITNESSES:

Name: Daniel Jones

Name: Tom Ahrens

LESSEE:

KELLY TOWERS III Limited Liability Company
a Georgia limited liability company

By:
Name: Kathy Kelly
Title: President
Date:

STATE OF GEORGIA

COUNTY OF Cobb

On this, the 28 day of October, 2025, before me, Kirsten Ahrens, the undersigned officer, personally appeared Kathy Kelly who acknowledged herself to be the owner of KELLY TOWERS III Limited Liability Company, a Delaware limited liability company, and that she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as owner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

KIRSTEN AHRENS MY COMMISSION EXPIRES NOTARY PUBLIC JUNE 11, 2029 COBB COUNTY, GEORGIA

Kirsten Ahrens
NOTARY PUBLIC
My Commission Expires: 6/11/2029

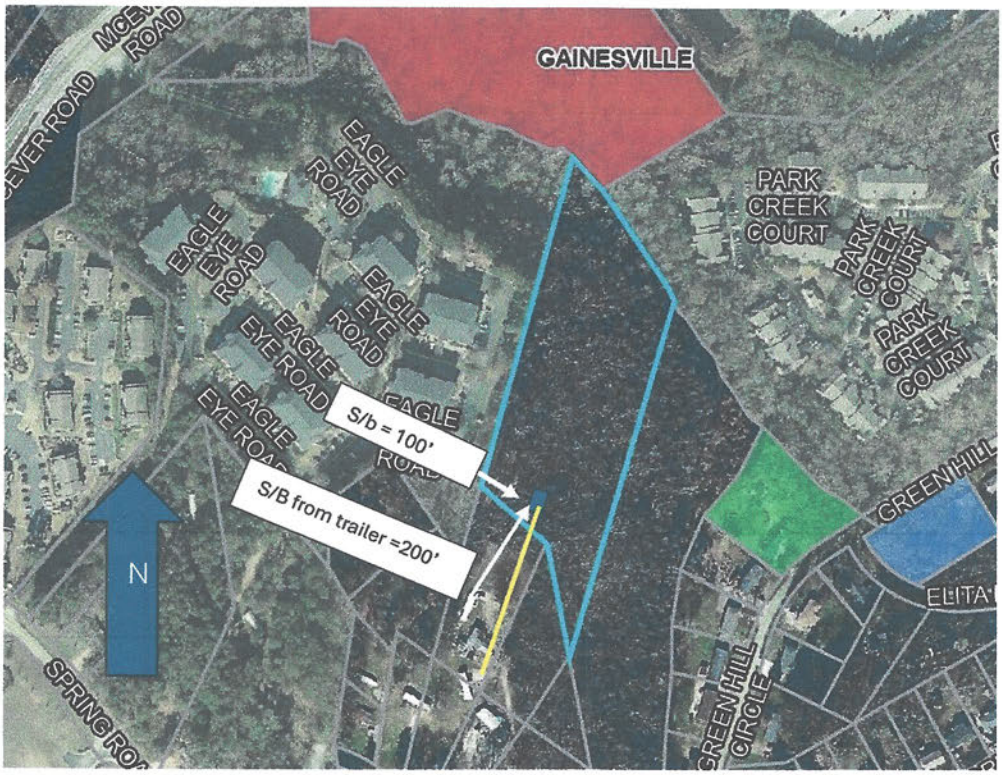
(Seal)

EXHIBIT A
Deed describing the Owner's Property and Encumbrances Affecting the Property

All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.

EXHIBIT B

Description or Depiction of the Premises including the 3600 Square Feet of Land and any Easements



Site sketch to be replaced with actual survey. Location of the leased area may change upon initial site walk.

EXHIBIT C
Form of Memorandum of Option

(Above Space for Recorder's Use Only)

Upon Recording Return to:

Kelly Towers III Limited Liability Company
3708 Stonewall Circle
Atlanta, Georgia 30339

Site Name: Pine Circle Dr
Site Number: GA2012
Commitment #: _____

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option (**"Memorandum"**) is made and entered into this ____ day of _____, 2025 by and Pine Circle Titshaw, LLC, a Georgia limited liability company having a mailing address of 2901 Seven Hills Blvd, Dallas, Georgia 30132 (jointly and severally, the **"Owner"**) "), and Kelly Towers III, Limited Liability Company, a Georgia limited liability company, having an address of 3708 Stonewall Circle, Atlanta, Georgia 30339 (**"Lessee"**).

1. Owner and Lessee entered into a certain Option and Land Lease Agreement ("Agreement") dated _____, 2025, affecting certain real property of Owner described on **Exhibit A** attached hereto and made a part hereof (the "Property").

2. The Agreement grants to Lessee an option (**"Option"**) to lease a 3600 square foot portion of Owner's Property for the purpose of installing, maintaining and/or operating, a wireless communications and broadcast facility, including, without limitation, antenna towers or poles, guyed wires (if applicable), foundations, utility lines, equipment shelters, ice bridges, radio equipment, antennas, security alarms, cameras, lights, and supporting equipment thereto (collectively, the **"Facility"**), together with non-exclusive easements (a) to a public right of way, for reasonable access, (b) to the appropriate sources of electric and telephone facilities as determined by Lessee, (c) for placement of any supporting equipment as reasonably determined by Lessee per good engineering practices (d) to meet fall-zone or set back requirements and (e) temporary staging area for equipment and assembly during construction (collectively, the **"Premises"**).

3. The Option is for an initial term of twelve months and Lessee may renew the Option for one successive period of one-year.

4. Lessee shall have the sole right in its discretion to exercise the Option, whereupon the Option shall become a lease, and Lessee shall record a memorandum of agreement.

5. This Memorandum Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

6. This Memorandum is prepared for the purpose of recordation and does not modify the provisions of the Agreement. The Agreement is incorporated herein by reference. If there are any conflicts between the Agreement and this Memorandum, the provisions of the Agreement shall prevail.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Option as of the Effective Date (date last signed by a party hereto).

WITNESSES:

_____
Name:_____

_____
Name:_____

OWNER:

Pine Circle Titshaw, LLC, a Georgia limited liability company.

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

STATE OF GEORGIA

COUNTY OF _____

On this, the ____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared _____. who acknowledged himself to be the _____ of _____, _____, and that he/she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/ herself as _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
NOTARY PUBLIC
My Commission Expires: _____

(Seal)

WITNESSES:

_____

Name:_____

_____

Name:_____

LESSEE:

KELLY TOWERS III, Limited Liability Company
a Georgia limited liability company

By:_____
Name: Kathy Kelly
Title: President
Date:_____

STATE OF GEORGIA

COUNTY OF _____

On this, the ____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared _____. who acknowledged herself to be the _____ of KELLY TOWERS III, Limited Liability Company, a Delaware limited liability company, and that she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
NOTARY PUBLIC
My Commission Expires: _____

(Seal)

EXHIBIT A

Deed describing the Owner's Property and Encumbrances Affecting the Property

All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.

EXHIBIT D
Form of Memorandum of Agreement

(Above Space for Recorder's Use Only)

Upon Recording Return to:

Kelly Towers III Limited Liability Company
3708 Stonewall Circle
Atlanta, Georgia 30339

Site Name: Pine Circle
Site Number: GA2012
Commitment #: _____

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (**"Memorandum"**) is made and entered into this ____ day of _____, 2025 by and between Pine Circle Titshaw, LLC, a Georgia limited liability company having a mailing address of 2901 Seven Hills Blvd, Dallas, Georgia 30132, (jointly and severally, the **"Owner"**) "), and Kelly Towers III Limited Liability Company, a Georgia limited liability company, having an address of 3708 Stonewall Circle, Atlanta, Georgia 30339 (**"Lessee"**).

1. Owner and Lessee entered into a certain Option and Land Lease Agreement ("Agreement") dated _____, 2025, affecting certain real property of Owner described on **Exhibit A** attached hereto and made a part hereof (the **"Property"**).

2. Pursuant to the Agreement Owner leases to Lessee a 3,600 square foot portion of Owner's Property for the purpose of installing, maintaining and/or operating, a wireless communications and broadcast facility, including, without limitation, antenna towers or poles, guyed wires (if applicable), foundations, utility lines, equipment shelters, ice bridges, radio equipment, antennas, security alarms, cameras, lights, and supporting equipment thereto (collectively, the **"Facility"**) and granted to Lessee non-exclusive easements (a) to a public right of way, for reasonable access, (b) to the appropriate sources of electric and telephone facilities as determined by Lessee, (c) for placement of any supporting equipment as reasonably determined by Lessee per good engineering practices (d) to meet fall-zone or set back requirements and (e) temporary staging area for equipment and assembly during construction (collectively, the **"Premises"**). The Premises is more particularly described on Exhibit B attached hereto and made a part hereof.

3. The Agreement is for an initial term of ten (10) years (**"Initial Term"**) and the Agreement will be automatically renewed for five (5) additional terms (each a **"Renewal Term"**) of five years each unless Lessee provides Owner notice of intention not to renew 90 days prior to the expiration of the then current term.

4. If, during the Initial Term or any Renewal Term, Owner receives an offer that Owner intends to accept (i) to purchase or otherwise acquire all or any portion of the Premises and/or this Agreement; (ii) to acquire, by easement, lease, license or any other manner a current or future interest in any portion of the Premises and/or this Agreement (legal, economic or otherwise); or (iii) an option of any of the foregoing, with or without an assignment of this Agreement, then Owner shall immediately provide written notice to Lessee of said offer and Lessee shall have a right of first refusal to acquire such interest on the same terms and conditions and subject to additional terms and conditions set forth in the Agreement. .

5. This Memorandum Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

6. This Memorandum is prepared for the purpose of recordation and does not modify the provisions of the Agreement. The Agreement is incorporated herein by reference. If there are any conflicts between the Agreement and this Memorandum, the provisions of the Agreement shall prevail.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Agreement as of the Effective Date (date last signed by a party hereto).

WITNESSES:

_____
Name:_____

_____
Name:_____

OWNER:

Pine Circle Titshaw, LLC, a Georgia limited liability company.

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

STATE OF GEORGIA

COUNTY OF _____

On this, the ____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared _____. who acknowledged himself to be the _____ of _____, _____, and that he/she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/ herself as _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
NOTARY PUBLIC
My Commission Expires: _____

(Seal)

WITNESSES:

LESSEE:

KELLY TOWERS III Limited Liability Company
a Georgia limited liability company

_____
Name:_____

_____
Name:_____

By:_____
Name: Kathy Kelly
Title: President
Date:_____

STATE OF GEORGIA

COUNTY OF _____

On this, the ____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared _____. who acknowledged herself to be the _____ of KELLY TOWERS III, Limited Liability Company, a Georgia limited liability company, and that she as such, being authorized to do so, executed, the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as _____.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
NOTARY PUBLIC
My Commission Expires: _____

(Seal)

EXHIBIT A

Deed describing the Owner's Property and Encumbrances Affecting the Property

All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.

027442

000226

C. Crawford

Please return to Fox Chandler Homans Hicks & McKinnon

P O Box 2515

Gainesville, GA 30503

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 21 day of November
20 13 at 4:41 PM. Recorded in Deed
Book 7289 Page(s) 226-227
Charles Baker, Clerk By JN

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 11-21-13
Charles Baker
Superior Court Clerk
By JN

PT61 069-2013007671

STATE OF GEORGIA
COUNTY OF HALL

QUITCLAIM DEED

THIS INDENTURE, made this 19th day of November, 2013, by and between

COCHRAN PROPERTY MANAGEMENT, INC., a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

PINE CIRCLE TITSHAW 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 consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever quitclaim unto Grantee, their successors and assigns, all the right, title, interest, claim, or demand Grantor has or may have had in and to the following described property, to-wit

all that tract or parcel of land, lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference

with all the rights, members and appurtenances to the said described premises in any way appertaining or belonging

TO HAVE AND TO HOLD THE SAID described property to the said Grantee, their heirs and assigns, so that neither the Grantor nor her heirs or successors nor any other person or persons claiming under them shall at any time hereafter, by any way or means, have, claim or demand any right, title or interest in or to the aforesaid property or its appurtenances or any part thereof

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

Signed, sealed and delivered
This 19th day of Nov. , 2013
In the presence of

WITNESS

Notary Public My Commission Expires:
[NOTARY SEAL]

CATHERINE T. CRAWFORD NOTARY PUBLIC Exp. Mar. 16, 2015 HALL CO. GA.

Cochran Property Management Inc

BY

Print Name Mitchell P Cochran
In his capacity as CEO of
Cochran Property Management Inc.

000227

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 24 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.

Subject to a non-exclusive easement for ingress and egress twenty feet (20') wide centered on the boundary lines between Lots 24 and 25, and Lots 37 and 38, beginning at Pine Circle and continuing over Lots 24, 25, 37 and 38 a distance of approximately 480 feet, for the purposes of ingress and egress from Pine Circle.

Please return to Fox Chandler Homans Hicks & McKinnon

P O Box 2515

Gainesville, GA 30503

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 20 day of November
20 13 at 3:30PM. Recorded in Deed
Book 7288 Page(s) 566-567
Charles Baker, Clerk By ER

027309

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 0
Date 11/20/13
Charles Baker
Superior Court Clerk
By ER
PT61 069-2013-007669

000566

STATE OF GEORGIA
COUNTY OF HALL

QUITCLAIM DEED

THIS INDENTURE, made this 19th day of **November, 2013,** by and between

COCHRAN PROPERTY MANAGEMENT, INC. , a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

PINE CIRCLE TITSHAW 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 consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever quitclaim unto Grantee, their successors and assigns, all the right, title, interest, claim, or demand Grantor has or may have had in and to the following described property, to-wit

all that tract or parcel of land, lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference

with all the rights, members and appurtenances to the said described premises in any way appertaining or belonging

TO HAVE AND TO HOLD THE SAID described property to the said Grantee, their heirs and assigns, so that neither the Grantor nor her heirs or successors nor any other person or persons claiming under them shall at any time hereafter, by any way or means, have, claim or demand any right, title or interest in or to the aforesaid property or its appurtenances or any part thereof

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

Signed, sealed and delivered
This 19th day of Nov., 2013
In the presence of

Dana M. Smith
WITNESS

C Crawford
Notary Public My Commission Expires

[NOTARY SEAL]

CATHERINE T. CRAWFORD NOTARY PUBLIC Exp. Mar. 16, 2015 HALL COUNTY, GA

Cochran Property Management Inc

BY
Print Name Mitchell P Cochran
In his capacity as CEO of
Cochran Property Management Inc

EXHIBIT A 000567

All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 38 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.

Subject to a non-exclusive easement for ingress and egress twenty feet (20') wide centered on the boundary lines between Lots 24 and 25, and Lots 37 and 38, beginning at Pine Circle and continuing over Lots 24, 25, 37 and 38 a distance of approximately 480 feet, for the purposes of ingress and egress from Pine Circle.

BK 7584
000300

FILED
HALL CO., GA.
15 SEP 14 PM 3:46
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY ER
Pgs 300-313

Please return to: CCrawford
FOX, CHANDLER, HOMANS, HICKS & McKINNON
Post Office Box 2515
Gainesville, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 9/14/15
Charles Baker
Superior Court Clerk
By ER

019157

PT61 069-2015-006160

STATE OF GEORGIA
COUNTY OF HALL

DEED OF ASSENT OF EXECUTOR TO DEVISE

WHEREAS, Paul Cochran died a resident of Hall County, Georgia on the 8th day of March, 2011, leaving a will which has been filed for probate in solemn form in Hall County, Georgia, at a regular term of the Hall County Probate Court, Estate No. E-11-101; and

WHEREAS, Letters Testamentary issued to Mitchell Paul Cochran and Sherry Lynn Debose as co-executors of said Estate of Paul Cochran on March 21, 2011; and

WHEREAS, under the terms of Item III of said will the interest held by Paul Cochran in the following described property was devised equally to **Mitchell Paul Cochran and Sherry Lynn Debose**:

See Exhibit "A" attached hereto and made a part hereof by reference

NOTE. The attorneys preparing this instrument have not examined title to the real property described herein and have expressed no opinion regarding the title to said property.

WHEREAS, the undersigned duly qualified as Co-Executors of the Estate of Paul Cochran and have administered the estate under the terms of said will, and it has been determined that there is a sufficient amount of property in said estate in addition to the above-described property to pay the indebtedness of said estate; and

WHEREAS, pursuant to an Order of the Hall County Probate Court dated August 19, 2015, which Order is attached hereto and incorporated herein by this reference, the undersigned, by signing this Deed have complied with the court's order and agree that, as part of the equal division of the estate's assets between themselves as beneficiaries, the subject property shall be transferred solely to PINE CIRCLE TITSHAW LLC.

NOW, THEREFORE, the undersigned as Co-Executors of the will of the said Paul Cochran hereby assent to the devise of said property under the terms of said will, so that fee simple title thereto is vested in the said PINE CIRCLE TITSHAW LLC

IN WITNESS WHEREOF, said undersigned has hereunto set his/her hand and affixed his/her seal this 11th day of September, 2015

Signed, sealed and delivered
in the presence of

Witness

Catherine T. Crawford (seal)
Notary Public, My Commission Expires: 2-19-2019

CATHERINE T. CRAWFORD NOTARY PUBLIC HALL COUNTY, GA EXP Feb 19, 2019

Mitchell Paul Cochran (seal)
Mitchell Paul Cochran
As Co-Executor Aforesaid

Signed, sealed and delivered
in the presence of

Witness

Catherine T. Crawford (seal)
Notary Public, My Commission Expires: 02-19-2015

CATHERINE T. CRAWFORD NOTARY PUBLIC HALL COUNTY, GA EXP Feb 19, 2019

Sherry Lynn Debose (seal)
Sherry Lynn Debose
As Co-Executor Aforesaid

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.

060303

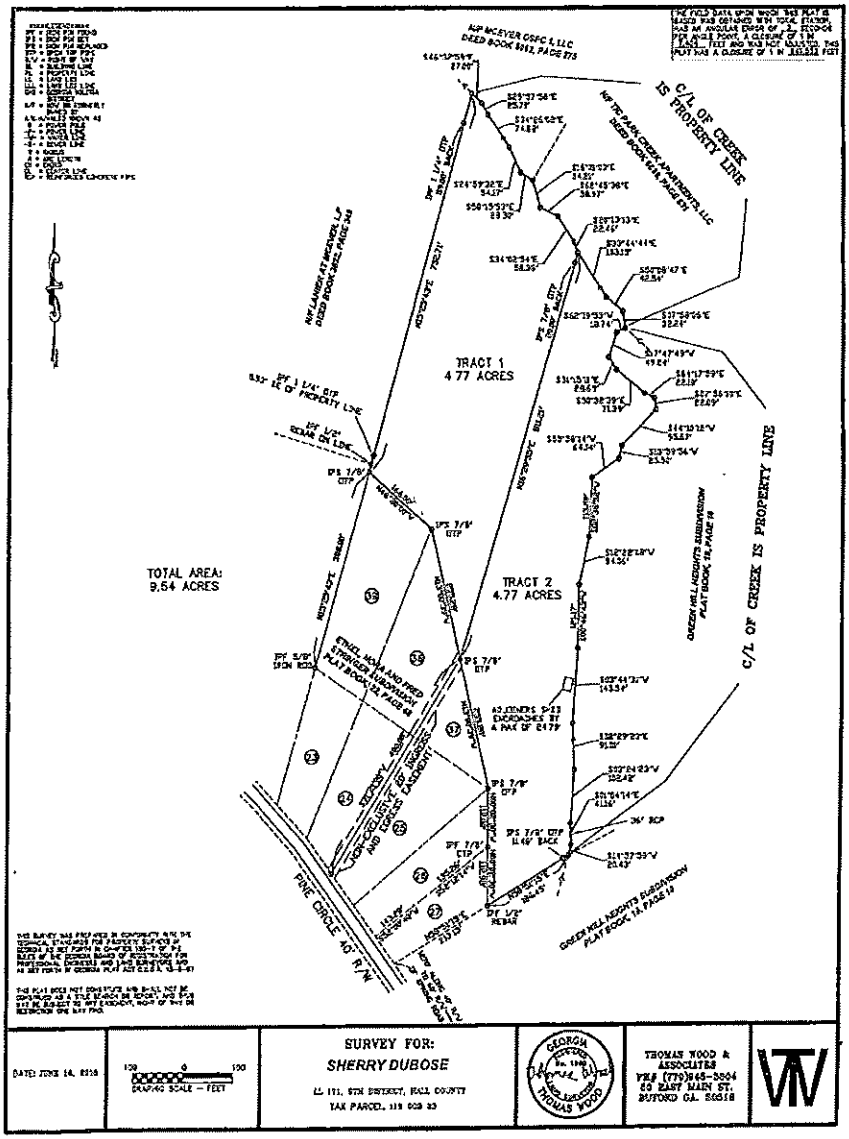
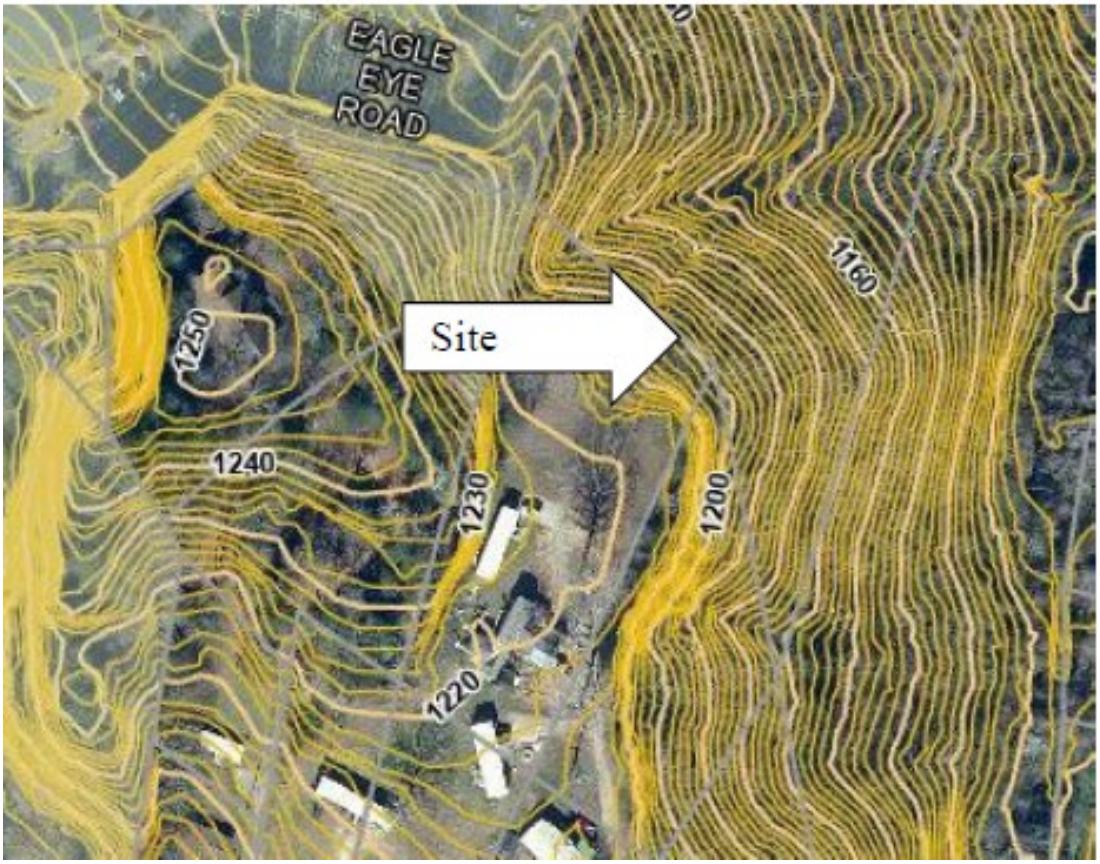

C/L OF CREEK IS PROPERTY LINE
TRACT 1
4.77 ACRES
TRACT 2
4.77 ACRES
TOTAL AREA:
9.54 ACRES
PINE CIRCLE 40' R/W
C/L OF CREEK IS PROPERTY LINE
SURVEY FOR:
SHERRY DUBOSE
THOMAS WOOD & ASSOCIATES

EXHIBIT “B”

TOPOGRAPHY MAP OF PROPERTY



SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
www.smweng.com

1-A CERTIFICATION

Date: December 23, 2025

RE: Site Name: Gainesville

Site Number: GA2012

Ground Elevation: 1185' AMSL

City Name: Gainesville County: Hall State: Georgia

I certify that the Latitude of 34 Degrees 17 Min. 33.263 Sec. North and the longitude of 83 Degrees 51 Min. 39.914 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

Decimal Format

34.292573 Latitude
-83.861087 Longitude

State of Georgia Date: 12/23/25

Jeremy D. Sharit
Georgia Registered No. 37206
SMW Job No. 25-1499
Prepared By: BB

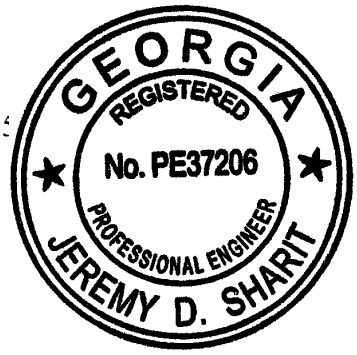


EXHIBIT “C”

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

Telecommunication Tower Affidavit

Affidavit of Inventory: existing towers/alternative tower structures.

The attached exhibit identifies ___46_____ towers or alternative structures within Hall County, within all municipalities in Hall County, and within a one-mile border of Hall County.

Information provided includes:

- Location (latitude and longitude coordinates),
- Height
- Design
- Tower type
- Suitability for co-location
- Additional information:
  - Provider/lessee
  - Any Co-location providers/lessee

An application for a tall structure permit shall not be considered complete without this affidavit of inventory

Exhibit consists of __4__ pages.

Signature of Owner(s)

Kathy Kelly

Date: 5/1/2026

Personally appeared before me

Kathy Jo Kelly

Notary Public (Print Name) who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jared Moore

Notary Public Signature Date

05/01/2026

JARED MOORE
NOTARY PUBLIC
DeKalb County
STATE OF GEORGIA
My Comm. Expires July 10, 2029

Site ID	Site Latitude	Site Longitude	Structure	Site Name	Address	City	State	Zip	County	Rad Center (AGL ft)	Structure Landlord Name	Structure Landlord ID
9AT0269A	34.130004	-83.932113	Guyed Tower	E. Buford	4262 Friendship Road	Buford	GA	30519	Hall	200	American Tower	26002
9AT0271A	34.227763	-83.860936	Monopole	Oakwood	3030 Atkins Dr (911)	Gainesville	GA	30507	Hall	160	American Tower	303333
9AT0272A	34.269719	-83.921603	Monopole	Oscarville	4550 Browns Bridge Road	Gainesville	GA	30504	Hall	195	Crown Castle	809101
9AT0276B	34.301877	-83.839637	Self Support Tower	Lee Gilmer	470 Woods Mill	Gainesville	GA	30501	Hall	167	American Tower	303382
9AT0277A	34.312912	-83.786565	Guyed Tower	Rabittown	2135 Old Cornelia Hwy	Gainesville	GA	30507	Hall	250	American Tower	26154
9AT0283A	34.333769	-83.908082	Self Support Tower	Lyncliff Sardis	2728 Barker Rd. (911)	Gainesville	GA	30506	Hall	246	American Tower	26068
9AT0284A	34.28002931	-83.7818587	Monopole	Morning	2153 Athens Hwy (911)	Gainesville	GA	30507	Hall	171	American Tower	303405
9AT0286A	34.391005	-83.807337	Monopole	Westin	3681 Cleveland Hwy	Gainesville	GA	30506	Hall	172	American Tower	303147
9AT0288A	34.40864	-83.936952	Monopole	Chestatee (SCI)	5038 Price Rd.	Gainesville	GA	30506	Hall	175	American Tower	303408
9AT0968A	34.191055	-83.899498	Self Support Tower	9AT0968A	4377 ATLANTA HWY	Flowery Branch	GA	30542	Hall	237	Crown Castle	806767-21904
9AT1249D	34.334885	-83.811929	Monopole	N. Gainesville	1750 Cleveland Hwy (911 Address)	Gainesville	GA	30501	Hall	200	American Tower	26155
9AT1250A	34.418056	-83.646393	Guyed Tower	Lula	5340 Highway 365	Alto	GA	30554	Hall	300	Crown Castle	812944-76789
9AT1264A	34.473643	-83.766557	Self Support Tower	Clermont	325 Cleveland Hwy.	Clermont	GA	30527	Hall	240	Crown Castle	874831-138703
9AT2025A	34.24742	-83.815873	Self Support Tower	Calvary	1645 Calvary Church Rd.	Gainesville	GA	30507	Hall	238	Crown Castle	801614
9AT2029A	34.16916666	-83.9605555	Self Support Tower	Whitworth B&B	6526 McEver Rd.	Flowery Branch	GA	30542	Hall	257	Crown Castle	812194

9AT2037A	34.20422431	-83.9314404	Monopole	McEVER	5753 Conner Rd. (911 Address)	Flowery Branch	GA	30542	Hall	150	Crown Castle T3	825747
9AT2101A	34.203463	-83.859034	Monopole	Sloan Mill	3920 Perry Ln.	Flowery Branch	GA	30542	Hall	170	American Tower	28660
9AT2111A	34.30996828	-83.8629637	Self Support Tower	Ahaluna	301 NW Skyview Dr.	Gainesville	GA	30501	Hall	251	Crown Castle	806762
9AT2112A	34.273747	-83.875338	Self Support Tower	Gould	2938 Florence Drive	Gainesville	GA	30504	Hall	220	Crown Castle	813807
9AT2113A	34.253567	-83.879659	Monopole	Meeks	3664 Meeks Dr.	Oakwood	GA	30566	Hall	170	SBA	GA02473-S-03
9AT2114A	34.166318	-83.82884	Self Support Tower	Chestnut Mountain	4955 Winder Hwy.	Braselton	GA	30517	Hall	220	American Tower	22049
9AT2117A	34.187622	-83.770167	Self Support Tower	Candler	3306 Candler Rd.	Gainesville	GA	30507	Hall	220	SBA	GA01854-S-05
9AT2118B	34.22250269	-83.8030608	Guyed Tower	Athens Highway	2361 Webb Girth Road	Gainesville	GA	30507	Hall	250	Georgia Power Company	00998-51135
9AT2123A	34.29290366	-83.8129912	Self Support Tower	Myrtle Street	915 Dundee St. SE.	Gainesville	GA	30501	Hall	184	GLOBAL TOWER ASSETS III	370934
9AT2298A	34.10302983	-83.8695125	Monopole	Friendship	7581 Spout Springs Road	Buford	GA	30548	Hall	180	Crown Castle	874826-138698
9AT3446A	34.282794	-83.846217	Monopole	Alta Vista	1959 Delta Dr	Gainesville	GA	30501	Hall	150	Eco-Site	US-GA-5305
9AT3694A	34.305869	-83.649236	Self Support Tower	Mary Segars	6084 Highway 52	Gillsville	GA	30543	Hall	250	Vertical Bridge	US-GA-5321
9AT3773A	34.229698	-83.897598	Monopole	McEver Rd	5131 McEver Road	Oakwood	GA	30566	Hall	175	American Tower	282111
9AT3774A	34.33570099	-83.70649719	Monopole	Miller Lake Rd	5009 Miller Lake Rd	Gainesville	GA	30507	Hall	172	Crown Castle ATT	844183
9AT3778B	34.125597	-83.8588	Guyed Tower	Flowery Branch 2	5510 Union Church Rd	Flowery Branch	GA	30548	Hall	350	American Tower	209091
9AT3934A	34.26221466	-83.8172226	Self Support Tower	9AT3934A	1334 CALVARY CHURCH RD SW	Gainesville	GA	30507	Hall	177	American Tower	26152-SE005746

9AT3935A	34.22589111	-83.76347351	Self Support Tower	9AT3935A	3284 Roy Parks Road	Gainesville	GA	30507	Hall	246	SBA	GA02435-S-01
9AT4285A	34.37385556	-83.72706945	Self Support Tower	9AT4285A	3621 Cornelia Hwy	Lula	GA	30554	Hall	269	Crown Castle T3	820767
9AT4317A	34.27221944	-83.8597222	Self Support Tower	Gainesville - Memorial P/ATLe0101035 /ATLe0106035	2041 Memorial Park Dr	Gainesville	GA	30504	Hall	160	American Tower	26153
9AT4326A	34.29138889	-83.8255556	Self Support Tower	Gainesville - Summit (MPCS-GAI016)/ATLe01 01033	504 Summit St SE	Gainesville	GA	30501	Hall	180	SBA	GA02629-A-03
9AT4412A	34.15174	-83.926491	Self Support Tower	MP GAI025	5492 Hog Mountain Rd	Flowery Branch	GA	30542	Hall	200	American Tower	303338
9AT4413A	34.29826389	-83.8225	Roof Top Mount	MP GAI061	340 Jesse Jewell PKWY SE.	Gainesville	GA	30501	Hall	117	Vertical Bridge	18105
9AT4559A	34.336125	-83.775011	Self Support Tower	9AT4559A	2954 Ramsey Rd	Gainesville	GA	30507	Hall	244	American Tower	303219-SSI12293
9AT4567A	34.27342	-83.73489	Monopole	9AT4567A	3515 Suggs Rd	Gainesville	GA	30507	Hall	195	American Tower	318216-344076
9AT4640A	34.1487167	-83.8046889	Monopole	9AT4640A	5470 Technology Pkwy	Braselton	GA	30517	Hall	195	SBA	GA46381-A-01
9AT5299A	34.47149	-83.84301	Self Support Tower	9AT5299A	6161 ELMER TRUELOVE RD	CLERMONT	GA	30527	Hall	235	SBA	GA13106-A-01
9AT5322A	34.36933012	-83.8720769	Monopole	Corinth	3565 Thompson Bridge Rd.	Gainesville	GA	30506	Hall	190	Crown Castle	801549-54328
9AT5781A	34.407738	-83.908539	Guyed Tower	Bark Camp	5701 Bark Camp Road	Murrayville	GA	30564	Hall	311	Crown Castle	812654
9AT7351A	34.22221919	-83.91478542	Monopole	9AT7351A	5496 Allen Cir	Oakwood	GA	30566	Hall	179	American Tower	420873
9AT7357A	34.430208	-83.831142	Monopole	9AT7357	5162 Odum Smallwood Road	Gainesville	GA	30506	Hall	173	The Towers LLC	US-GA-5454

9AT7383A	34.25158333	-83.7156944	Monopole	Patrick	3897 Coker Road	Gainesville	GA	30507	Hall	128	Crown Castle ATT	844192

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

Telecommunication Tower Affidavit

Affidavit of Evaluation of Existing Towers for Co-Location

The attached exhibit identifies towers or alternatives structures that were considered for co-location and were rejected. For each location a detailed explanation of why the existing tower was not usable for the proposed project has been provided in the attached exhibit.

Exhibit consists of ___1____ pages.

Signature of Owner(s)

Kathy Kelly

Date: 5/1/2026

Personally appeared before me

Kathy Jo Kelly

Notary Public (Print Name) who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jared Moore

Notary Public Signature Date 05/1/2026

JARED MOORE
NOTARY PUBLIC
DeKalb County
STATE OF GEORGIA
My Comm. Expires July 10, 2029

Towers within 1 mile	Site Number	Latitude	Longitude	Structure	Address	City	County	Comments
Jackson EMC		34.30075	-83.857333	235' SST	1000 Dawsonville Highway	Gainesville	Hall	Jackson EMC denied T-Mobile's request to collocate.
Crown Castle	806762	34.30996828	-83.8629637	250' SST	301 Sky View Drive	Gainesville	Hall	TMO already a tenant

EXHIBIT “D”

KELLY TOWERS III, LLC SITE ID: GA2012
KELLY TOWERS III, LLC SITE NAME: GAINESVILLE

T-MOBILE SITE ID: 9AT5639
T-MOBILE SITE NAME: GAINESVILLE

PROJECT TYPE
COVERAGE STRATEGY NSD

TOWER TYPE
PROPOSED 175' MONOPOLE

SITE ADDRESS
PINE CIRCLE ROAD
GAINSVILLE, GA 30503

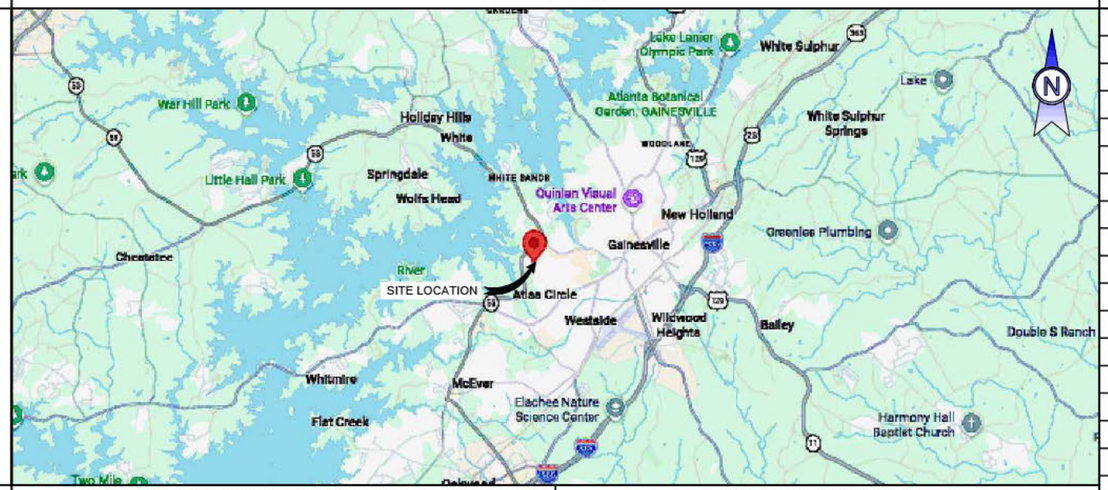
COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
2. INTERNATIONAL MECHANICAL CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
3. INTERNATIONAL FUEL GAS CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
4. INTERNATIONAL PLUMBING CODE, 2024 EDITION, WITH GEORGIA AMENDMENTS (2026)
5. NATIONAL ELECTRICAL CODE 2023 EDITION, WITH GEORGIA AMENDMENTS (2026)
6. INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA AMENDMENTS

STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURE (TIA/EIA-222-H)

VICINITY MAP



SHEET INDEX

SHEET NO:	DESCRIPTION:
T-1	TITLE SHEET & PROJECT INFORMATION
--	SURVEY
C-1	OVERALL SITE PLAN
C-1.0.1	OVERALL PARCEL TOPO
C-1.1	SITE PLAN
C-2	TOWER ELEVATION
C-3	SITE SIGNAGE
C-3.1 TO C-3.2	FENCE DETAILS
C-4	GRADING PLAN
C-4.1	ROAD PROFILE
C-4.2	ROAD PROFILE
C-4.3	SEDIMENT & EROSION CONTROL DETAILS
C-4.4	SEDIMENT & EROSION CONTROL DETAILS
C-4.5	SEDIMENT & EROSION CONTROL NOTES

PROJECT SUMMARY

SITE ADDRESS:

PINE CIRCLE ROAD
GAINSVILLE, GA 30503
COUNTY: HALL

GEOGRAPHIC COORDINATES:

LATITUDE: 34° 17' 33.263" N / 34.292573°
LONGITUDE: 83° 51' 39.914" W / -83.861087°
GROUND ELEVATION: 1185' AMSL

ZONING INFORMATION:

JURISDICTION: HALL COUNTY
ZONING CLASS: N/A

UTILITY COMPANIES

POWER COMPANY: GEORGIA POWER
PHONE: 888-655-5888

TELEPHONE COMPANY: AT&T
PHONE: 888-944-0447

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF:
- NEW FENCED COMPOUND WITHIN A 60'X60' LEASE AREA
- NEW 175' MONOPOLE
- NEW COMMUNITY H-FRAME

T-MOBILE SCOPE OF WORK:
- NEW T-MOBILE EQUIPMENT PAD, H-FRAME, ICE BRIDGE AND CANOPY

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.

DRIVING DIRECTIONS

DRIVING DIRECTIONS FROM ATLANTA, GA:\

EXIT THE PARKING LOT TOWARD CAPITOL SQ SW. TURN LEFT ONTO CAPITOL SQ SW. TURN RIGHT ONTO M.L.K. JR DR SE. TURN LEFT TO MERGE ONTO I-75 N/I-85 N. MERGE ONTO I-75 N/I-85 N. TAKE EXIT 251B ON THE LEFT FOR I-85 N TOWARD GA-400/GREENVILLE. CONTINUE ONTO I-85 N. TAKE EXIT 87 FOR GA-400 N TOWARD BUCKHEAD/CUMMING. CONTINUE ONTO GA-400 N. CONTINUE ONTO GA-400 N/US-19 N. TAKE EXIT 17 FOR GA-306 TOWARD GAINESVILLE. TURN RIGHT ONTO GA-306 E. TURN RIGHT ONTO GA-369 E/BROWNS BRIDGE RD. TURN LEFT ONTO HWY 53 W. TURN RIGHT ONTO EAGLE EYE RD. DESTINATION WILL BE ON THE LEFT.

PROJECT TEAM

ENGINEER:

SMW ENGINEERING
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
CONTACT: JEREMY SHARIT, PE
PHONE: 205-397-6781

APPLICANT:

T-MOBILE WIRELESS

TOWER OWNER:

KELLY TOWERS III, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487

811 Know what's below. Call before you dig.

T-Mobile

SMW ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

SMW JOB #25-1499

KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012

SITE ADDRESS
PINE CIRCLE ROAD
GAINSVILLE, GA 30503

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

GEORGIA REGISTERED No. PE37206 PROFESSIONAL ENGINEER JEREMY D. SHARIT

05/06/26

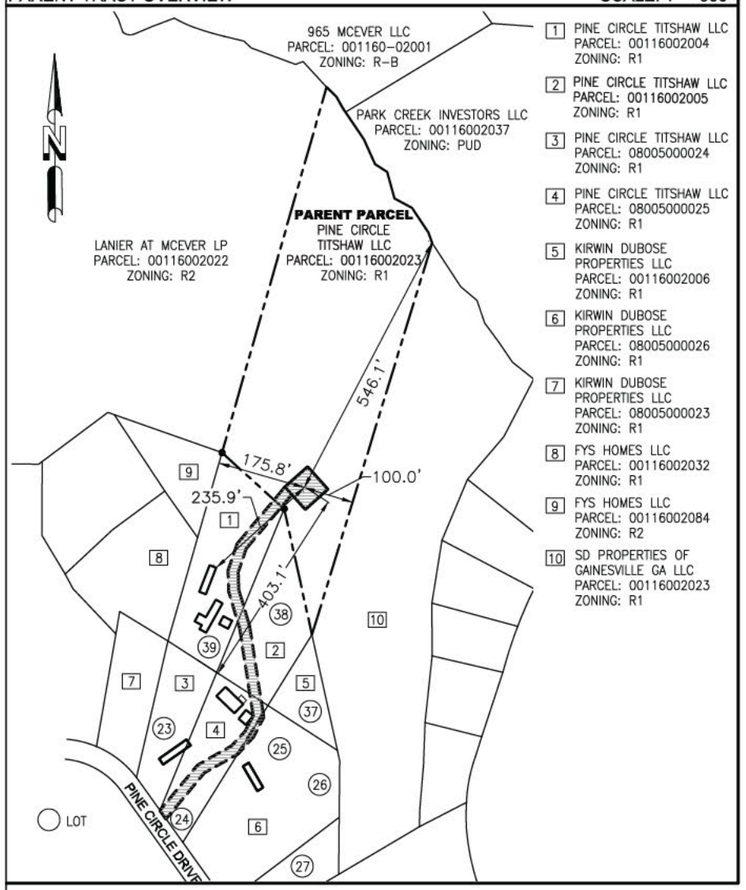
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

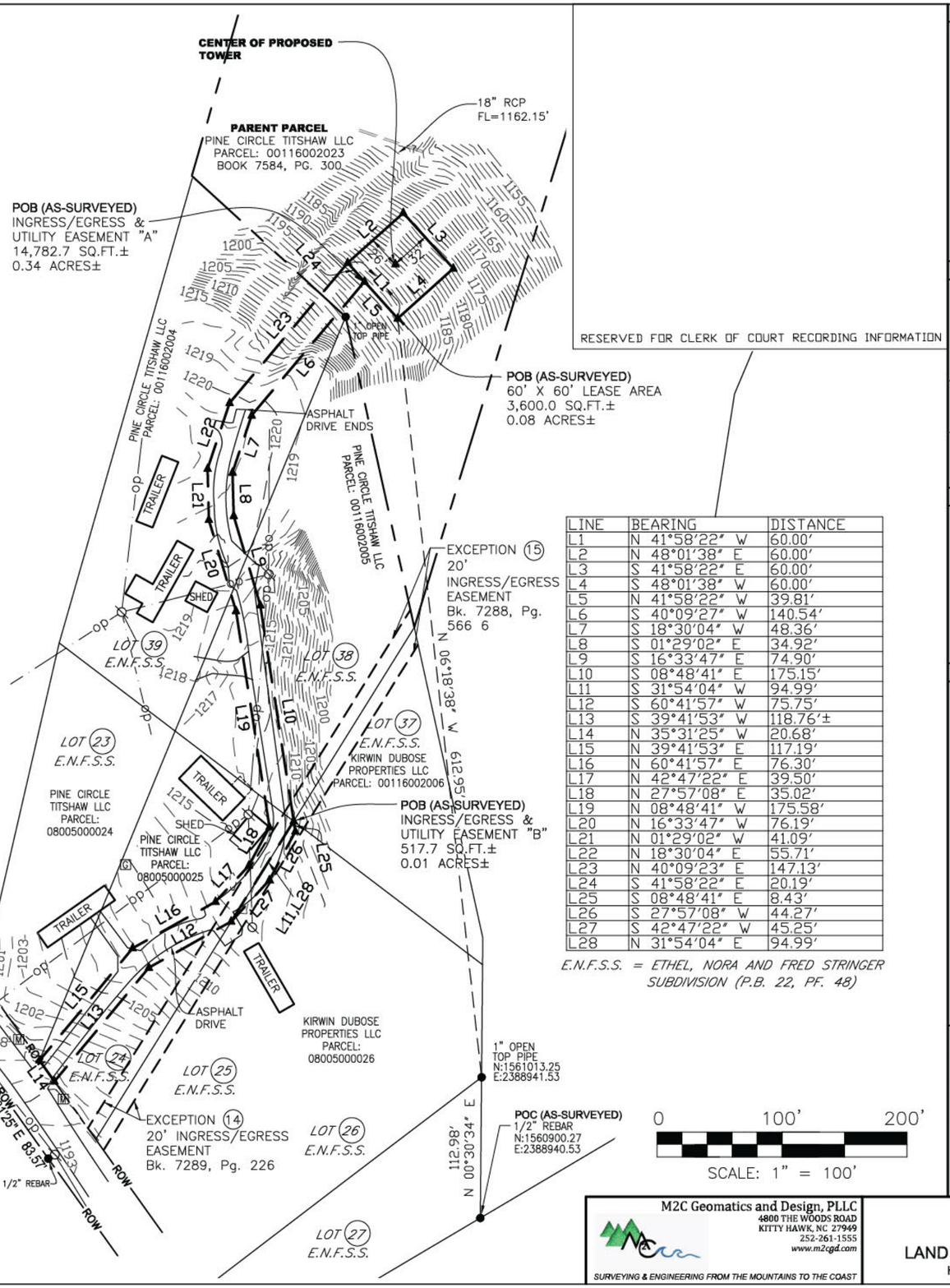
TITLE SHEET & PROJECT INFORMATION

SHEET NUMBER:
T-1

PARENT TRACT OVERVIEW

SCALE: 1" = 300'





LINE	BEARING	DISTANCE
L1	N 41°58'22" W	60.00'
L2	N 48°01'38" E	60.00'
L3	S 41°58'22" E	60.00'
L4	S 48°01'38" W	60.00'
L5	N 41°58'22" W	39.81'
L6	S 40°09'27" W	140.54'
L7	S 18°30'04" W	48.36'
L8	S 01°29'02" E	34.92'
L9	S 16°33'47" E	74.90'
L10	S 08°48'41" E	175.15'
L11	S 31°54'04" W	94.99'
L12	S 60°41'57" W	75.75'
L13	S 39°41'53" W	118.76'±
L14	N 35°31'25" W	20.68'
L15	N 39°41'53" E	117.19'
L16	N 60°41'57" E	76.30'
L17	N 42°47'22" E	39.50'
L18	N 27°57'08" E	35.02'
L19	N 08°48'41" W	175.58'
L20	N 16°33'47" W	76.19'
L21	N 01°29'02" W	41.09'
L22	N 18°30'04" E	55.71'
L23	N 40°09'23" E	147.13'
L24	S 41°58'22" E	20.19'
L25	S 08°48'41" E	8.43'
L26	S 27°57'08" W	44.27'
L27	S 42°47'22" W	45.25'
L28	N 31°54'04" E	94.99'

E.N.F.S.S. = ETHEL, NORA AND FRED STRINGER SUBDIVISION (P.B. 22, PF. 48)

GEORGIA REGISTERED NO. LS003403 LAND SURVEYOR TIMOTHY L FISH

03-05-2026

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GAINESVILLE
GA2012
LAND LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

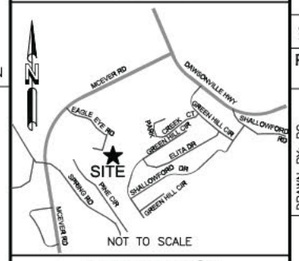
TOWER INFO

TOWER TYPE: MONOPOLE

LATITUDE: 34°17'33.263" NORTH
LONGITUDE: 83°51'39.914" WEST
(NAD 83)
GROUND ELEVATION: 1185'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
PINE CIRCLE DRIVE
GAINESVILLE, GA 30503

VICINITY MAP



GEORGIA WEST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°10'

TRUE NORTH TO MAGNETIC DECLINATION
5°59' W

COMBINED SCALE FACTOR
0.999909750

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊘ = POWER POLE
- ↓ = GUY ANCHOR
- ♂ = FIRE HYDRANT
- Ⓦ = WATER VALVE
- Ⓜ = MAILBOXES
- Ⓖ = GAS MARKER
- x99.9 = SPOT ELEVATION
- ——ROW—— = RIGHT-OF-WAY
- —·——op—— = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13139C0186G, which bears an effective date of 04/04/2018 and IS NOT in a special flood hazard area.
Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	2/10/26	KM
2	TITLE	03/04/26	DG

PROJECT NO. 25-1499

DRAWN BY: BC
CHECKED BY: PWK
FIELD CREW: BS
APPROVED BY: TLF
DATE: 01/16/26
SCALE: AS NOTED
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR: KELLY TOWERS III, LLC
8051 Congress Avenue
Boca Raton, FL 33487

SMW ENGINEERING GROUP, INC.
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smwengr.com

PARENT TRACT (PER TITLE)

Situated in the 9th Land District of Hall County, State of Georgia:
All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.
TAX I.D.: 00116 002023
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, GRANTEE, FROM MITCHELL PAUL COCHRAN AND SHERRY LYNN DEBOSE, AS CO-EXECUTORS OF THE ESTATE OF PAUL COCHRAN, DECEASED, GRANTOR, BY DEED RECORDED 09/14/2015, IN BOOK 7584, PAGE 300 OF THE HALLCOUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 39 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records. TAX I.D.: 00116 002004
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/21/2013, IN BOOK 7289, PAGE 228 OF THE HALL COUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 24 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.
TAX I.D.: 00116 000025
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/21/2013, IN BOOK 7289, PAGE 228 OF THE HALL COUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 38 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.
TAX I.D.: 00116 002004
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/20/2013, IN BOOK 7288, PAGE 556 OF THE HALL COUNTY RECORDS.

60' X 60' LEASE AREA (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Book 7584, Page 300 in the Office of the Clerk of Court, Hall County, Georgia, lying in Land Lot 171, 9th District, said Hall County and being more particularly described as follows:

Commencing at a 1/2" rebar found at the northeast corner of Lot 27 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in said Office of the Clerk of Court and having Georgia West State Plane Coordinates N:1560900.27 E:2388940.53; thence N 00°30'34" E a distance of 112.98 feet to a 1" open top pipe found the at the northwest corner of said Lot 27 and having Georgia West State Plane Coordinates N:1561013.25 E:2388941.53; thence N 06°18'38" W a distance of 612.95 feet to the Point of Beginning; thence N 41°58'22" W a distance of 60.00 feet to a point; thence N 48°01'38" E a distance of 60.00 feet to a point; thence S 41°58'22" E a distance of 60.00 feet to a point; thence 48°01'38" W a distance of 60.00 feet to the Point of Beginning. Said above-described Lease Area contains 3,600.0 square feet or 0.08 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT "A" (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Book 7584, Page 300 and Lots 23, 24, 38, and 39 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in the Office of the Clerk of Court, Hall County, Georgia, lying in Land Lot 171, 9th District, said Hall County and being more particularly described as follows:

Commencing at a 1/2" rebar found at the northeast corner of Lot 27 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in said Office of the Clerk of Court and having Georgia West State Plane Coordinates N:1560900.27 E:2388940.53; thence N 00°30'34" E a distance of 112.98 feet to a 1" open top pipe found the at the northwest corner of said Lot 27 and having Georgia West State Plane Coordinates N:1561013.25 E:2388941.53; thence N 06°18'38" W a distance of 612.95 feet to a point; thence N 41°58'22" W a distance of 39.81 feet to the Point of Beginning; thence S 40°09'27" W a distance of 140.54 feet to a point; thence S 18°30'04" W a distance of 48.36 feet to a point; thence S 01°29'02" E a distance of 34.92 feet to a point; thence S 16°33'47" E a distance of 74.90 feet to a point; thence S 08°48'41" E a distance of 175.15 feet to a point; thence S 31°54'04" W a distance of 94.99 feet to a point; thence S 60°41'57" W a distance of 75.75 feet to a point; thence S 39°41'53" W a distance of 118.76 feet, more or less, to the northeast right-of-way line of Pine Circle Drive; thence N 35°31'25" W, along said right-of-way, a distance of 20.68 feet to a point; thence N 39°41'53" E, leaving said right-of-way line, a distance of 117.19 feet to a point; thence N 60°41'57" E a distance of 76.30 feet to a point; thence N 42°47'22" E a distance of 39.50 feet to a point; thence N 27°57'08" E a distance of 35.02 feet to a point; thence N 08°48'41" W a distance of 175.58 feet to a point; thence N 16°33'47" W a distance of 76.19 feet to a point; thence N 01°29'02" W a distance of 41.09 feet to a point; thence N 18°30'04" E a distance of 55.71 feet to a point; thence N 40°09'23" E a distance of 147.13 feet to a point; thence S 41°58'22" E a distance of 20.19 feet to the Point of Beginning. Said above-described Easement contains 14,782.7 square feet or 0.34 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT "B" (AS-SURVEYED)

Being a portion of Lot 25 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in the Office of the Clerk of Court, Hall County, Georgia, lying in Land Lot 171, 9th District, said Hall County and being more particularly described as follows:

Commencing at a 1/2" rebar found at the northeast corner of Lot 27 of said Ethel, Nora and Fred Stringer Subdivision having Georgia West State Plane Coordinates N:1560900.27 E:2388940.53; thence N 00°30'34" E a distance of 112.98 feet to a 1" open top pipe found the at the northwest corner of said Lot 27 and having Georgia West State Plane Coordinates N:1561013.25 E:2388941.53; thence N 06°18'38" W a distance of 612.95 feet to a point; thence N 41°58'22" W a distance of 39.81 feet to a point; thence S 40°09'27" W a distance of 140.54 feet to a point; thence S 18°30'04" W a distance of 48.36 feet to a point; thence S 01°29'02" E a distance of 34.92 feet to a point; thence S 16°33'47" E a distance of 74.90 feet to a point; thence S 08°48'41" E a distance of 175.15 feet to the Point of Beginning; thence S 08°48'41" E a distance of 8.43 feet to a point; thence S 27°57'08" W a distance of 44.27 feet to a point; thence S 42°47'22" W a distance of 45.25 feet to a point; thence N 31°54'04" E a distance of 94.99 feet to the Point of Beginning. Said above-described Easement contains 517.7 square feet or 0.01 acres, more or less.

RESERVED FOR CLERK OF COURT RECORDING INFORMATION

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is December 29, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID ED2699. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Alta Commitment for Title Insurance Commitment No. 01-26005972-01T
Commitment Date: February 04, 2026 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-11		Standard exceptions. Contain no survey matters.
(12)	Bk. 22, Pg. 48	Does affect and is blanket in nature.
(13)	Bk. 89, Pg. 70	Plat contains no easements or encumbrances that affect the lease area or easement.
(14)	Bk. 7289, Pg. 226	Does affect the easement as shown hereon.
(15)	Bk. 7288, Pg. 566	Does affect the easement as shown hereon.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

GEORGIA REGISTERED NO. LS003403 LAND SURVEYOR TIMOTHY L FISH
03-05-2026

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

TIMOTHY L FISH GAPLS # 003403

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	2/10/26	KM
2	TITLE	03/04/26	DG

PROJECT NO. 25-1499

DRAWN BY: BC
CHECKED BY: PWK
FIELD CREW: BS
APPROVED BY: TLF
DATE: 01/16/26
SCALE: NO SCALE
SHEET 2 OF 2

RAWLAND TOWER SURVEY

FOR: KELLY TOWERS III, LLC
8051 Congress Avenue
Boca Raton, FL 33487

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GAINESVILLE
GA2012
LAND LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

SITE CLEARANCE NOTE:
CONTRACTOR SHALL CLEAR LEASE AREA OF ALL TREES, SHRUBS, ROCKS, SURFACE SOIL AND DEBRIS. EXCAVATE INTO SLOPES AND/OR ADD FILL DIRT WITH REQUIRED COMPACTION TO LEVEL THE COMPOUND. SITE SHALL BE GRADED TO ALLOW NATURAL DRAINAGE FROM THE COMPOUND.

CONTRACTOR WILL GRADE THE AREA AROUND COMPOUND TO PREVENT SOIL EROSION AND ADHERE TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. RETAINING WALLS AND RIP-RAP ARE OUT OF SCOPE AND WILL REQUIRE A CHANGE ORDER UNLESS INCLUDED IN THE CONSTRUCTION PLANS OR ADDED TO SCOPE DURING BID WALKS.

SUBJECT PROPERTY IS LOCATED IN PANEL #13139C0186G, DATED 04/04/2018
AND IS IN THE BASE FLOOD ZONE "X"
AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SUBJECT ADJACENT PROPERTY IN THE NW CORNER IS ZONED S-S.

ZONING INFORMATION		
JURISDICTION:HALL COUNTY		
ZONING:N/A		
TOWER SETBACKS TO PROPERTY LINES (FROM CENTER OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	N/A	±623'
SOUTH	N/A	±58'
EAST	N/A	±100'
WEST	N/A	±178'

LANIER AT MCEVER LP
PARCEL: 00116002021
ZONING: R-B

PARENT PARCEL
PINE CIRCLE TITSHAW LLC
PARCEL: 00116002023
BOOK 7584, PG. 300
zoned:

FYS HOMES LLC
PARCEL: 00116002084
ZONING: R2

PROPOSED 175' MONOPOLE W/ 4' LIGHTNING ROD

PROPOSED 60'X60' LEASE AREA

PROPOSED 40'X40' FENCED COMPOUND

PROPOSED 12' GATE

PROPOSED 20' INGRESS/EGRESS AND UTILITY/FIBER EASEMENT

PROPOSED 12' WIDE CONCRETE DRIVE (TRANSITIONS FROM GRAVEL TO CONCRETE) (SEE SHEET C-4.3)

PROPOSED T-MOBILE 10'X15' LEASE AREA WITH 10'X13' EQUIPMENT PAD AND UTILITY FRAME (SEE SHEET C-1.1)

PROPOSED 10'x46' TURNAROUND

±623'
±178'
100'
±58'

PINE CIRCLE TITSHAW LLC
PARCEL: 00116002004
ZONING: R1

SD PROPERTIES OF GAINSVILLE GA LLC
PARCEL: 00116002023
ZONING: R1

FYS HOMES LLC
PARCEL: 00116002032
ZONING: R1

EXISTING ASPHALT DRIVE

EXISTING PROPERTY LINE

EXISTING TRAILER

PINE CIRCLE TITSHAW LLC
PARCEL: 00116002005
ZONING: R1

40' 20' 0 40'
SCALE: 1"=20' (22X34)
1"=40' (11X17)

1 OVERALL SITE PLAN

T-Mobile

SMW ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

SMW JOB #25-1499

KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012

SITE ADDRESS
PINE CIRCLE ROAD
GAINSVILLE, GA 30503

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

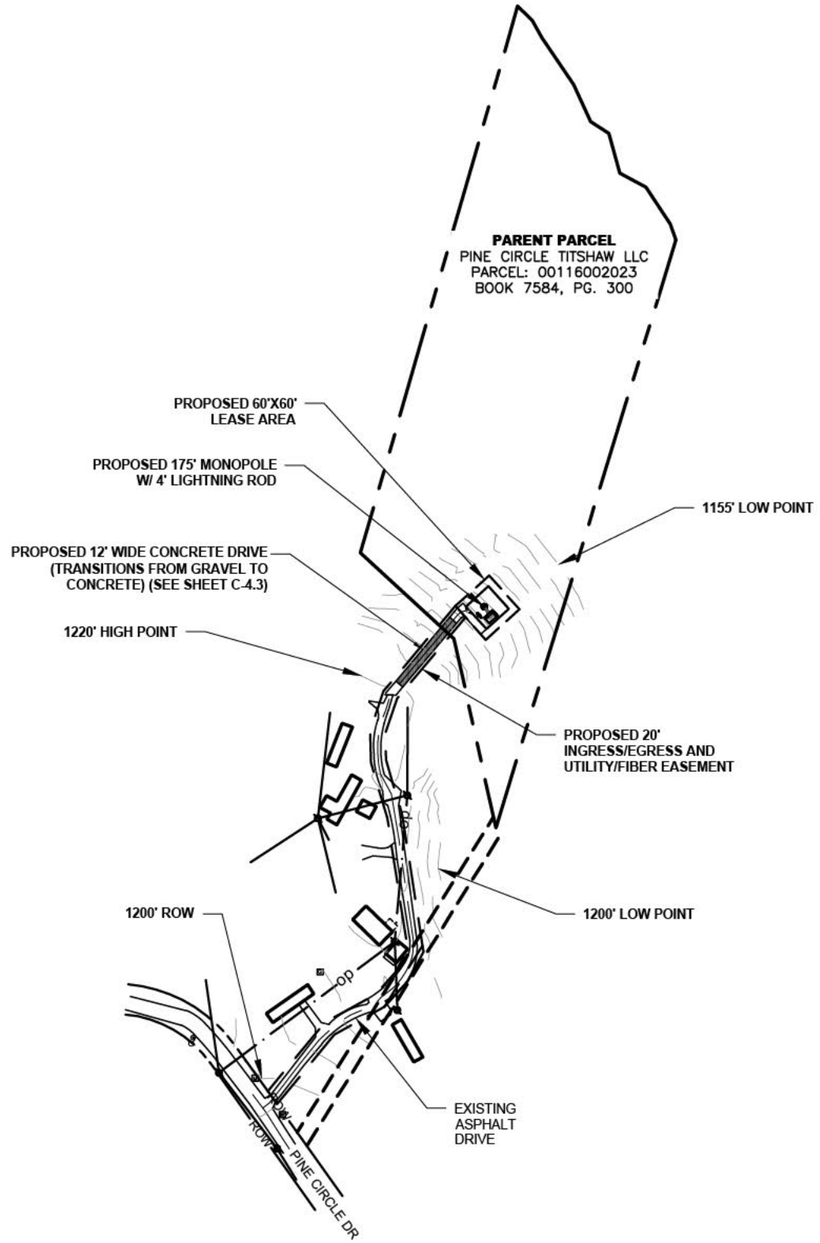
GEORGIA REGISTERED No. PE37206 PROFESSIONAL ENGINEER JEREMY D. SHARP

05/06/26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

OVERALL SITE PLAN

SHEET NUMBER:
C-1



1 OVERALL SITE PLAN

200' 100' 0 200'

SCALE: 1"=100' (22X34)
1"=200' (11X17)

N

T Mobile

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REV	DESCRIPTION	BY	DATE
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0	ISSUED FOR ZONING	DAJ	05/06/26

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OVERALL PARCEL TOPO

SHEET NUMBER:
C-1.0.1

SUBJECT PROPERTY IS LOCATED IN PANEL #13139C0186G, DATED 04/04/2018 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXISTING TREES TO BE REMOVED WITHIN COMPOUND AND EASEMENT. CONTRACTOR TO FIELD VERIFY BEFORE CONSTRUCTION

SITE NOTES:

1. DIGGING AND/OR TRENCHING INSIDE COMPOUND, MUST BE DONE BY HAND.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATIONS OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
3. LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED.
4. THE ADEQUACY OF EXISTING SITE UTILITIES TO ACCOMMODATE NEW CO-LOCATION LOAD(S) WAS NOT VERIFIED.
5. ALL EXISTING VEGETATION AND IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE SHOWN IN THESE DRAWINGS.

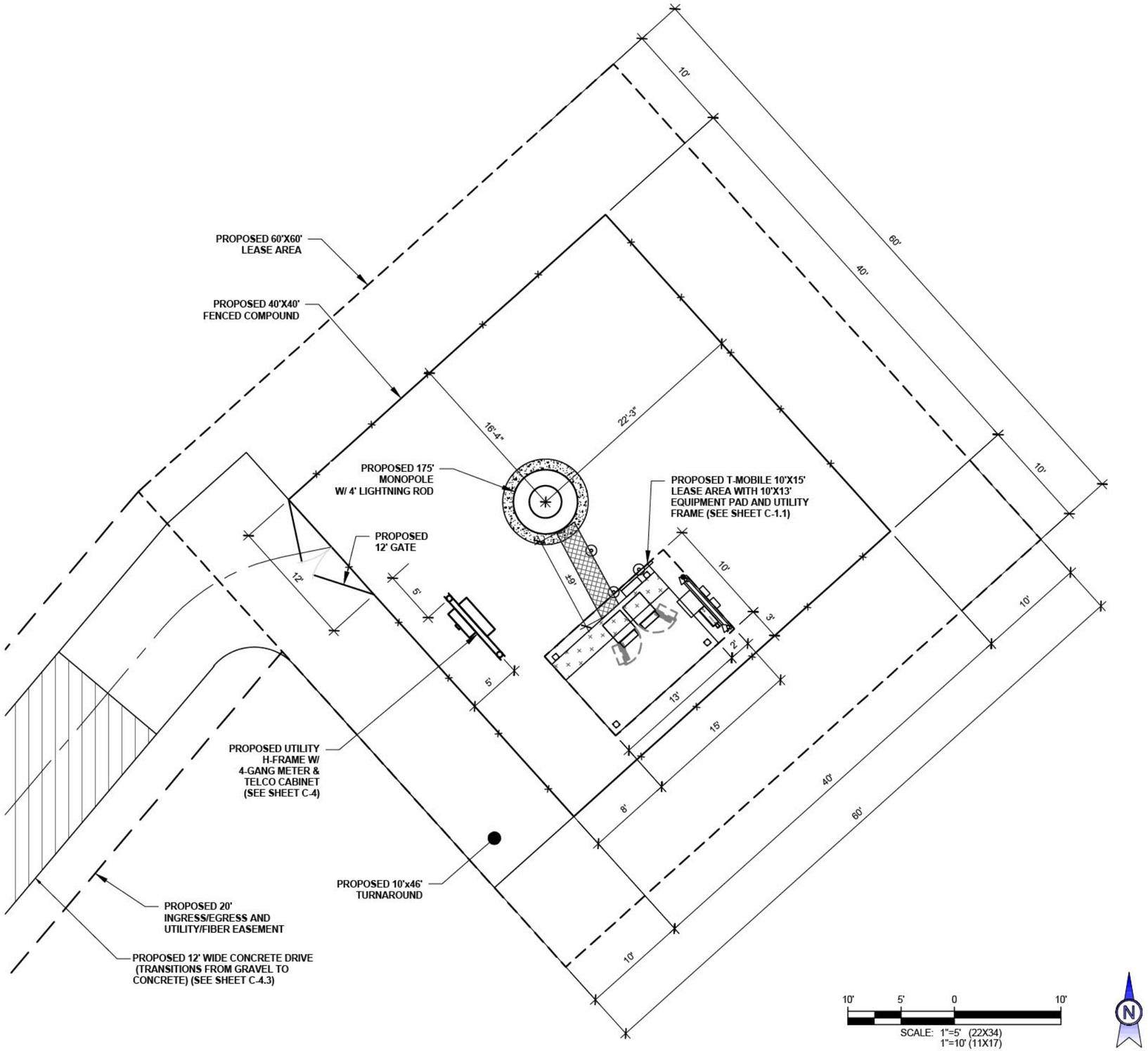
SITE CLEARANCE NOTE:
CONTRACTOR SHALL CLEAR LEASE AREA OF ALL TREES, SHRUBS, ROCKS, SURFACE SOIL AND DEBRIS. EXCAVATE INTO SLOPES AND/OR ADD FILL DIRT WITH REQUIRED COMPACTION TO LEVEL THE COMPOUND. SITE SHALL BE GRADED TO ALLOW NATURAL DRAINAGE FROM THE COMPOUND.

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:

- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAFI 500X (OR EQUIVALENT)
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

UTILITY NOTE:
THERE ARE NOT ANY EXISTING STORM OR SANITARY SEWER LINES OR BURIED UTILITIES ON THE PARENT TRACK WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION.

TRENCHING NOTE:
DIGGING AND/OR TRENCHING INSIDE COMPOUND, MUST BE DONE BY HAND.



1 ENLARGED SITE PLAN

T-Mobile

SMW ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

SMW JOB #25-1499

KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012

SITE ADDRESS
PINE CIRCLE ROAD
GAINSVILLE, GA 30503

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

GEORGIA REGISTERED No. PE37206 PROFESSIONAL ENGINEER JEREMY D. SHARP

05/06/26

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ENLARGED SITE PLAN

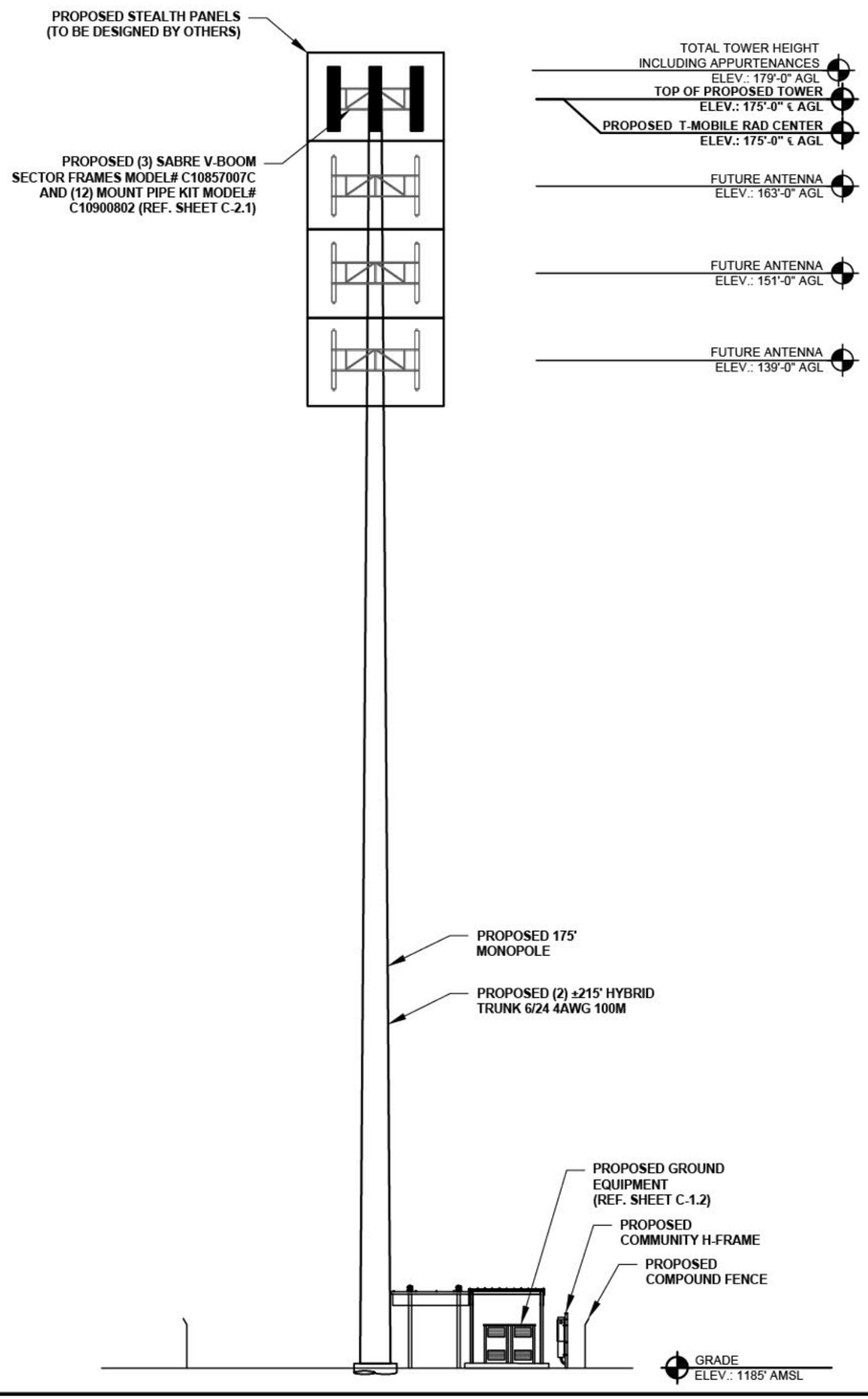
SHEET NUMBER:
C-1.1

STRUCTURAL NOTES

1. STRUCTURAL CALCULATIONS ARE PREPARED BY OTHERS. THE CONTRACTOR SHALL COORDINATE WITH THE TOWER OWNER'S REPRESENTATIVE TO OBTAIN A COPY.
2. THE CONTRACTOR SHALL REFER TO THE TOWER'S STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF THE TOWER SHALL BE PERFORMED WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

TOWER DEPICTION NOTE
THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN THE FIELD MAY VARY.

NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED



20' 10' 0 20'
SCALE: 1"=10' (22X34)
1"=20' (11X17)

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SITE ADDRESS
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GAINSVILLE, GA 30503

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
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B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

GEORGIA REGISTERED No. PE37206 PROFESSIONAL ENGINEER JEREMY D. SHARP
05/06/26

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TOWER ELEVATION

SHEET NUMBER:
C-2

T Mobile

SITE NAME: _____
SITE NUMBER: _____
FCC REGISTRATION NUMBER: _____

FOR LEASING INFORMATION: _____

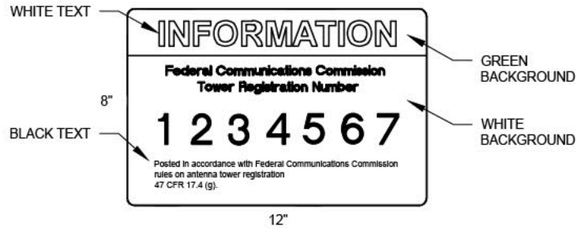
IN CASE OF EMERGENCY: _____

NO TRESPASSING

POSTING OF THIS SIGN REQUIRED BY LAW

OWNER CONTACT SIGN

WHITE BACKGROUND, BLACK/RED LETTERING
MOUNTING LOCATION: GATE
QUANTITY: 2



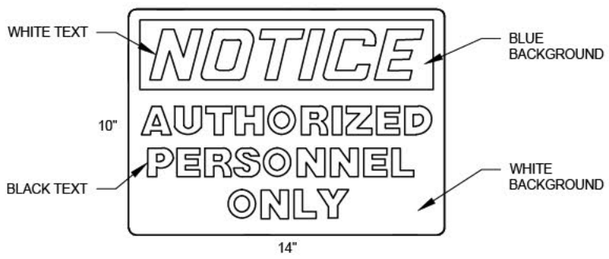
FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2



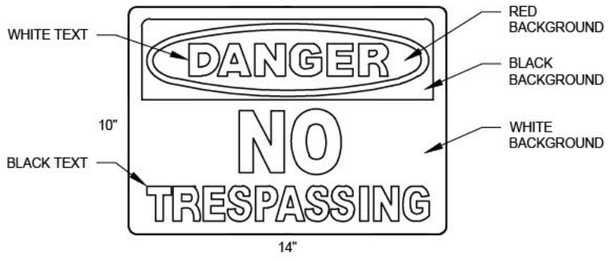
1 NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING AROUND SITE. (QTY. 4)
WHERE ACCESS GATE INSTALLED (QTY. 5)



AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)



DANGER NO TRESPASSING SIGN

WHITE/BLACK BACKGROUND, BLACK/WHITE LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

T Mobile

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TEL: 205-252-6985 www.smweng.com

SMW JOB #25-1499

KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012

SITE ADDRESS
PINE CIRCLE ROAD
GAINSVILLE, GA 30503

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

GEORGIA REGISTERED No. PE37206 PROFESSIONAL ENGINEER JEREMY D. SHARP

05/06/26

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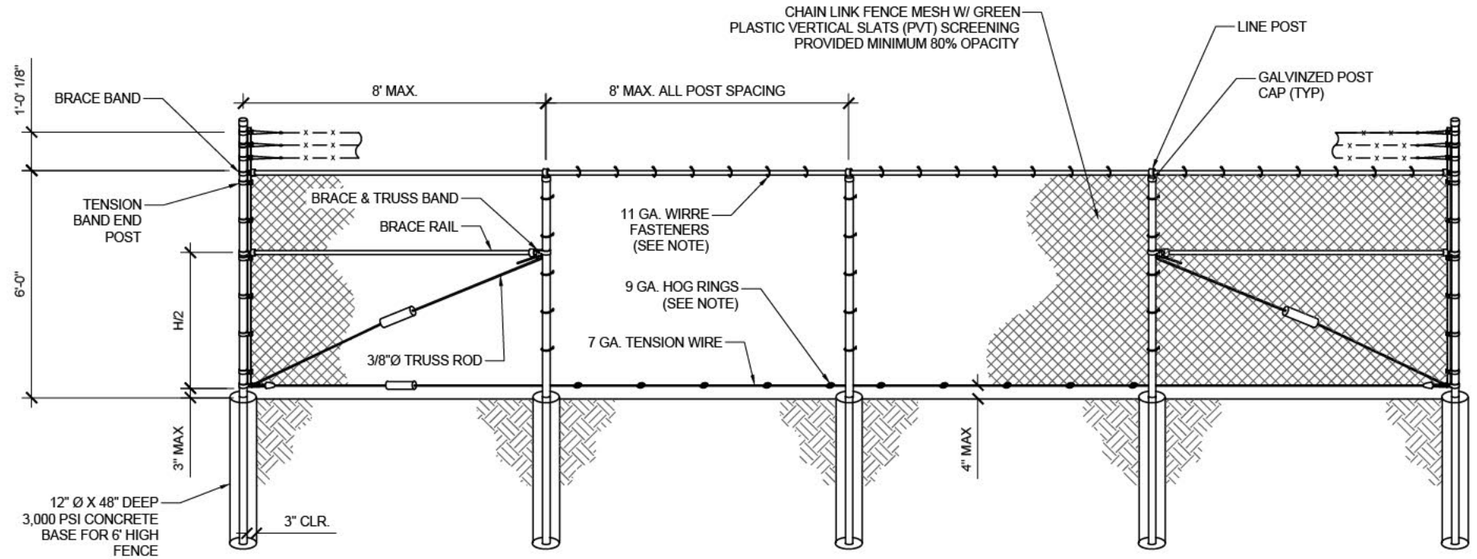
SITE SIGNAGE

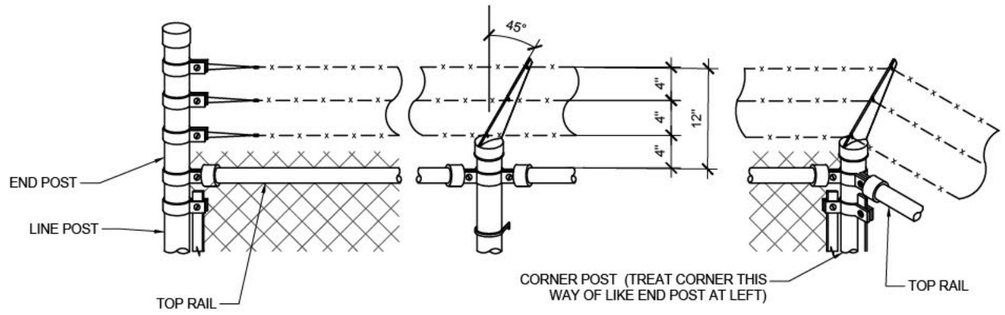
SHEET NUMBER:
C-3

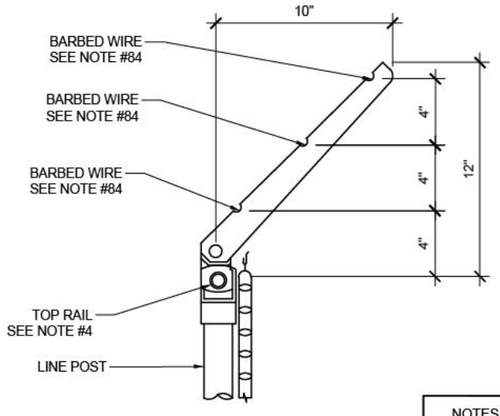


1 FENCE DETAILS & NOTES
SCALE: N.T.S.

FENCE NOTES:

1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 2⅞"Ø SCHEDULE 40 PIPE FOR GATE WIDTHS UP TO 8 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2⅜"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1½"Ø SCHEDULE 40 PIPE PER ASTM-F1083. & ASTM F900.
4. TOP RAIL & BRACE RAIL: 1⅜"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 2" MESH No. 9 GAGE GALVANIZED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POST, BARS CONFORMING TO ASTM-A392, & AASHTO M 181.
6. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 12" INTERVALS VERT & 20" HORIZ. INSTALL HOG RINGS ON TENSION WIRE AT 20" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. BARBED WIRE: 3 STRANDS OF DOUBLE STRANDED 12½ GAUGE TWISTED WIRE, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS CONFORMING TO AASHTO M 280.
9. LOCAL ORDINANCE FOR BARBED WIRE PERMIT SHALL GOVERN INSTALLATION.
10. INSTALL FENCING PER CURRENT BUILDING CODE





2 BARBED WIRE TOP DETAIL
SCALE: N.T.S.

NOTES:

1. SLOPE TOP OUT OF COMPOUND AT 45°.
2. BARBED WIRE OVER GATES SHALL NOT BE SLOPED.

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FENCE DETAILS

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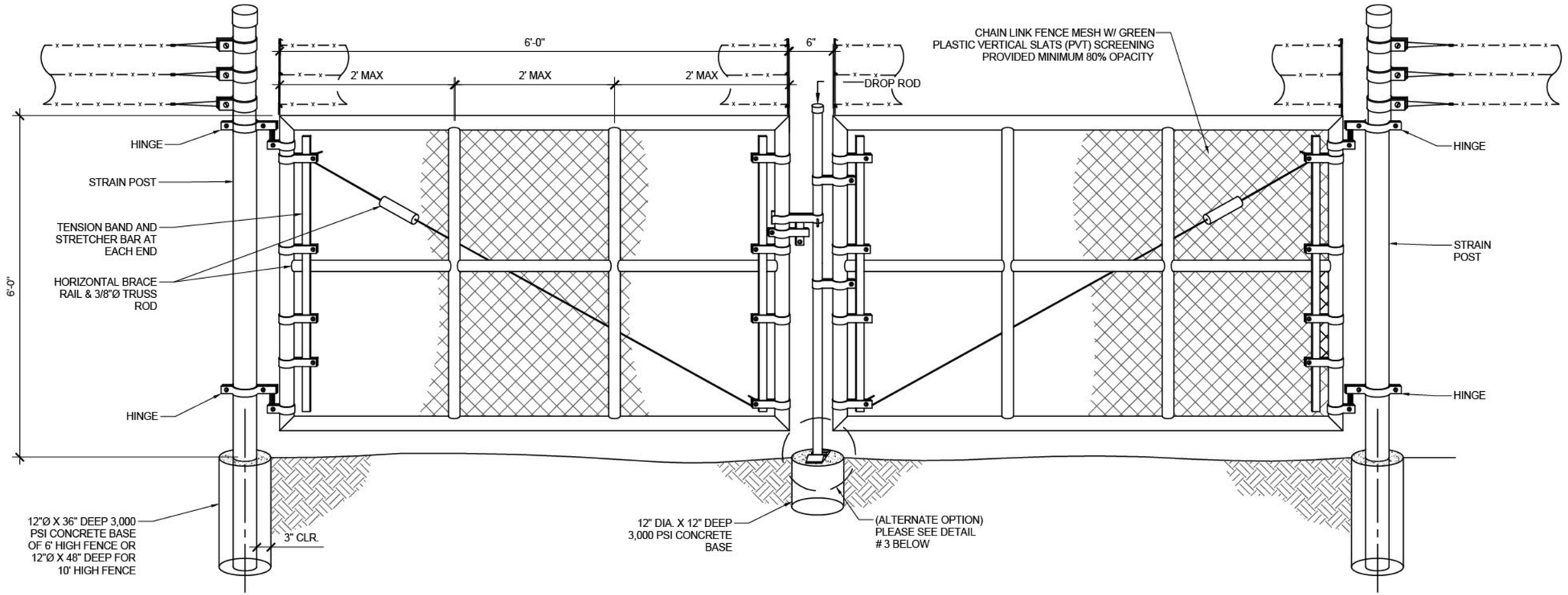
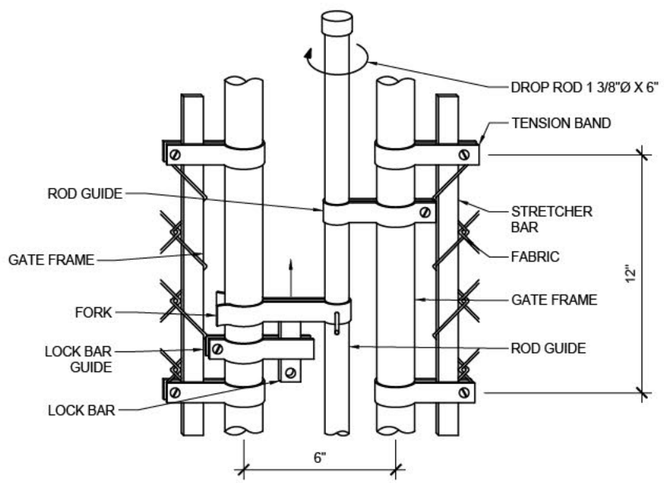
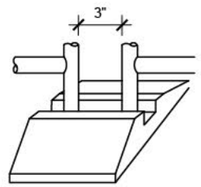
C-3.1



1 DOUBLE GATE DETAIL
SCALE: N.T.S.



2 TYPICAL DROP ROD ASSEMBLY
SCALE: N.T.S.



NOTE:
DROP ROD IS OPTIONAL IF GATE FRAMES EXTEND DOWN TO CENTER REST. USE LATCH SHOWN FOR WALK OR SINGLE GATE

3 DETAIL
SCALE: N.T.S.

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FENCE DETAILS

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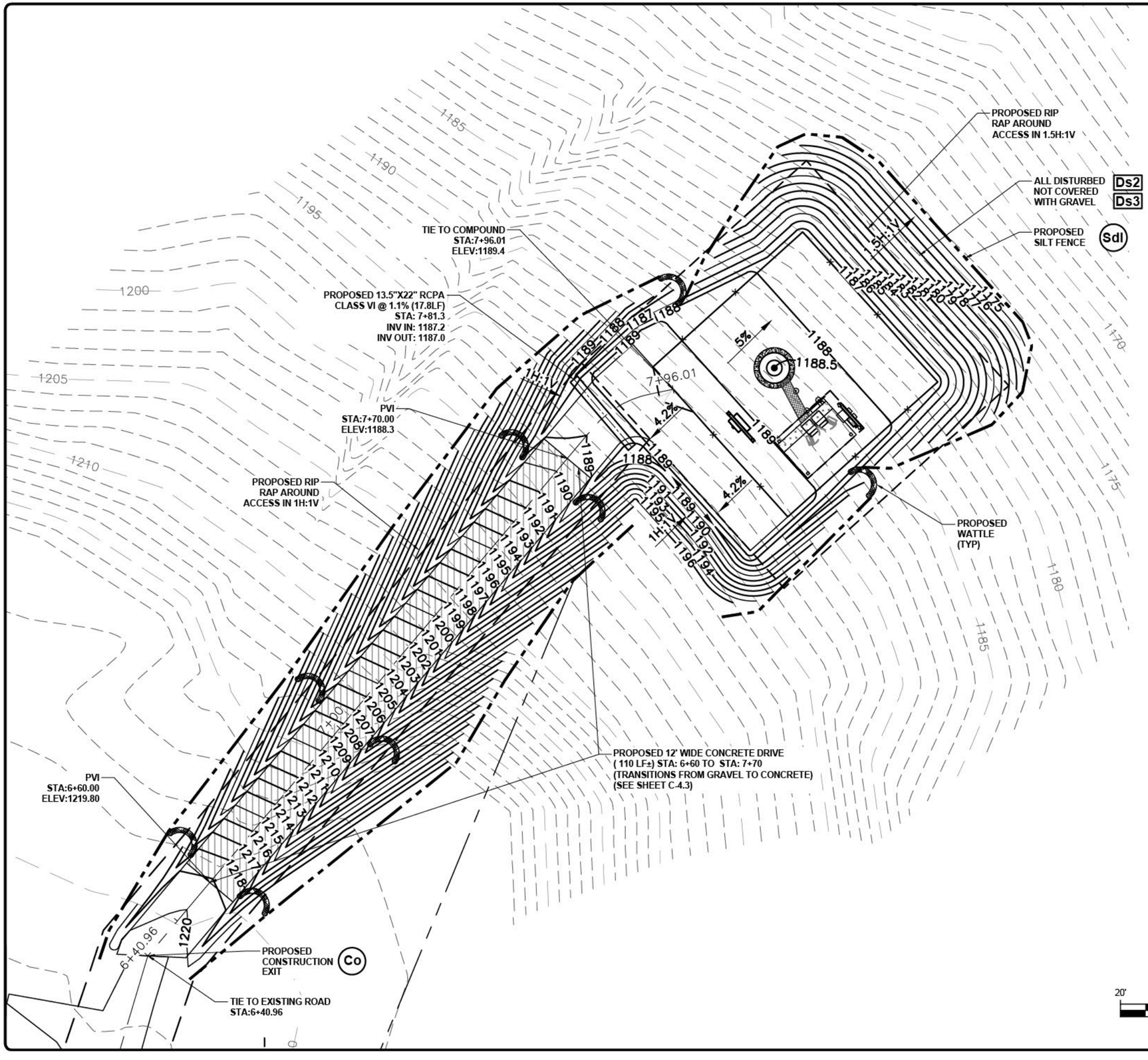
C-3.2



GRADING NOTES:

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:
- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
- MIRAPI 500X (OR EQUIVALENT) GEOFABRIC
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:
- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAFI 500X (OR EQUIVALENT)
- 2" TO 3"MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB BASE COURSE
- SUBGRADED COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED
BY ASTM D698 AND AASHTO T-99.

THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

Co — CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

Sdl — TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.

Ds2 — DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.

Ds3 — DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.

Du — DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

20' 10' 0 20'

SCALE: 1"=10' (22X34)
1"=20' (11X17)

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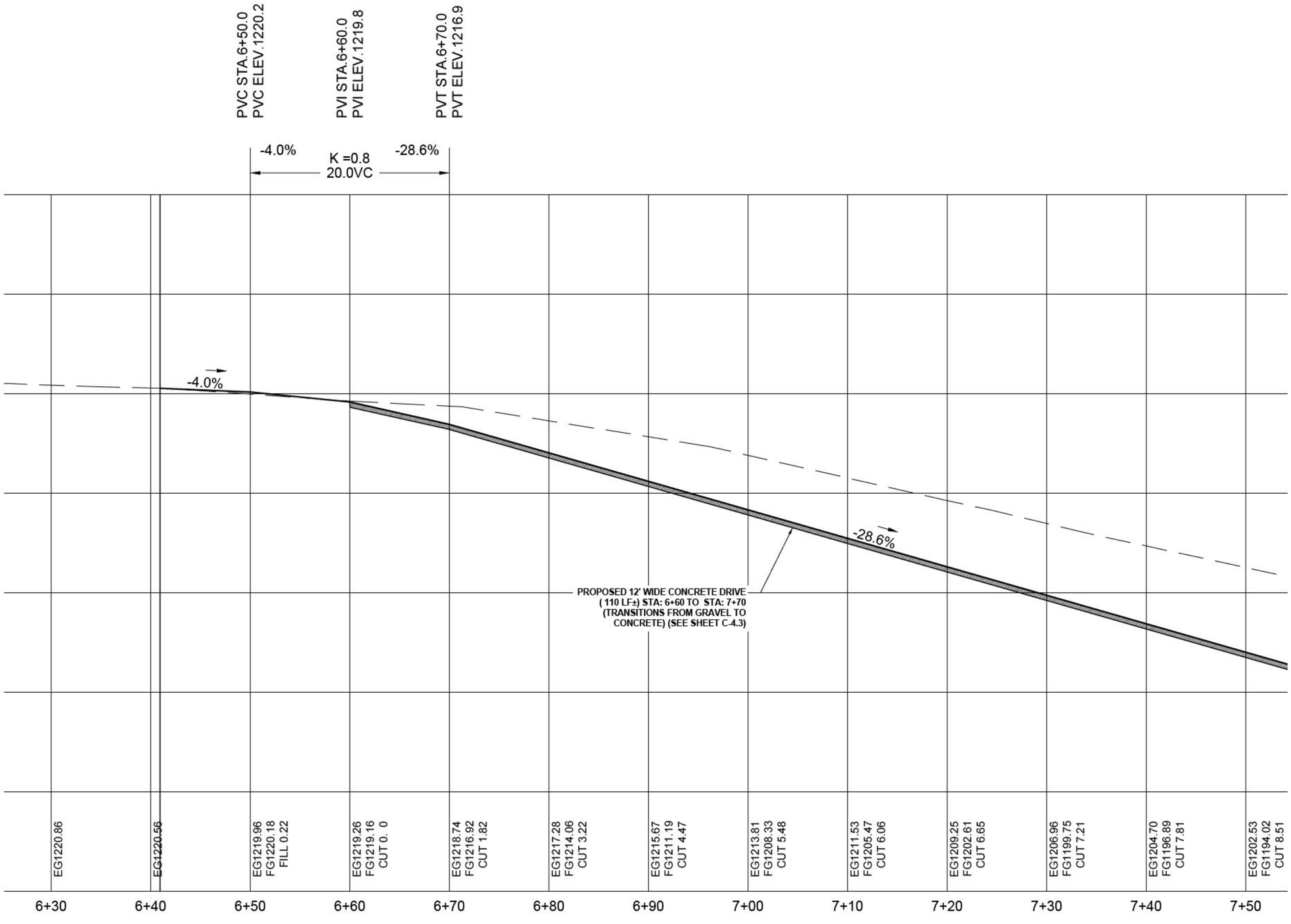
GRADING PLAN

SHEET NUMBER:
C-4



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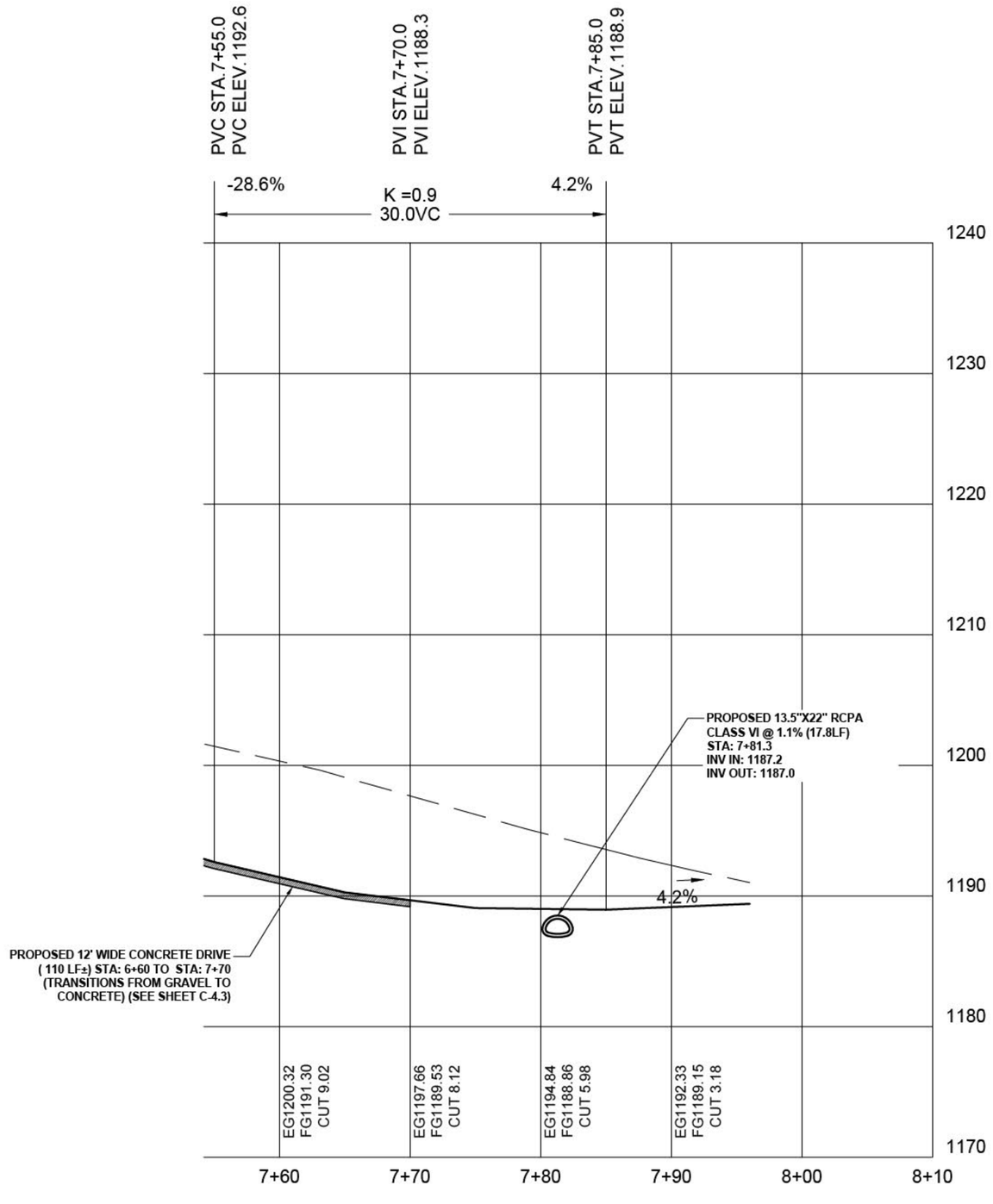
ROAD PROFILE

SHEET NUMBER:
C-4.1



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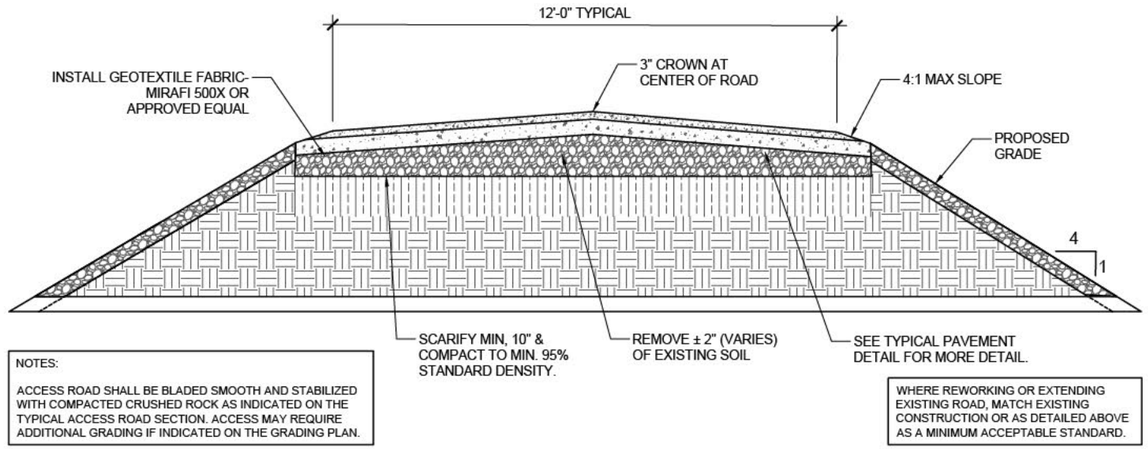
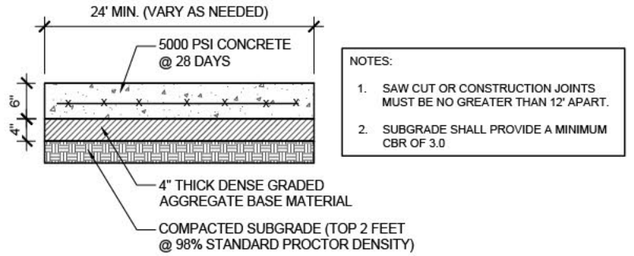
ROAD PROFILE

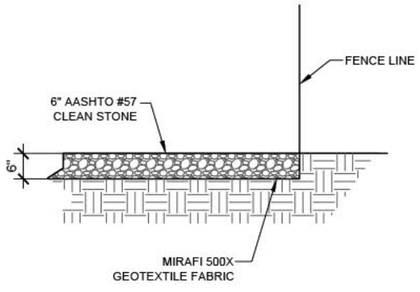
SHEET NUMBER:
C-4.2



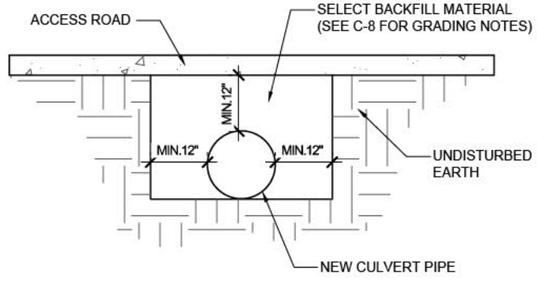
1 STANDARD ACCESS ROAD DETAIL
SCALE: N.T.S.



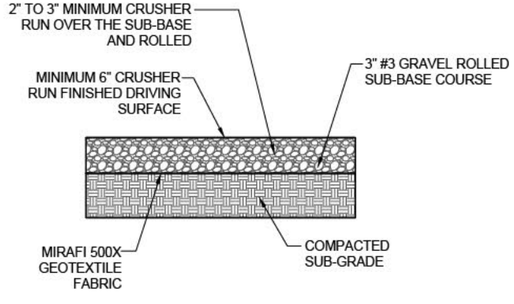
2 STANDARD ACCESS ROAD DETAIL (CONCRETE)
SCALE: N.T.S.



3 GRAVEL COMPOUND DETAIL
SCALE: N.T.S.



4 TYPICAL CULVERT DETAIL
SCALE: N.T.S.



5 STANDARD ACCESS ROAD DETAIL
SCALE: N.T.S.

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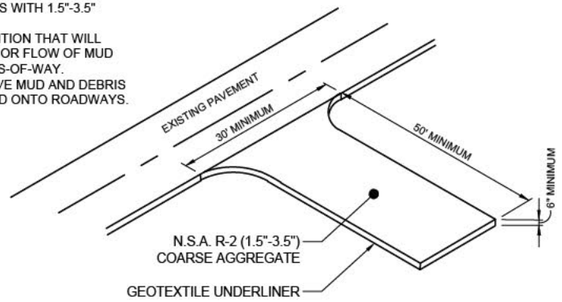
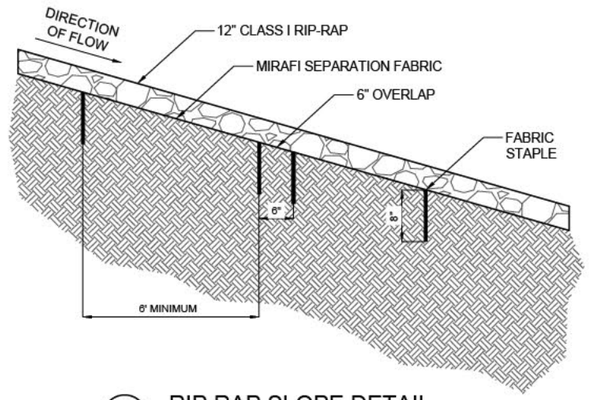
SEDIMENT & EROSION CONTROL DETAILS

SHEET NUMBER:
C-4.3

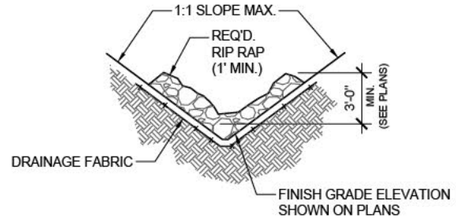
MAINTENANCE:
1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.



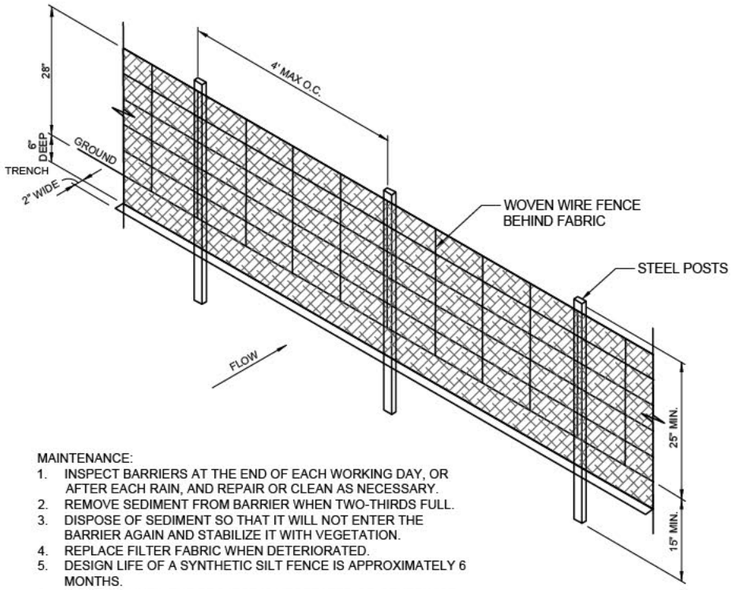
Co 1 CONSTRUCTION EXIT DETAIL
SCALE: N.T.S.



2 RIP RAP SLOPE DETAIL
SCALE: N.T.S.

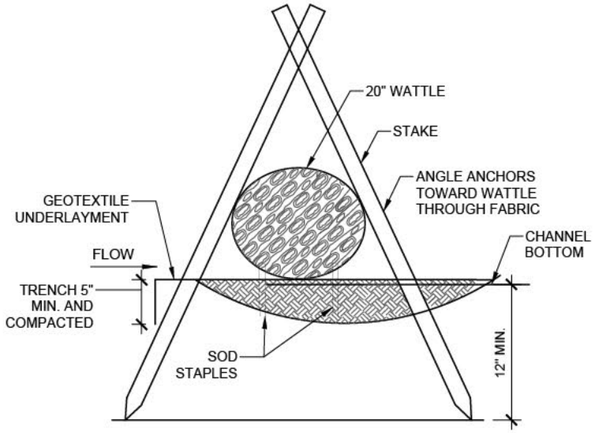


3 TYPICAL RIP RAP DITCH DETAIL
SCALE: N.T.S.

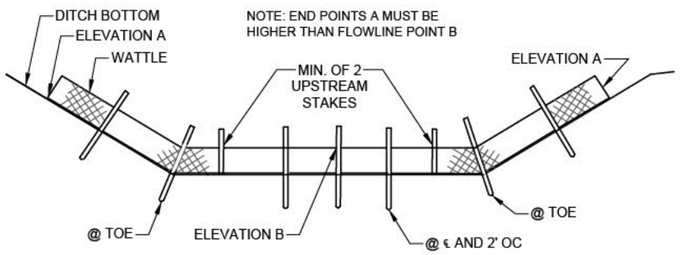


MAINTENANCE:
1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
2. REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.
3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
4. REPLACE FILTER FABRIC WHEN DETERIORATED.
5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

Sdl 4 TYPE C SEDIMENTATION BARRIER DETAIL
SCALE: N.T.S.



SECTION

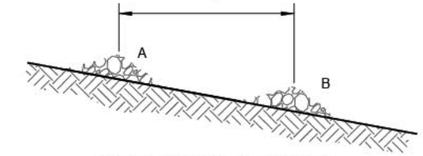


ELEVATION DETAIL

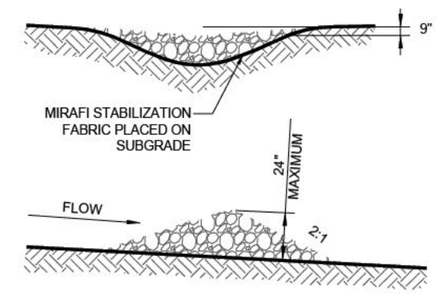
NOTES:
1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.

5 WATTLE
SCALE: N.T.S.

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



SPACING CHECK IN BETWEEN DAMS



NOTES:

1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.

2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF

Cd 6 CHECK DAM
SCALE: N.T.S.

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SEDIMENT & EROSION CONTROL DETAILS

SHEET NUMBER:
C-4.4

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. CALENDAR	RYE GRASS	20--40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDZA WEEPING LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEEPING LOVE GRASS	4050 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.

1. USE A MINIMUM OF 40 LBS. SCARIFIES SEED. THE REMAINING MAY BE UN SCARIFIED, CLEAN HULLED SEED

2 USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS.

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 400 LBS/ ACRE
FERTILIZER, 05-10-15 500 LBS/ ACRE
MULCH (STRAW OR HAY OR 5000LBS/ACRE
WOOD CELLULOSE FIBER MULCH 1000LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM, SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER, IN DRY FORM, WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED , AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF HE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD BY EITHER BLOWER-TYPE MULCH
EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15 4000 LBS/ACRE
FERTILIZE, 5-10-15 1500 LBS/ACRE
MULCH (STRAY OR HAY) 5000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1-6/15
FESCUE	50 LBS	9/1-10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1-2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE

T-Mobile

SMW ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

SMW JOB #25-1499

KELLY TOWERS III, LLC SITE NAME
GAINESVILLE
KELLY TOWERS III, LLC SITE NUMBER
GA2012

SITE ADDRESS
PINE CIRCLE ROAD
GAINSVILLE, GA 30503

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	04/08/26
B	CLIENT REVIEW	CCH	04/17/26
0	ISSUED FOR ZONING	DAJ	05/06/26

CA# PEF005625

GEORGIA REGISTERED No. PE37206 PROFESSIONAL ENGINEER JEREMY D. SHARP

05/06/26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SEDIMENT & EROSION CONTROL NOTES

SHEET NUMBER:
C-.4.5

EXHIBIT “E”

Zoning Coverage Justification

9AT5639B – Hall County

04/23/2026

T-Mobile Confidential

The intent of this letter is to confirm the necessity of T-Mobile installation of radio transceiver equipment on the proposed telecommunication tower and to provide supporting documentary evidence.

As part of the company's mandate to provide high quality service throughout the Atlanta market, the network density of wireless facilities must continue developing to meet the expectations of customers and communities alike, for both voice and data services.

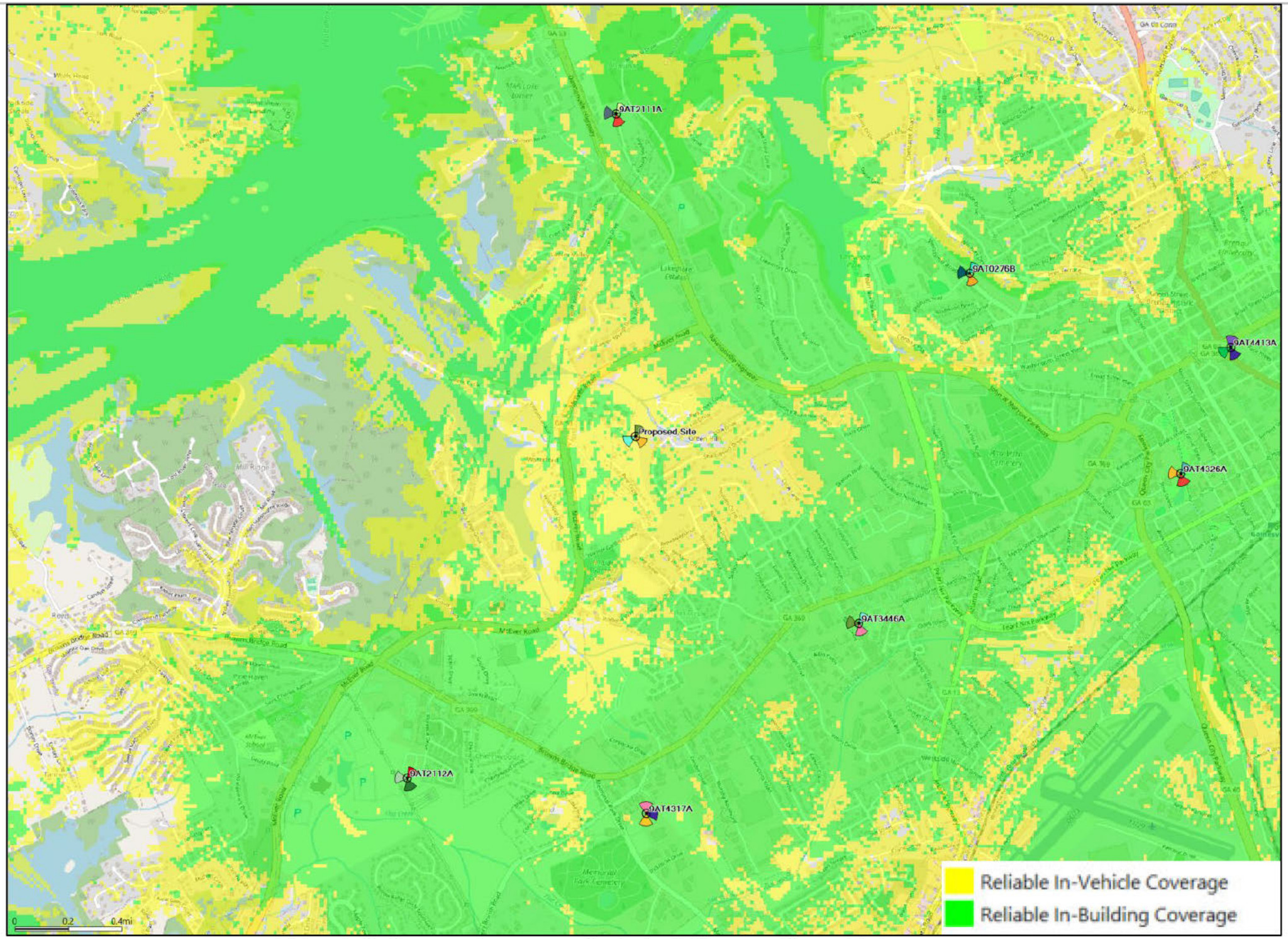
The primary purpose for the installation of this facility is to improve in-vehicle coverage along McEver Road and Dawsonville Highway. It will also improve the in-building residential coverage along these roads. A coverage gap in this vicinity signifies an area where users may experience call connection or quality issues, especially in indoor locations and during busy hours.

Because of the proposed location for the new tower, the quality and strength of the T-Mobile signal will increase and provide a better user experience for customers and non-customers alike. In particular, in-building service levels in some of the aforementioned areas may be poor or non-existent. With the introduction of a new serving tower, these issues would essentially disappear. Signal and network access would improve, especially for being able to call 911 in buildings or in traffic in case of emergencies.

T-Mobile 9AT5639B

9AT5639B – 2378 Pine Circle Drive
Gainesville, GA 30504
(Latitude = 34.292573, Longitude = -83.861087)

5G Voice Service without the Proposed Site
MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



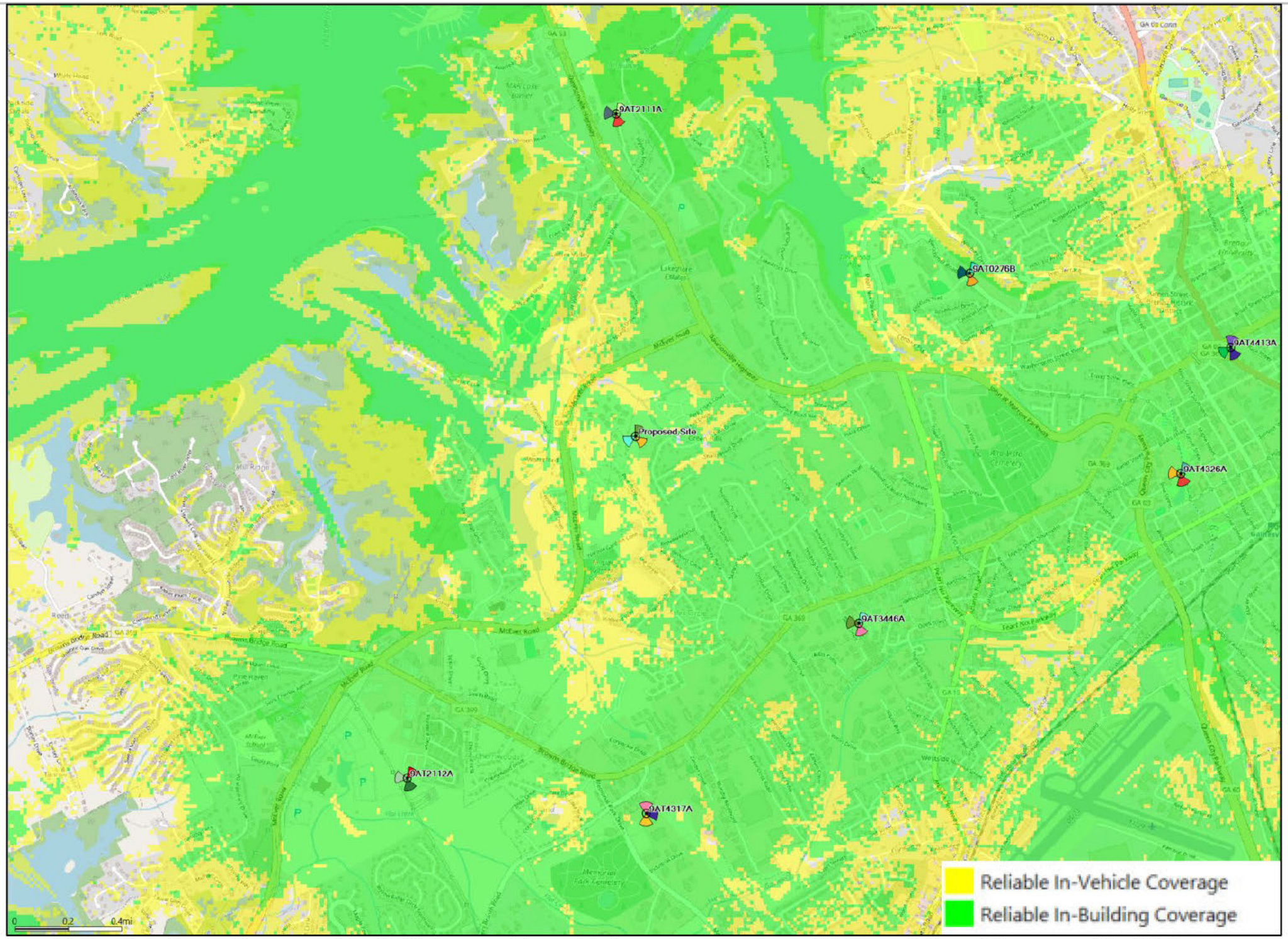
This plot shows a large gap in in-building and in-vehicle coverage.

T-Mobile Confidential

T-Mobile 9AT5639B

9AT5639B – 2378 Pine Circle Drive
Gainesville, GA 30504
(Latitude = 34.292573, Longitude = -83.861087)

5G Voice Service with the Proposed Site @ 175’ AGL
MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



This plot shows improved in-building and in-vehicle coverage along McEver Rd and Dawsonville Highway.

T-Mobile Confidential

T-Mobile 9AT5639B

9AT5639B – 2378 Pine Circle Drive
Gainesville, GA 30504
(Latitude = 34.292573, Longitude = -83.861087)

5G Voice Service with the Proposed Site @ 195’ AGL
MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



Thank You

April 23, 2026

Hall County Board of Commissioners

RE: Proposed Construction of T-Mobile Cell Site – 9AT5639B located at: 2378 Pine Circle Drive, Gainesville, GA 30504

To Whom It May Concern,

T-Mobile has made every effort to utilize existing infrastructure to support its network with no success. Request for collocation was made to Jackson EMC for their structure located at 1000 Dawsonville Hwy, but our request was denied. Given the geographic area, the T-Mobile Engineering team determined that the current proposed site location would be adequate to provide the necessary coverage and enhance wireless coverage, capacity, and reliability throughout key areas of Gainesville, and the surrounding communities along McEver Rd and Dawsonville Highway. This strategically placed site will deliver stronger, faster, and more consistent connectivity for nearby neighborhoods, including Green Hills. T-Mobile's coverage gap in this area is substantial, and it compromises our ability to provide service, as a result users may experience dropped calls, slower data speeds, and reduced signal quality, especially in-building and during periods of high network demand.

The proposed site location for the new tower will significantly enhance the quality and strength of the T-Mobile signal, providing better user experience for both customers and non-customers. Specifically, in-building service levels in some of the aforementioned areas may currently be poor or non-existent. The introduction of a new serving tower will effectively eliminate these issues, improving signal and network access.

Additionally, this upgraded facility will improve the access to T-Mobile's enhanced E911 services as required by the FCC and local PSAP and improve safety to the citizens of Gainesville, GA.

If you have any further technical questions related to this application, you may contact me on the following phone number 404-784-2828.

Sincerely,

Anthony Purnell

Anthony Purnell
RF Engineer

EXHIBIT “F”

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2026-ASO-1028-OE

Issued Date: 04/20/2026

KELLY TOWERS III LLC
KATHY J KELLY
3708 STONEWALL CIR SE
ATLANTA, GA 30339

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole GA2012_Gainesville
County, State: Hall, Georgia

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	34-17-33.26N	83-51-39.91W	1185 Ft	199 Ft	1384 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 10/20/2027 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-816-329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-ASO-1028-OE.

Signature Control No: 690335954-700924055 (DNE)
Natalie Schmalbeck
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2026-ASO-1028-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Verified Map for ASN 2026-ASO-1028-OE



EXHIBIT “G”

SITE PHOTOS



Looking In North



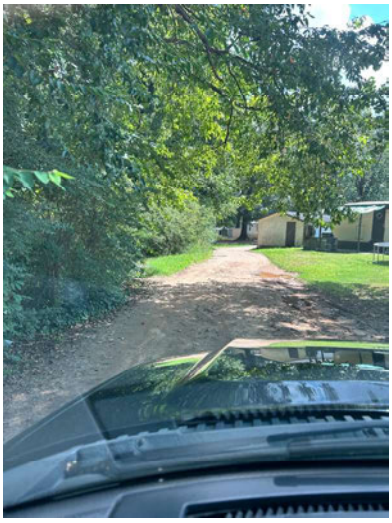
Looking In South



Looking In West



Looking East



Egress



Ingress

Power pole can be seen in Ingress pic. Located at the edge of the wooded area. Fiber to be located.

EXHIBIT “H”


9AT5639 Pine Circle Drive Site Simulation Map
1
2
3
4
5
6
Site
Site
Photograph #
Beechwood Blvd
Lanier Springs Dr NW
Lakeshore Dr
Mix Dr
Sunset Blvd
Dawsonville Hwy
Shallowford Rd
Elita Dr
Shallowford Dr
Spring Rd
Pleasant Cir
Bowman Dr
Broadway
Skelton Rd
Broms Bridge

T-Mobile

9AT5639
PINE CIRCLE DR

2378 Pine Circle Dr, Gainesville, GA

175ft. MONOPOLE SIMULATION

Sim #1 from McEver Business Center
approx. 1,600ft. north-northwest of site



T-Mobile

9AT5639
PINE CIRCLE DR

2378 Pine Circle Dr, Gainesville, GA

175ft. MONOPOLE SIMULATION

Sim #2 from McEver Road
approx. 2,025ft. north-northeast of site



T-Mobile

9AT5639
PINE CIRCLE DR

2378 Pine Circle Dr, Gainesville, GA

175ft. MONOPOLE SIMULATION

Sim #3 from Shallowford Drive
approximately 1,015ft. southeast of site




T-Mobile
9AT5639
PINE CIRCLE DR
2378 Pine Circle Dr, Gainesville, GA
175ft. MONOPOLE
NOT VISIBLE
Sim #4 from Spring Road
approx. 1,200ft. south-southwest of site

T-Mobile

9AT5639
PINE CIRCLE DR

2378 Pine Circle Dr, Gainesville, GA

175ft. MONOPOLE SIMULATION

Sim #5 from Waters Edge Drive
approx. 3,460ft. west-southwest of site




T-Mobile
9AT5639
PINE CIRCLE DR
2378 Pine Circle Dr, Gainesville, GA
175ft. MONOPOLE
SIMULATION
Sim #6 from Sullens Circle
approx. 3,350ft. west-northwest of site
Existing View

TRILEAF

environmental architecture engineering

NEPA Report

May 8, 2026



Gainesville

Client# GA2012

2378 Pine Circle Drive

Gainesville, Hall County, Georgia 30503

Trileaf #782453

Prepared For:

Kelly Towers III LLC

3708 Stonewall Circle

Atlanta, GA 30339

Prepared By:

Trileaf Corporation

1775 The Exchange SE, Suite 525

Atlanta, GA 30339

TRILEAF
environmental architecture engineering

NEPA Report Summary

Site Name/Location:

Gainesville /Client #GA2012/ Trileaf #782453
2378 Pine Circle Drive, Gainesville, Hall County, Georgia 30503
Latitude: 34° 17' 33.263" N, Longitude: 83° 51' 39.914" W

Project Description:

Kelly Towers III LLC proposed to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area. The project area is within wooded land.

1. Is the facility located in an officially designated wilderness area? [47 CFR 1.1307 (a)(1)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
National Wilderness Preservation System Website (www.wilderness.net)

2. Is the facility located in an officially designated wildlife preserve? [47 CFR 1.1307 (a)(2)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
US Fish & Wildlife Service National Wildlife Refuge System Map (Appendix B)

3. Will the facility: (i) affect listed threatened or endangered species or designated critical habitats; or (ii) jeopardize the continued existence of any proposed endangered or threatened species; or is it likely to result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973? [47 CFR 1.1307 (a)(3)]

Yes	No
☐	☒

Conditional Clearance

Data Sources: Site Reconnaissance
Review of US Fish & Wildlife Service Critical Habitat and Federally Listed Endangered Species (Appendix D)
Informal Biological Assessment (Appendix D)

4. Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering or culture, that are listed, or are eligible for listing on the State or National Registers of Historic Places? [47 CFR 1.1307 (a)(4)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Cultural Resource Investigation (Appendix E)
State Historic Preservation Office Section 106 Review (Appendix E)

5. Will the facility affect an Indian religious site? [47 CFR 1.1307 (a)(5)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Correspondence with Native American Tribes via FCC TCNS (Appendix F)
Review of Bureau of Indian Affairs Indian Reservation Map (Appendix B)

6. Will the facility be located in a "floodplain", and not be placed at least one (1) foot above the base flood elevation of the floodplain? [47 CFR 1.1307 (a)(6)]

Yes	No
☐	☒

Data Sources: Review of FEMA Flood Map (Appendix B)

7. Will the construction of the facility involve significant change in surface features (e.g. wetland fill, deforestation, or water diversion)? [47 CFR 1.1307 (a)(7)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
Review of US Fish & Wildlife Service National Wetlands Inventory Map (Appendix B)
Review of USDA NRCS Web Soil Survey Map (Appendix B)

8. Will the antenna tower or supporting structure be equipped with high intensity white lights and located in a residential neighborhood, as defined by the applicable zoning law?

Yes	No
☐	☒

Data Sources: Construction Drawings (Appendix A)
It is assumed that clients will not utilize high intensity white lights in residential areas

9. Will the facility cause human exposure to levels of radiofrequency radiation in excess of Commission-adopted guidelines?

Yes	No
☐	☒

Data Sources: Construction Drawings (Appendix A) and/or interviews with clients
Clients will comply with the established criteria regarding radio frequency exposure limits, as established at the time of this report



Signature	May 8, 2026 **Date**
Writer Signature **Name**	Trileaf Corporation **Company**

NEPA Report

Introduction

Trileaf Corporation (Trileaf) completed a NEPA Review for the above-referenced Kelly Towers III LLC (Kelly Towers III LLC) site. The purpose of a NEPA Review is to comply with the National Environmental Policy Act (NEPA) of 1969. Trileaf performed extensive research by consulting with appropriate state and federal agencies and reviewing readily available published lists, files, data, and maps to provide our clients with a complete NEPA document. The following summarizes the scope of work Trileaf performed in accordance with the Federal Communications Commission's (FCC's) rules implementing NEPA (47 CFR Section 1.1307 (a) (1) through (8) to determine whether any of the below listed FCC special interest items would be affected by the proposed action. Referenced materials are included as attachments, where applicable and available.

Kelly Towers III LLC proposed to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area. The proposed project site is located at approximately 2378 Pine Circle Drive, Gainesville, Hall County, Georgia 30503 at 34° 17' 33.263" North latitude and 83° 51' 39.914" West longitude.

During Trileaf's site reconnaissance, it was observed that the site is currently wooded land and an existing partially paved access road associated with several trailer homes, and the areas surrounding the site are currently residential and commercial development.

1. Will the facility be located in an officially designated wilderness area?

Trileaf reviewed the USGS 7.5-minute topographic map titled "Gainesville" Quadrangle, Georgia and information from the National Wilderness Preservation System (NWPS) (*http://www.wilderness.net*) to determine if the site is located within an officially designated wilderness area.

There are currently 14 officially designated wilderness areas in the State of Georgia. The closest wilderness area to the project site is the Raven Cliffs Wilderness Area, which is located approximately 26 miles north of the project site.

Based on this review, the project site is not located within an officially designated wilderness area.

2. Will the facility be located in an officially designated wildlife preserve?

Trileaf reviewed the USGS 7.5-minute topographic map titled "Gainesville" Quadrangle, Georgia, and information from the National Wildlife Refuge (NWR) System (*http://www.fws.gov/refuges*) to determine if the site is located within an officially designated wildlife preserve or refuge.

Based on this review, the project site is not located within an officially designated wildlife preserve or refuge. A copy of the NWR System map is located in Appendix B.

3. Will the facility (i) affect listed threatened or endangered species or designated critical habitat; or (ii) likely jeopardize the continued existence of any proposed endangered or threatened species or likely result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973?

The Endangered Species Act (ESA) of 1973 (16 U.S.C. §§ 1536), as amended, protects endangered and threatened species and the ecosystems upon which they depend. As interpreted and implemented by 50 CFR 402, Section 7 of the ESA directs Federal agencies, in consultation with and with the assistance of the Secretary of the Interior, to utilize their authorities to further the purposes of the ESA. It also requires every Federal agency to ensure that any action it authorizes, funds or carries out, is not likely to jeopardize the continued existence of any endangered or threatened species or results in the destruction or adverse modification of critical habitat.

On February 12, 2026, a Trileaf representative visited and photographed the project site to conduct an Informal Biological Assessment (IBA). In addition, Trileaf reviewed the United States Fish and Wildlife Service (USFWS) critical habitat information and determined that the site is not located within designated critical habitat. Based on the results of our assessment, potential habitat for the Tricolored Bat (*Perimyotis subflavus*) was observed within the project footprint. Due to the small scope of the project, the proposed undertaking will not fracture a contiguous forested area and will not diminish the overall quality of the forested area. It is Trileaf's opinion that the removal of the trees within the project footprint will not significantly impact the Tricolored Bat's ability to roost, forage, or navigate within the landscape. Additionally, Kelly Towers III LLC has confirmed that tree removal activities will be prohibited from May 1 to July 15 and December 15 to February 15 of any given year. Therefore, it is Trileaf's opinion that the proposed project may affect but is not likely to adversely affect the Tricolored Bat. Impacts to the remainder of the listed and/or proposed threatened and endangered species or critical habitat resulting from the proposed action are not anticipated. Copies of the IBA and critical habitat review are located in Appendix D.

FEDERAL
On March 3, 2026, Trileaf submitted the project information to the USFWS – Georgia Ecological Services Field Office for review. The USFWS replied on March 9, 2026, indicating that "Based on information you provided, no further action is required under S7(a)(2) of the Endangered Species Act. However, if new information or changes in the project involve federally-listed species, further consultation with the Service may be necessary." A copy of the USFWS' response is located in Appendix D.

Conditional Clearance: In order to reduce impacts to the Tricolored Bat, all tree removal activities are prohibited between May 1 to July 15 and December 15 to February 15 of any given year.

4. Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or are eligible for listing, in the National Register of Historic Places?

Trileaf referred to Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. §§ 470 et seq.), the Advisory Council on Historic Preservation (ACHP) implementing regulations (36 CFR Part 800) and the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission dated September 2004 to determine if the project site is contained in, on, or within the viewshed of a building, site, district, structure, or object, significant in American history, architecture, archaeology, engineering, or culture, that is listed, or eligible for listing on the National Registers of Historic Places, or located in or on an Indian Religious Site.

A search of the *National Historic Landmarks* (NHL), *National Register of Historic Places* (NRHP), *State Historic Preservation Office* (SHPO) files, and a field survey was conducted by Mr. Michael Hart, Secretary of Interior-qualified Architectural Historian of Trileaf, and Ms. Mackenzie Mulkey, Secretary of Interior-qualified Archaeologist of Trileaf, to identify any cultural resources within the area of direct effects and within a 0.50-mile radius for visual effects.

It was determined that there were no historic properties identified within the Area of Potential Effects (APE) for direct effects, and no historic properties identified within the APE for visual effects. Additionally, the identification process did not locate archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs. Documentation of these reviews was submitted to the SHPO via Form 620 on March 12, 2026. The SHPO concurred that the proposed undertaking would have no direct or visual effects on historic properties in a response letter dated April 13, 2026. A copy of the SHPO concurrence letter, Form 620, and associated documents are located in Appendix E.

On February 3, 2026, March 12, 2026, Ms. Katie Ahmed, Planning and Zoning Administrator at the Hall County Planning and Zoning Department, Mr. Ron Hollis, Senior, President at Hall County Historical Society, Inc, and Mr. Joe Rothwell at the Georgia Mountains Regional Commission were notified of the proposed project and invited to comment on the proposed project's potential effect on Historic Properties as well as indicate whether they are interested in consulting further on the proposed project. Additionally, a legal notice regarding the proposed telecommunications tower construction was posted in *The Gainesville Times* on March 18, 2026. No comments from the local government, historical society, or legal notice have been received by Trileaf. Copies of the correspondence and legal notice are located in Appendix E.

NATIONAL SCENIC TRAILS

On October 5, 1999, the Cellular Telecommunications Industry Association, Personal Communications Industry Association, Appalachian Trail Conference, American Hiking Society, and representative Managing and Supporting Trails Organizations (MSTOs) for the National Scenic Trails signed a resolution for the Siting of Wireless Telecommunications Facilities Near National Scenic Trails. This resolution states that if a wireless telecommunications or site management company plans a new or significantly expanded facility within one mile of a National Scenic Trail, it will notify the non-profit group that supports the trail.

In order to determine if the site is located within one mile of a National Scenic Trail, Trileaf reviewed information from the National Park Service (NPS) National Trails System created by the National Trails System Act of 1968.

Based on this review, the project site is not located within 1 mile of a National Scenic Trail. A copy of the trails map is located in Appendix B.

5. Will the facility affect any Indian religious sites?

Trileaf referred to Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. §§ 470 et seq.), the Advisory Council on Historic Preservation (ACHP) implementing regulations (36 CFR Part 800) and the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission dated September 2004 to determine if the project site is located in or on an Indian Religious Site.

On February 3, 2026, Trileaf submitted project information through the Tower Construction Notification System (TCNS) to the FCC who initiated contact with the tribes on February 6, 2026. As of May 8, 2026, all tribes have confirmed clearance either directly or by default via the FCC referral process. Trileaf determined that the subject Property is not located on or near a Native American Religious or Sacred Site. However, if archaeological remains or resources are unearthed during construction activities, Trileaf

recommends that the client stop construction and notify our office immediately. Tribal consultation documentation and associated correspondence is located in Appendix F.

6. Will the facility be located in a floodplain and not be placed at least one (1) foot above the base flood elevation of the floodplain?

Trileaf reviewed the relevant Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #13139C0186G, dated April 4, 2018, to determine if the project was located within the 100-year floodplain.

Trileaf determined that the property is located in Zone X, areas determined to be outside the 500-year floodplain. Therefore, the project site is not located within a 100-year floodplain. A copy of the FEMA FIRM showing the project site location is located in Appendix B.

7. Will the construction of the facility involve significant change in surface features (e.g. wetland fill, deforestation, or water diversion)?

Trileaf determined through site reconnaissance, review of the relevant USGS 7.5-minute topographic map titled "Gainesville" Quadrangle, Georgia, and review of the relevant USFWS National Wetlands Inventory Map (*http://www.fws.gov/wetlands/Data/Mapper.html*) that there are no federally designated wetlands on or in the immediate vicinity of the proposed project site.

Trileaf's site assessment did not reveal any evidence of potential wetlands or hydrophytic vegetation located on or in the immediate vicinity of the project site. Additionally, a review of the United States Department of Agriculture (USDA) Soil Survey (*http://websoilsurvey.sc.egov.usda.gov*) did not indicate hydric soils at the project site.

Based on this review, no designated wetland areas were located within the vicinity of this project and no significant changes in surface features resulting from the proposed undertaking are anticipated. Copies of the soil map and wetlands map are located in Appendix B.

8. Zoning/High Intensity White Lights/Radio Frequency

As a standard practice, Kelly Towers III LLC does not construct facilities requiring high intensity white lights that are to be located in residentially zoned neighborhoods. According to Kelly Towers III LLC, high intensity white lights will not be used for towers less than 500 feet in height.

9. Radio Frequency

FCC licensees transmitting from antennas mounted on Kelly Towers III LLC owned antenna structures will comply with the established criteria regarding radio frequency exposure limits in accordance with the *Second Report and Order*, as well as the FCC Code of Federal Regulations [47 CFR § 1.1307, § 1.1310] published at the time of this report.

Conclusion

A NEPA Review of the proposed undertaking was performed by Trileaf Corporation in conformance with the FCC rules and regulations for implementing NEPA; 47 CFR 1.1301 to 1.1319.

Based on data obtained during the Site visit, consultation with government agencies, and a review of readily available information from other sources, the preparation and filing of an Environmental Assessment will not be required and no further NEPA-related action is required for the proposed undertaking.

Conditional Clearance: In order to reduce impacts to the Tricolored Bat (Per, all tree removal activities are prohibited between May 1 to July 15 and December 15 to February 15 of any given year.

Qualifications

Anna Ni
Senior Project Scientist

Morgan Rasmussen

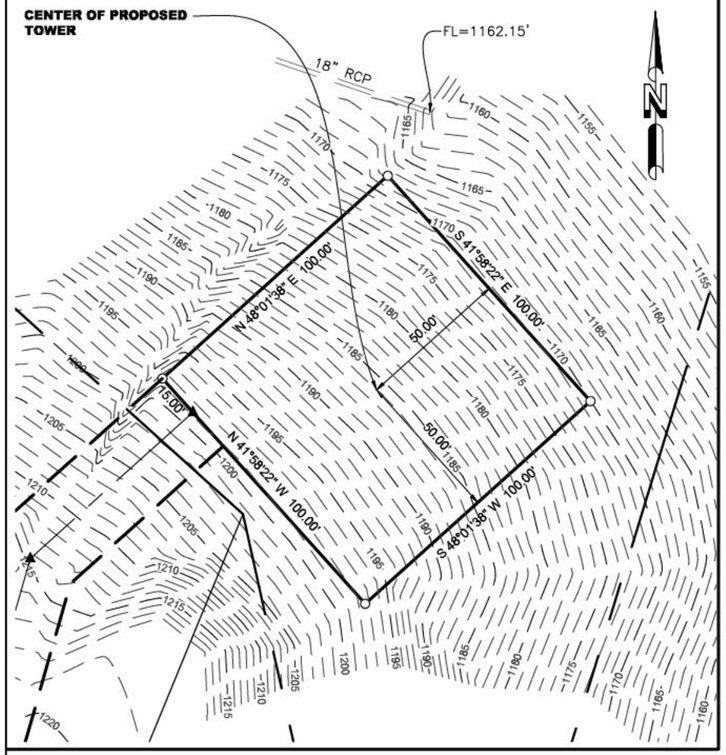
Morgan Rasmussen
Project Manager

Appendix A

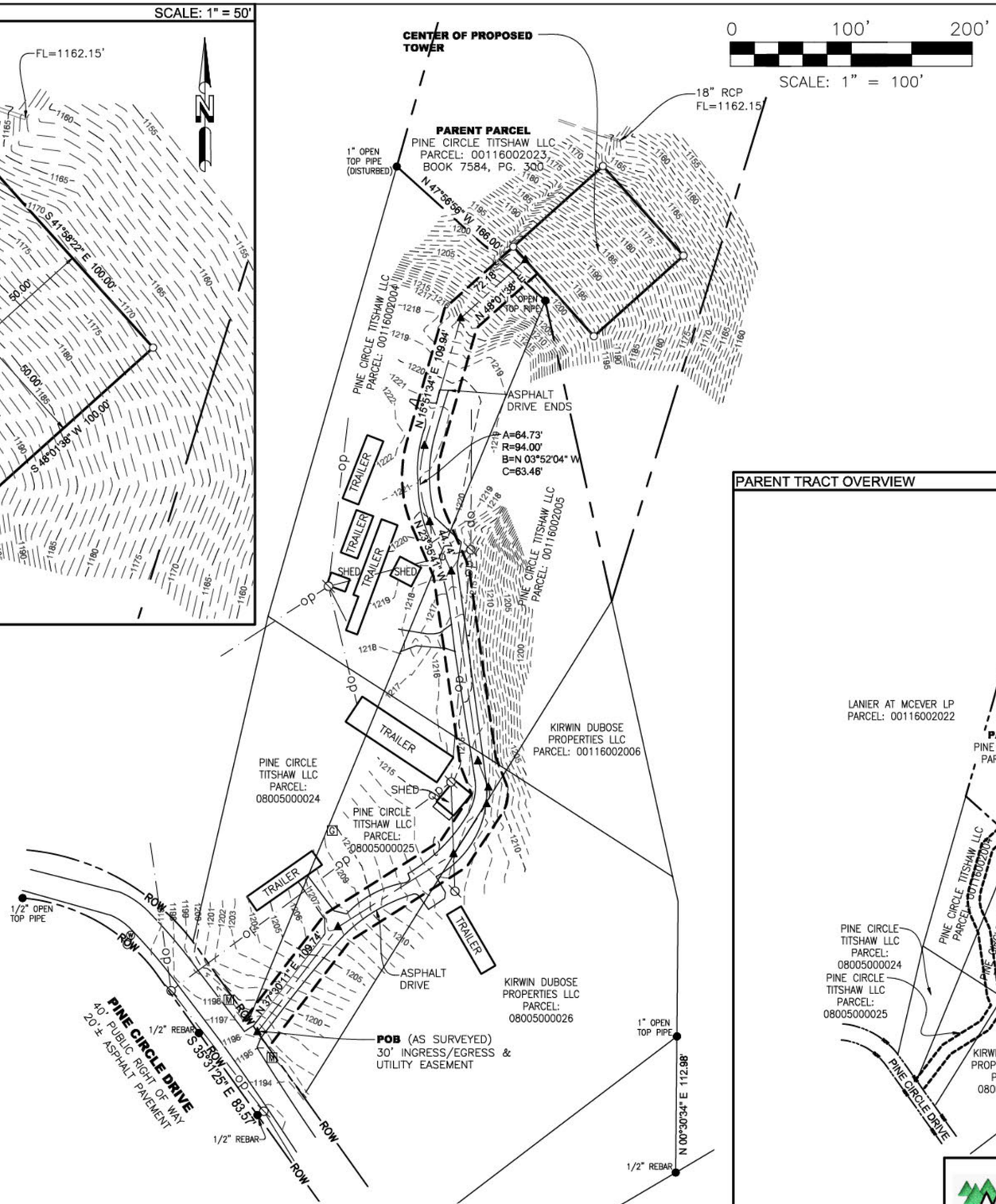
Site Plans

LEASE AREA DETAIL

SCALE: 1" = 50'



SCALE: 1" = 100'



PARENT TRACT OVERVIEW

SCALE: 1" = 300'

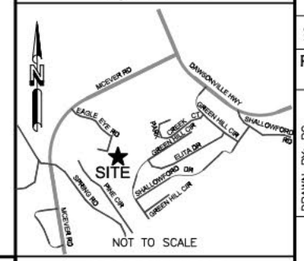
TOWER INFO

TOWER TYPE: MONOPOLE

LATITUDE: 34°17'33.263" NORTH
LONGITUDE: 83°51'39.914" WEST
(NAD 83)
GROUND ELEVATION: 1185'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
PINE CIRCLE DRIVE
GAINESVILLE, GA 30503

VICINITY MAP



GEORGIA WEST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°10'

TRUE NORTH TO MAGNETIC DECLINATION
5°59' W

COMBINED SCALE FACTOR
0.999909750

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⌀ = POWER POLE
- ⏚ = GUY ANCHOR
- ⌀ = FIRE HYDRANT
- Ⓦ = WATER VALVE
- Ⓜ = MAILBOXES
- Ⓖ = GAS MARKER
- x99.9 = SPOT ELEVATION
- ROW = RIGHT-OF-WAY
- op = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13139C0186G, which bears an effective date of 04/04/2018 and IS NOT in a special flood hazard area.
Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GAINESVILLE
GA2012
LAND LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

NO.	REVISION	DATE	BY

PROJECT NO. 25-1499

DRAWN BY: BC
CHECKED BY: PWK
FIELD CREW: BS
APPROVED BY: TLF
DATE: 01/16/26
SCALE: AS NOTED
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR: KELLY TOWERS III, LLC
8051 Congress Avenue
Boca Raton, FL 33487

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is December 29, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID ED2699. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted without the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: AG
    Zoning Jurisdiction: Hall County
    Zoning District: Residential
    Surrounding Zoning: North-R-2, South-R-2, East-R-1, West-R-2
    Setbacks: Will require a tall tower permit.

LEGAL DESCRIPTIONS

PARENT PARCEL (BOOK 7584, PAGE 300)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 9TH LAND DISTRICT OF HALL COUNTY, GEORGIA, AND BEING ALL OF TRACT 1, CONSISTING OF 4.77 ACRES, MORE OR LESS, AS SHOWN ON A PLAT PREPARED FOR SHERRY DUBOSE BY THOMAS WOOD AND ASSOCIATES, REGISTERED LAND SURVEYOR, DATED JUNE 15, 2015, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE FOR A MORE COMPLETE DESCRIPTION.

SURVEYOR'S CERTIFICATION

I hereby certify to Kelly Towers III, LLC., a Delaware Limited Liability Company and _____ Title Insurance Company, the following:

This surveyor has received and reviewed that certain Title Commitment No. _____ issued by _____ Title Insurance Company with an effective date of _____, which proposes to insure the lands described under its Schedule A.

This surveyor knows of his own knowledge that the lands described under said Schedule A of the Title Commitment contain or include the lands described in and depicted on this survey.

This surveyor further knows to the best of his knowledge that the easements of record and identified under Schedule B-2 of said Title Commitment encumber the lands described on this survey, but said easements will not interfere with the location of the proposed insured lands, including the leased area and any and all access, utility and guy wire easement parcels.

I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

_____

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GAINESVILLE
GA2012
LAND LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

NO.	REVISION	DATE	BY

PROJECT NO.
25-1499

DRAWN BY: BC
CHECKED BY: PWK
FIELD CREW: BS
APPROVED BY: TLF
DATE: 01/16/26
SCALE: NO SCALE

SHEET 2 OF 2

RAWLAND TOWER SURVEY

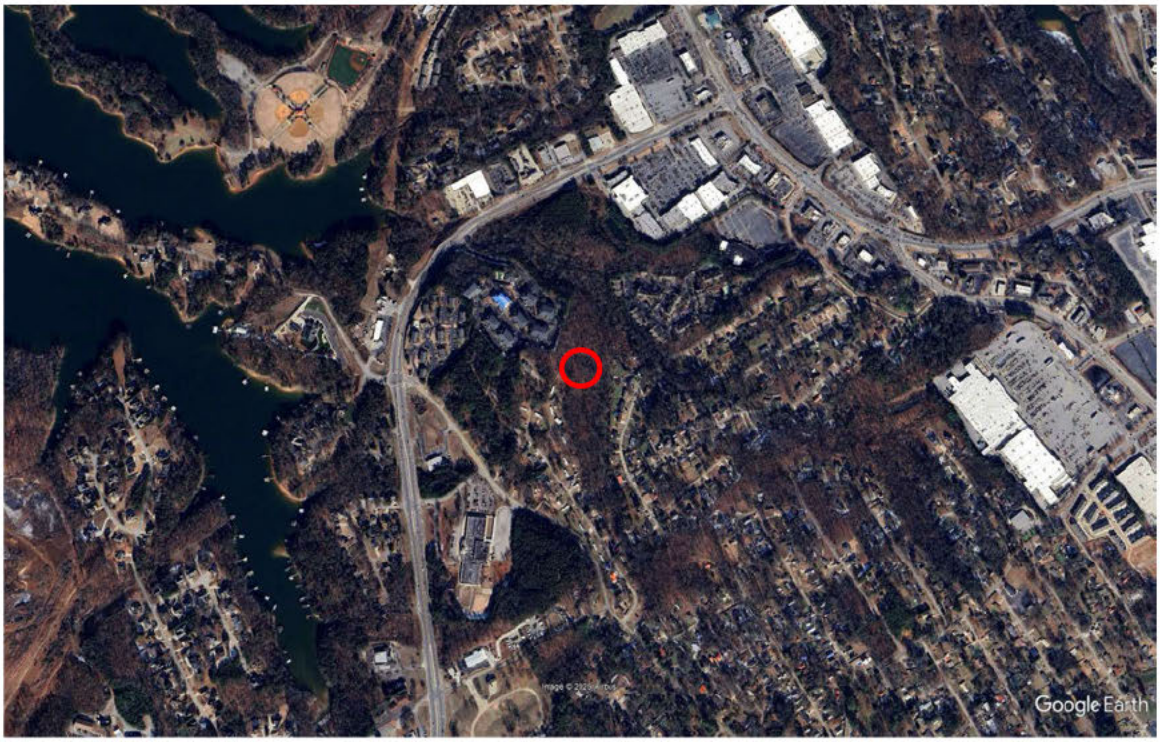
FOR:
KELLY TOWERS III, LLC
8051 Congress Avenue
Boca Raton, FL 33487

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

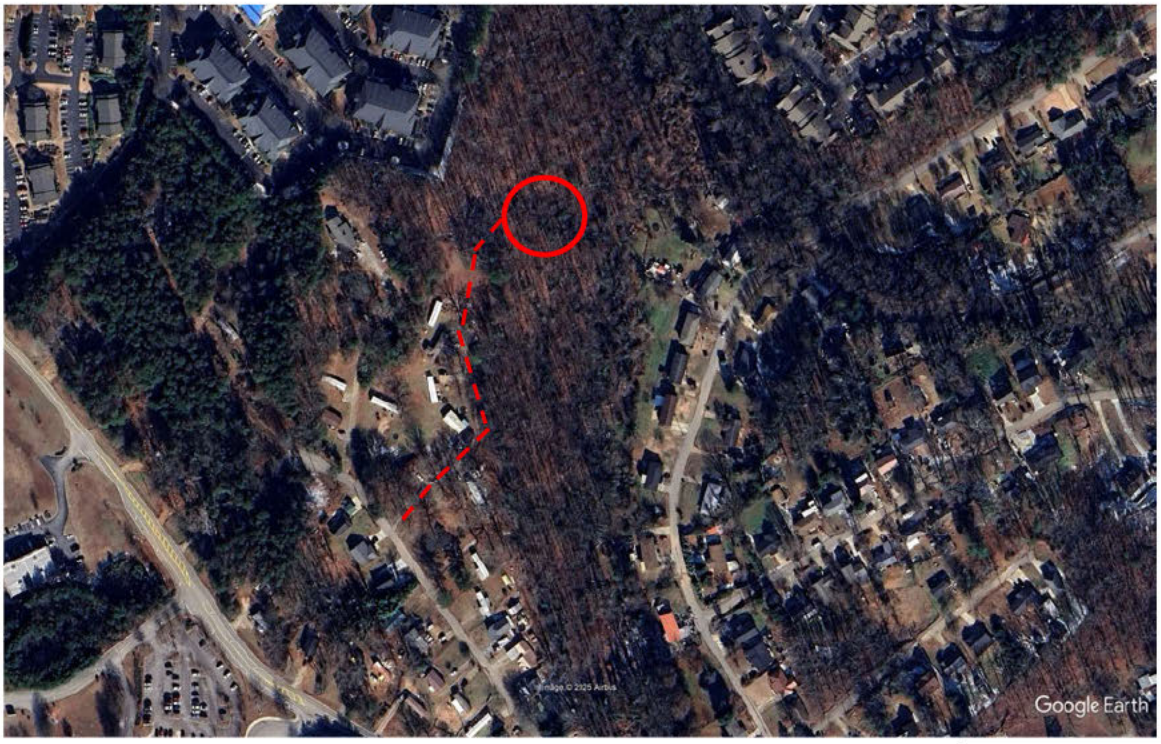
SMW ENGINEERING GROUP, INC.

Appendix B

Site Maps



Site Location & Surrounding Properties



Site Location ----- Easement

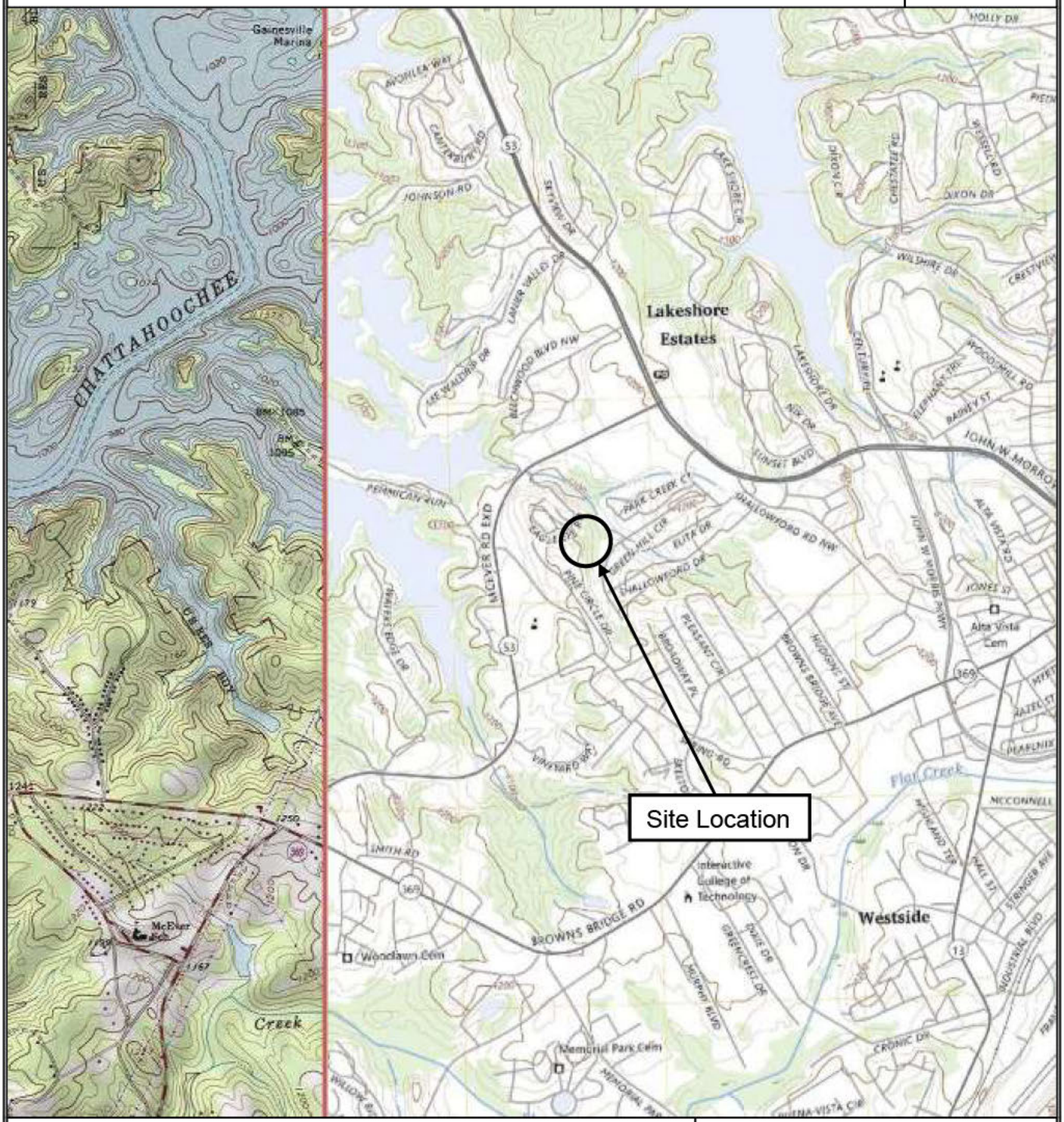
Aerial Photographs (2025)

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

TRILEAF
environmental architecture engineering

Gainesville Quadrangle, Georgia (2024)
Contour Interval = 20 Feet
Scale 1 Inch = ~2,000 Feet
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W

North



Site Vicinity Map

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

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National Flood Hazard Layer FIRMette

FEMA

83°51'59"W 34°17'48"N



83°51'21"W 34°17'18"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2026 at 9:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Gainesville



January 29, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Soil Map—Barrow, Hall, and Jackson Counties, Georgia
(Gainesville)



Map Scale: 1:3,000 if printed on A portrait (8.5" x 11") sheet.

N

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Barrow, Hall, and Jackson Counties, Georgia
Survey Area Data: Version 20, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 19, 2022—Apr 20, 2022

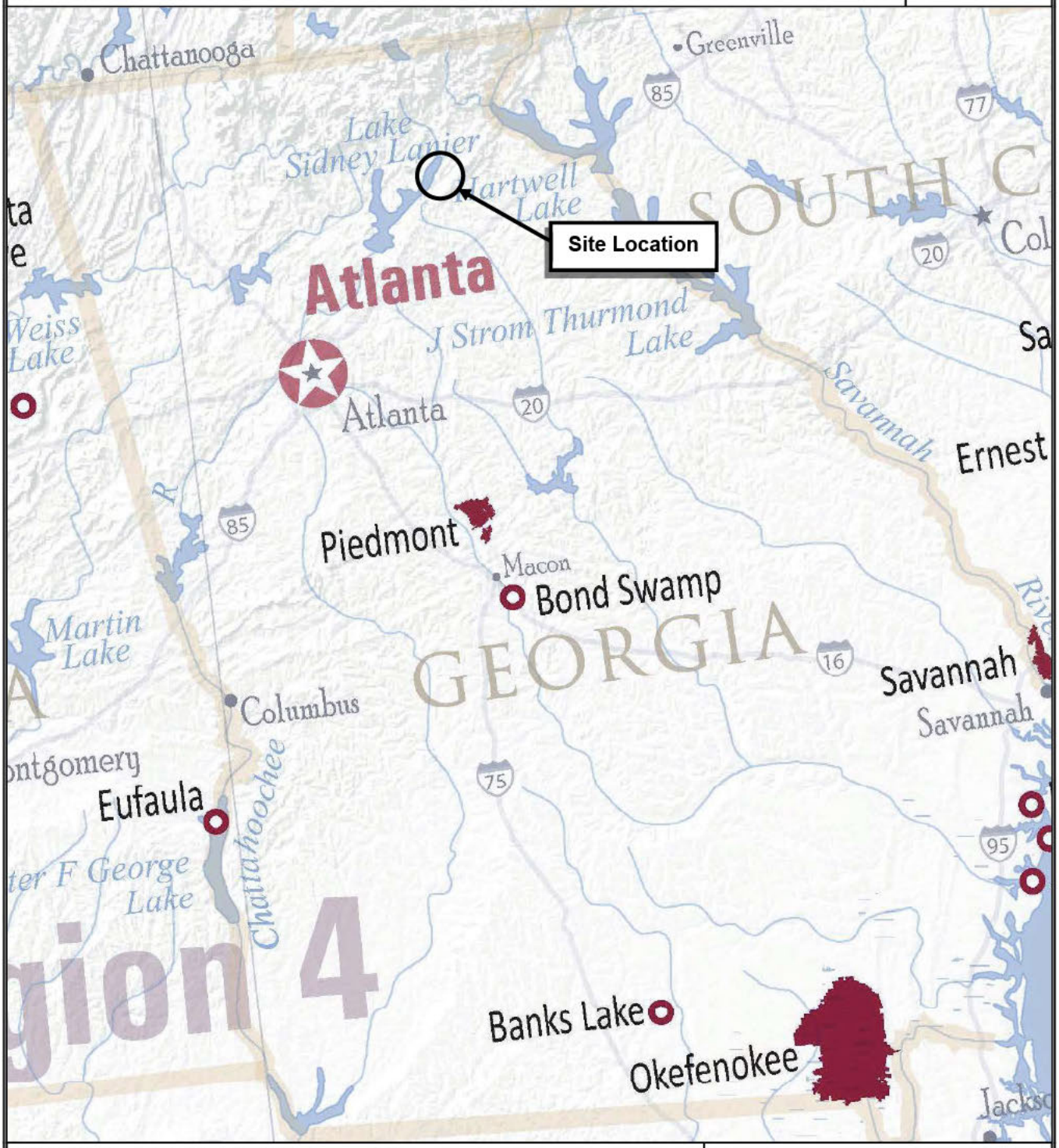
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PaE	Pacolet sandy loam, 15 to 25 percent slopes	1.9	37.7%
PuD2	Pacolet soils, 10 to 15 percent slopes, eroded	3.1	62.3%
Totals for Area of Interest		**4.9**	**100.0%**

U.S. Fish and Wildlife Service
National Wildlife Refuge System Map

North

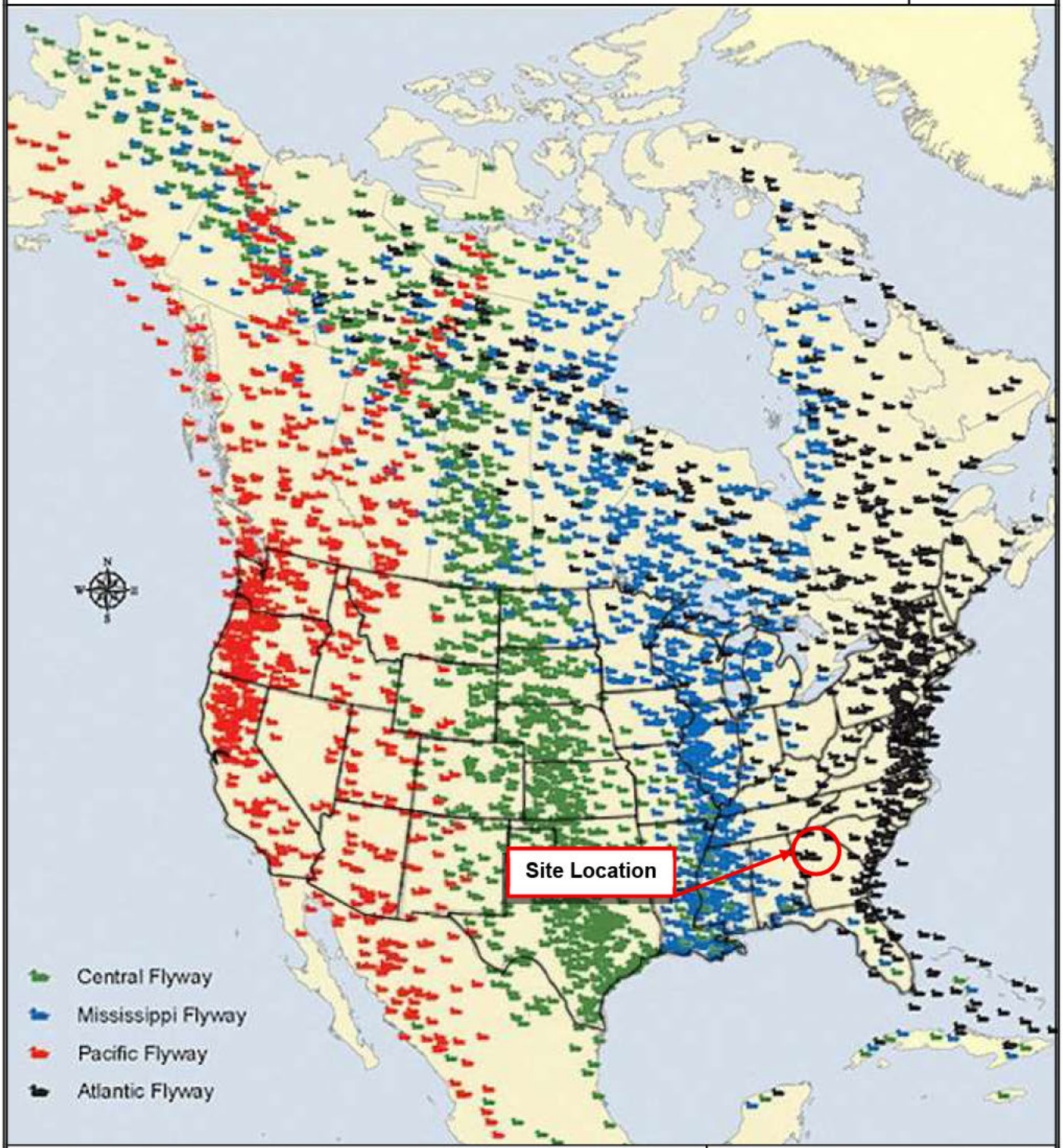


USFWS – Wildlife Refuge Map
Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

TRILEAF
environmental architecture engineering

North American Migration Flyways

North



Migratory Bird Flyways – Location Map

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

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environmental architecture engineering

National Park Service
National Historic Trails and Scenic Routes

North



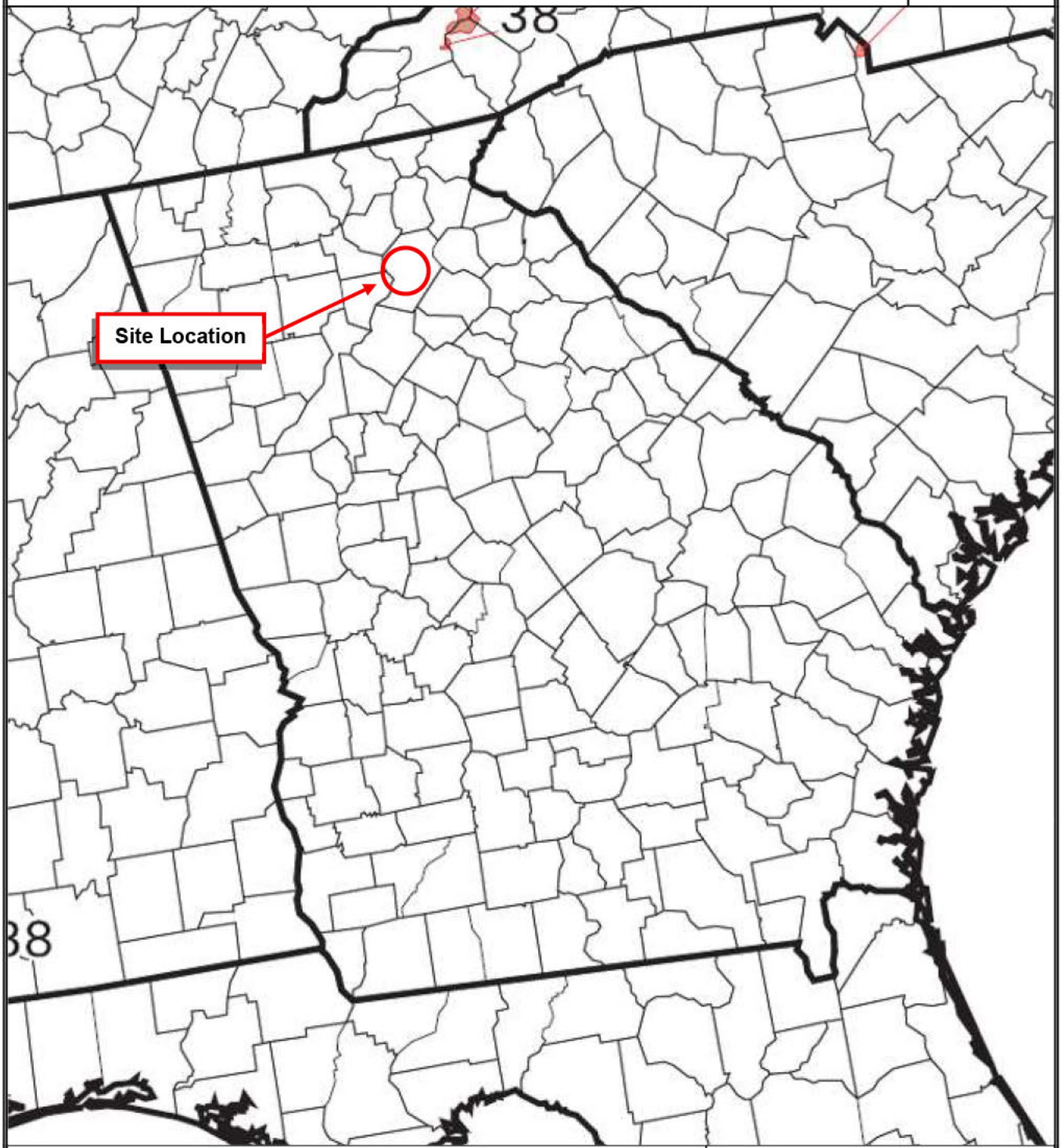
National Park Service – Trails and Routes Map

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

TRILEAF
environmental architecture engineering

Bureau of Indian Affairs
Indian Reservation Map

North



Bureau of Indian Affairs – Reservation Map

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

TRILEAF
environmental architecture engineering

Appendix C

Site Photographs



Site Photograph 1 – Looking north at the Subject Property



Site Photograph 2 – Looking east at the Subject Property

Site Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

Photographed On:
February 12, 2026



Site Photograph 3 – Looking south at the Subject Property



Site Photograph 4 – Looking west at the Subject Property

Site Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

Photographed On:
February 12, 2026



Site Photograph 5 – Looking north away from the Subject Property



Site Photograph 6 – Looking east away from the Subject Property

Site Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

Photographed On:
February 12, 2026



Site Photograph 7 – Looking south away from the Subject Property



Site Photograph 8 – Looking west away from the Subject Property

Site Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

Photographed On:
February 12, 2026



Site Photograph 9 – Looking south along the easement from the lease area



Site Photograph 10 – Looking south along the easement near the lease area

Site Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

Photographed On:
February 12, 2026



Site Photograph 11 – Looking south along the easement



Site Photograph 12 – Looking south along the easement towards the terminus

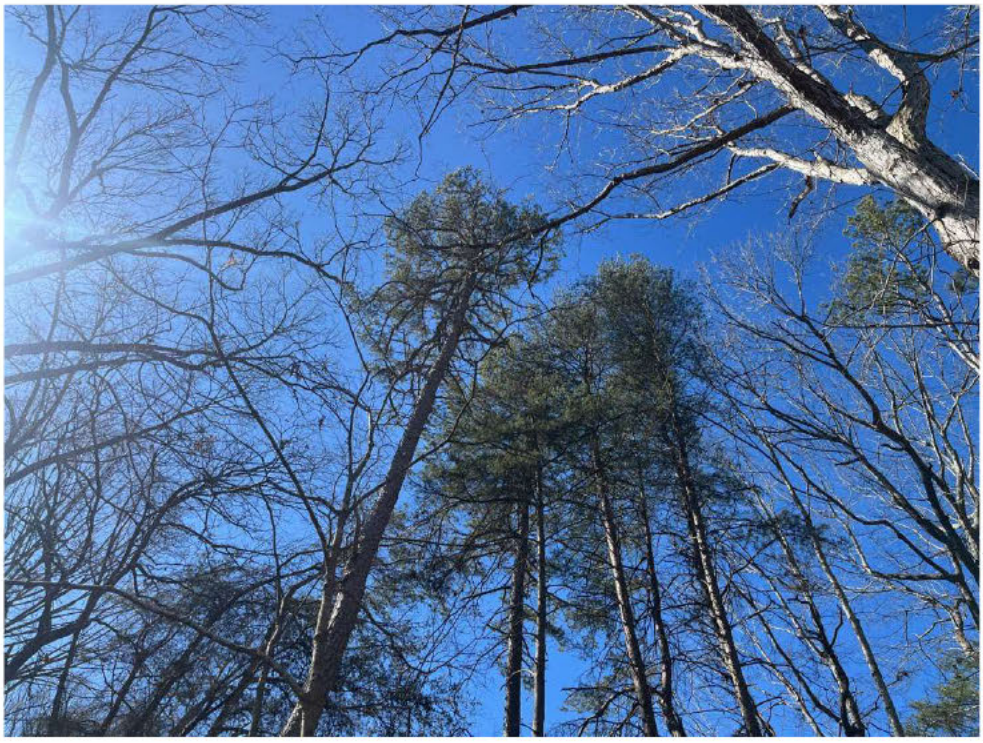
Site Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

Photographed On:
February 12, 2026



Site Photograph 13 – Looking north along the easement from the terminus



Site Photograph 14 – Canopy cover at the Site

Site Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

Photographed:
February 12, 2026



Site Photograph 15 – Ground cover at the Site



Site Photograph 16 – Average DBH of trees at the Site

Site Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Georgia 30503

Photographed:
February 12, 2026

Appendix D

Documentation of Officially Designated Wilderness Areas, Wildlife Preserves and Endangered Species

TRILEAF
environmental architecture engineering
1775 The Exchange SE, Suite 525, Atlanta, GA 30339 - 678-653-8673 - www.trileaf.com

March 3, 2026

US Fish and Wildlife Services - Georgia Ecological Services
355 East Hancock Avenue
Room 320, Box 7
Athens, Georgia 30601
Phone: (706) 460-7161
Email: gaes_assistance@fws.gov

RE: **Kelly Towers III LLC – Gainesville / GA2012 – Trileaf Project #782453**
2378 Pine Circle Drive, Gainesville, Georgia 30503
Hall County, Gainesville Quadrangle (USGS)
Latitude: 34° 17' 33.263" N, Longitude: 83° 51' 39.914" W
IPaC Project Code: 2026-0051901

To Whom It May Concern,

Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our client proposed to construct a 195-foot monopole communications structure with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends 750-feet generally northeast from Pine Circle Drive. The project area is within wooded land. A site location map, photos and biological assessment are enclosed to assist you in your review.

Our investigation includes determining if any of the following special resource areas are located at the site.

1. Is the site located in or on a wilderness area or wildlife preserve?
2. Is the site located within a principal migratory bird flyway?
3. Is the site located in or on a designated critical habitat?
4. Does the site sustain any species of plant or animal life that is designated or proposed as threatened or endangered?

As noted in the enclosed Informal Biological Assessment, potential habitat for the Tricolored Bat (*Perimyotis subflavus)* was observed within the project footprint. Due to the access/utility utilizing previously disturbed/developed areas and with just the lease area located within wooded land, only a small portion of potential habitat for *P. subflavus* will be removed leaving a greater portion of the wooded area to be utilized for potential roosting and foraging by *P. subflavus*. Additionally, the applicant has confirmed that tree removal activities will be prohibited from May 1 to July 15 and December 15 to February 15 of any given year. Therefore, it is Trileaf's opinion that the proposed project may affect but is not likely to adversely affect the Tricolored Bat.

Trileaf is requesting concurrence from the USFWS with the finding of "may affect, not likely to adversely affect" to threatened and endangered species, critical habitat, or other special resources. If you need additional information or have any questions you may reach me at **(678) 653-8673 ext. 655** or email **a.ni@trileaf.com**. Thank you for your assistance in this regard.

Sincerely,



Anna Ni
Senior Project Scientist

Informal Biological Assessment

Kelly Towers III LLC
Project Name: Gainesville / GA2012 - Trileaf #782453
Latitude: 34° 17' 33.263" N, Longitude: 83° 51' 39.914" W

Trileaf performed an Informal Biological Assessment for the subject site. The purpose is to document whether the proposed undertaking will affect listed or proposed threatened or endangered species, designated critical habitats, wetlands, and migratory birds. A project description, site photographs, topographical maps, wetland maps, and soil maps are included in this report.

Proposed Project Description:
The Site is located at 2378 Pine Circle Drive, Gainesville, Hall County, Georgia 30503, and consists of the construction of a 195-foot monopole communications structure with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends 750-feet generally northeast from Pine Circle Drive. The proposed structure site is approximately 1,185 feet above mean sea level.

Site and Surrounding Habitat:
The Site is currently located within wooded land and an existing partially paved access road associated with several trailer homes. During the area reconnaissance, trees generally throughout the area were identified to be removed. A tree survey was not conducted, however using the provided photographs, the area appears to be predominantly oak and pine species that have an average diameter at breast height (DBH) of 15-25 inches.

The surrounding habitat within a 0.5-mile radius of the proposed site consists predominantly of residential and commercial development. To the north is wooded land, followed by commercial development, followed by Highway 53, followed by more commercial development, followed by residential development. To the east is residential development, followed by commercial development. To the south is wooded land, followed by residential development and Pine Circle Drive, followed by more residential development. To the west is wooded land, followed by residential development, followed by Highway 53, followed by more residential development. The current habitat is not mapped as critical habitat.

Wetlands:
Trileaf has reviewed the topographic map, soil composition, as well as the National Wetlands Inventory Map to determine if the proposed lease area and easements would have an impact on any wetlands or require significant amounts of fill or grading. Trileaf determined that the site is not located in a recognized national wetland area.

Trileaf performed a field visit and identified surface water bodies. Using local maps in combination with an area reconnaissance the following water bodies have been identified in the table below:

Water Body Type	Water Body Name	Direction from Structure	Distance from Structure
Riverine Wetland	Unnamed	NE	0.10 miles
Riverine Wetland	Unnamed	NNE	0.15 miles

Lake	Lake Lanier	NW	0.37 miles
Lake	Lake Lanier	W	0.38 miles
Lake	Lake Lanier	NW	0.40 miles
Lake	Lake Lanier	NW	0.42 miles
Lake	Lake Lanier	W	0.42 miles
Lake	Lake Lanier	SW	0.42 miles

Migratory Birds:
The proposed Site and design process for this project could not conform to all the USFWS recommendations to decrease potential effects on migratory birds. Therefore, it has included mitigating factors such as structure placement within minimally sensitive areas, avoiding placement near wetlands and large water bodies, limiting structure height to 199 feet, and eliminating the need for guy wires or FAA obstruction lighting. While the proposed Site is located near the Atlantic flyway, our site investigation has determined that the project area is not located in an NWI mapped wetland, waterway, wildlife refuge, national wilderness area, native grassland or forest area, ridgeline, mountain top, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found. Based upon the efforts undertaken during this IBA as well as the current data made available, we have concluded that this project will not have a significant effect on migratory birds; however, the presence of migratory birds cannot be ruled out.

Soils:
According to the U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey of Hall County, Georgia, the majority of the lease area is underlain by Pacolet sandy loam, 15 to 25 percent slopes. The remainder of the lease area and proposed access/utility easement is underlain by Pacolet soils, 10 to 15 percent slopes, eroded. Pacolet sandy loam and Pacolet soils have no frequency of flooding or ponding. Additionally, Pacolet sandy loam, 15 to 25 percent slopes, and Pacolet soils, 10 to 15 percent slopes, eroded, are not considered hydric soils, and no hydrophytic vegetation or surface water was observed.

Threatened or Endangered Species:
Trileaf has researched the listed or proposed threatened or endangered species and designated critical habitat for the project area. This includes any such species that have been reported to exist within the action area where the project is located. The list of federally threatened or endangered species was acquired through the U.S. Fish and Wildlife Service's Information, Planning, and Consultation system (IPaC) and is site specific. The lease area is not located within an aquatic environment; therefore, any obligate aquatic species should not be directly impacted by this project and are not included in the table below. A list of remaining species and site observations are summarized in the following table:

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Gray Bat (*Myotis grisescens*)	Federal-Endangered	Roosts in caves almost exclusively, and typically located close to rivers or lakes where it feeds	No Effect	Habitat assessment indicated no potential habitat present
Tricolored Bat (*Perimyotis subflavus*)	Federal-Proposed Endangered	Landscapes that are partly open, with large trees and plentiful woodland edges. That include grasslands, old fields, urban areas and woodlands	May affect, not likely to adversely affect	Habitat assessment indicated potential habitat present
Whooping Crane (*Grus americana*)	Experimental Population, Non-Essential	Breeds in freshwater marshes, wetlands, and prairies. Uses grain fields, shallow lakes, lagoons, and saltwater marshes on migration and in winter; prefers areas away from human activity with low to sparse vegetation.	No Effect	Habitat assessment indicated no potential habitat present
Monarch Butterfly (*Danaus plexippus*)	Federal-Proposed Threatened	Open places, native prairie, foothills, open valley bottoms, open weedy fields, roadsides, pastures, marshes, suburban areas, rarely above treeline in alpine terrain during migration.	No Effect	Habitat assessment indicated no potential habitat present

Conclusions:
Based on the efforts undertaking during our IBA, project specifications, and the current data made available, we have concluded that potential habitat may be present within the project area for the Tricolored Bat (*Perimyotis subflavus*). However, the areas representing potential habitat within the Site footprint are relatively small, the overall suitability of the potential habitat has been diminished by surrounding developments, and there will be remaining habitat to the north and the south of the proposed project area. In addition, our client will abide by seasonal tree clearing restrictions. Tree clearing will not occur between May 1st to July 15th, and December 15th to February 15th.

Therefore, Trileaf recommends a determination of "may affect, not likely to adversely affect" for the Tricolored Bat. No effects are anticipated to the remaining listed species. Based on the documents reviewed, and the scope of work procedure outlined above, the proposed project is not likely to adversely affect threatened/endangered species or designated critical habitat. Finally, no significant effects to migratory birds or wetlands are anticipated by this project.

Gainesville
Trileaf# 782453

It should be noted that this informal biological assessment was conducted in accordance with the Scope of Work and does not constitute a Section 7 Biological Assessment under the Endangered Species Act (50 CFR Part 402.01).



Anna Ni
Natural Resource Specialist

Please refer to Appendix B for Site Maps

Please refer to Appendix C for Site Photographs

Barrow, Hall, and Jackson Counties, Georgia

PaE—Pacolet sandy loam, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 46dw
Landscape: Piedmonts
Elevation: 200 to 1,400 feet
Mean annual precipitation: 44 to 60 inches
Mean annual air temperature: 59 to 64 degrees F
Frost-free period: 190 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Pacolet and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pacolet

Setting

Landscape: Piedmonts
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from granite and gneiss and/or residuum weathered from schist

Typical profile

H1 - 0 to 3 inches: sandy loam
H2 - 3 to 29 inches: clay
H3 - 29 to 52 inches: sandy clay loam
H4 - 52 to 70 inches: loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F136XY820GA - Acidic upland forest, moist
Hydric soil rating: No

PuD2—Pacolet soils, 10 to 15 percent slopes, eroded

Map Unit Setting

National map unit symbol: 46dy
Landscape: Piedmonts
Elevation: 200 to 1,400 feet
Mean annual precipitation: 44 to 60 inches
Mean annual air temperature: 59 to 64 degrees F
Frost-free period: 190 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Pacolet and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pacolet

Setting

Landscape: Piedmonts
Landform: Hills
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from granite and gneiss and/or residuum weathered from schist

Typical profile

H1 - 0 to 3 inches: clay loam
H2 - 3 to 29 inches: clay
H3 - 29 to 52 inches: sandy clay loam
H4 - 52 to 70 inches: loam

Properties and qualities

Slope: 10 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F136XY820GA - Acidic upland forest, moist
Hydric soil rating: No

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
Phone: (706) 613-9493 Fax: (706) 613-6059
Email Address: gaes_assistance@fws.gov

In Reply Refer To: 05/08/2026 16:00:23 UTC
Project Code: 2026-0051901
Project Name: #782453 Gainesville

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Thank you for requesting information on federally listed species and important wildlife habitats that may occur in your project area. The U.S. Fish and Wildlife Service (Service) is responsible for managing certain species of wildlife under the Endangered Species Act (ESA) of 1973 as amended (16 USC 1531 et seq.), Migratory Bird Treaty Act (MBTA) as amended (16 USC 701-715), Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and Bald and Golden Eagle Protection Act as amended (16 USC 668-668c). We provide the following guidance for understanding which federally protected species and critical habitats may occur within your project area and to recommend conservation measures for your project if you determine those species or designated critical habitats may be affected by the project activities.

Federally-listed Species and Critical Habitat

Under the ESA, it is the responsibility of the Federal action agency, their designated non-Federal representative, or a project proponent to determine if a proposed action "may affect" endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service, to make “no effect” determinations. If you determine that your proposed action will have “no effect” on threatened or endangered species or their respective critical habitat, you do not need to seek concurrence with the Service. Nevertheless, it is a violation of Federal law to harm or harass any federally listed threatened or endangered fish or wildlife species without the appropriate permit. If you need additional guidance to inform your effect determination, please contact the Service.

If you determine that your proposed action may affect federally listed species, please consult with the Service. Through the consultation (for projects seeking Federal funding or permitting) or technical assistance (for non-Federal projects) process, we will work with you to evaluate

information contained in a biological assessment or equivalent documents that you provide. If your proposed action is associated with Federal funding or permitting, consultation will occur with the Federal agency under section 7(a)(2) of the ESA. Otherwise, an incidental take permit pursuant to section 10(a) (1)(B) of the ESA (also known as a Habitat Conservation Plan) may be necessary to exempt "take" of federally listed threatened or endangered fish or wildlife species when it cannot be avoided.

Action Area. The scope of ESA compliance includes direct and indirect effects of project activities (e.g., equipment staging areas, offsite borrow material areas, or utility relocations). The "action area" is the spatial extent of an action's direct and indirect modifications or impacts to the land, water, or air (50 CFR 402.02). Large projects may have effects to land, water, or air outside the immediate footprint of the project, and these areas should be included as part of the action area. Effects to land, water, or air outside of a project footprint could include things like lighting, dust, smoke, and noise. To obtain a complete list of species, the action area should be uploaded or drawn in IPaC rather than just the project footprint. Please note that a lead federal agency may consider an action area that excludes portions of the project footprint. In these cases, further coordination with our office may be required to ensure compliance with the ESA. It is the responsibility of the project proponent to coordinate with the lead federal agency to understand the action and action area being reviewed as part of ESA Section 7 consultation.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. An updated list may be requested through IPaC.

How to Submit a Project Review
If your action may affect any federally listed species and you would like technical assistance from our office, please send us a complete project review package. A step-by-step guide is available below and supplemental guidance is available at the Georgia Ecological Services Project Planning and Review page (https://www.fws.gov/office/georgia-ecological-services/project-planning-review).

Requests for threatened and endangered species project reviews must be submitted to our office using the process described below. All steps must be completed to ensure your project is reviewed by a biologist in our office and you receive a timely response.

Step 1. Request an official species list for your project through IPaC. You have just completed this step.

Step 2. Complete applicable Determination Keys (DKey's, for short)

Step 3. Send your complete project project review package to gaes_assistance@fws.gov for review if no DKey is applicable or certain project components have not been addressed (i.e. a

species returned by IPaC does not have a DKey). A complete project review package should include:

1. A description of the proposed action, including any measures intended to avoid, minimize, or offset effects of the action. The description shall provide sufficient detail to assess the effects of the action on listed species and critical habitat, such as the purpose of the action; duration and timing of the action; location (latitude and longitude); specific activities involving disturbance to land, water, and air, and how they will be carried out; current description of areas to be affected directly or indirectly by the action; and maps, drawings, or similar schematics of the action. Please submit all areas of a project as one single submission and do not separate into smaller components/submissions.
2. An updated Official Species List and Determination Key results
3. Biological Assessments (may include habitat assessments and information on the presence of listed species in the action area);
4. Description of effects of the action on species in the action area and, if relevant, effect determinations for species and critical habitat;
5. Conservation measures and any other available information related to the nature and scope of the proposed action relevant to its effects on listed species or designated critical habitat (e.g., management plans related to stormwater, vegetation, erosion and sediment plans). Visit the Georgia Conservation Planning Toolbox for more information.
6. In the email subject line, use the following format to include the Project Code from your IPaC species list and the county in which the project is located (Example: Project Code: 2023-0049730 Gwinnett Co.). For Georgia Department of Transportation related projects, please work with the Office of Environmental Services ecologist to determine the appropriate USFWS transportation liaison.

Our team will respond within approximately 30 days of receipt with technical assistance and recommendations.

Wetlands and Floodplains

Federal agencies are required to minimize the destruction, loss, or degradation of wetlands and floodplains, and preserve and enhance their natural and beneficial values. These habitats should be conserved through avoidance, or mitigated to ensure that there would be no net loss of wetlands function and value. We encourage you to use the National Wetland Inventory (NWI) maps in conjunction with ground-truthing to identify wetlands occurring in your project area. We also recommend you contact the U.S. Army Corps of Engineers for permitting requirements under section 404 of the Clean Water Act if your proposed action could impact floodplains or wetlands.

Migratory Birds

The MBTA prohibits the taking of migratory birds, nests, and eggs, except as permitted by the Service's Migratory Birds Program. To minimize the likelihood of adverse impacts to migratory birds, we recommend construction activities occur outside the general bird nesting season from March through August, or that areas proposed for construction during the nesting season be surveyed, and when occupied, avoided until the young have fledged. Information related to

industry best practices and migratory birds can be found at the Service's Reducing Impacts to Migratory Birds page.

Bald and Golden Eagles

The Service works to manage and conserve both bald eagle and golden eagle populations. We provide guidance on living and working near eagles, updates on the status of the populations of bald and golden eagles, and permits for the take, possession, or transportation of eagles and their parts, nests, and eggs. For more information, please visit the Service's Eagle Management page.

Other Species Considerations

Bats. If your species list includes Indiana bat (*Myotis sodalis*), northern long-eared bat (*M. septentrionalis*), or tricolored bat (*Perimyotis subflavus*) and the project is expected to impact forested habitat, tree clearing should occur outside of the periods when bats may be present and most vulnerable. Federally listed bats could be actively present in forested landscapes from spring through fall of any year. In much of Georgia, our winters are mild enough that tricolored bats are likely active on the landscape to some extent year-round. Pups are incapable of flight and vulnerable to disturbance from the spring to summer. Our recommended seasonal clearing restriction windows depend on species and region in Georgia. Please reach out to us for guidance.

Indiana, northern long-eared, tricolored, and gray (*M. grisescens*) bats are all known to utilize bridges and culverts in Georgia. If your project includes maintenance, construction, or any other modification or demolition to transportation structures, a qualified individual should complete a survey of these structures for bats and submit your findings via the “GADNR Bats in Bridges” form in the Survey123 App, free on Apple and Android devices. Please include these findings in any biological assessment(s) or other documentation that is submitted to our office for technical assistance or consultation.

Eastern Indigo Snake. The Standard Protection Measures for the Eastern Indigo Snake (*Drymarchon couperi*) include educational materials and training that can help protect the species by making staff working on a project site aware of their presence and traits. In Georgia, indigo snakes are closely associated with the state-listed gopher tortoise (*Gopherus polyphemus*), a reptile that excavates extensive underground burrows that provide the snake shelter from winter cold and summer desiccation. **T**o assist project proponents in avoiding and minimizing potential impact to the eastern indigo snake, the Service provides the Visual Encounter Survey Protocol for the Eastern Indigo Snake (*Drymarchon couperi*) in Georgia for project proponents or their designees to evaluate the possible presence of the Eastern indigo snake at a proposed project site.

Solar Energy Development

The Recommended Practices for the Responsible Siting and Design of Solar Development in Georgia, Version 2.0 (published in May 2024) are intended to provide voluntary guidance to support consideration of natural resources during the development of photovoltaic solar in Georgia. Furthermore, the Georgia Low Impact Solar Siting Tool (LISST) is also available as a map layer in IPaC (Find it in the “Layers” Box > “Environmental Data”) to provide project managers with the data to identify areas that may be preferred for low-impact development. The

tool seeks to support the acceleration of large-scale solar development in areas with less impact to the environment.

State Agency Coordination

Environmental review staff at the Georgia Department of Natural Resources (GA DNR) Wildlife Conservation Section can assist with information requests and the review of Georgia rare species and natural community data for specific projects or actions within the state. Please visit their Environmental Review page. Additional information that addresses at-risk or high priority natural resources can be found in the Georgia State Wildlife Action Plan, at Georgia Department of Natural Resources, Wildlife Resources Division Biodiversity Portal, Georgia's Natural, Archaeological, and Historic Resources GIS portal pages.

Thank you for your concern for endangered and threatened species. We appreciate your efforts to identify and avoid impacts to listed and sensitive species in your project area. For further consultation on your proposed activity, please email gaes_assistance@fws.gov and reference the project county and your FWS Project Number. This letter constitutes Georgia Ecological Services' general comments under the authority of the Endangered Species Act.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

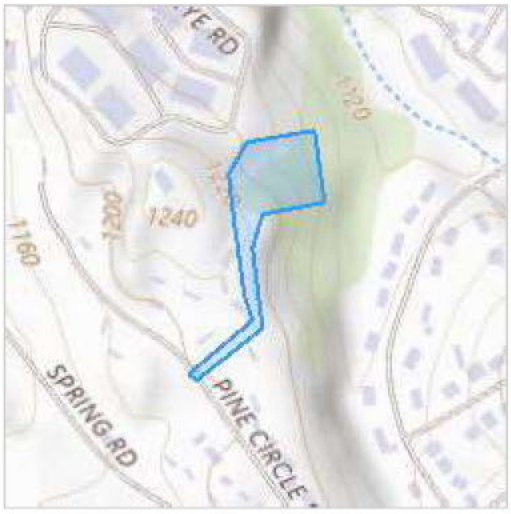
Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
(706) 613-9493

PROJECT SUMMARY

Project Code: 2026-0051901
Project Name: #782453 Gainesville
Project Type: Communication Tower New Construction
Project Description: Our client proposed to construct a 195-foot monopole communications structure with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends 750-feet generally northeast from Pine Circle Drive. The project area is within wooded land.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@34.291878999999994,-83.86153713430838,14z



Counties: Hall County, Georgia

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Gray Bat *Myotis grisescens* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6329	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: Eastern Migratory NEP - U.S.A. (AL, AR, FL, GA, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, OH, SC, TN, VA, WI, WV) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Trileaf Corporation
Name: Anna Ni
Address: 1775 The Exchange SE
Address Line 2: Suite 525
City: Atlanta
State: GA
Zip: 30339
Email a.ni@trileaf.com
Phone: 3472553360

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Federal Communications Commission

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Georgia Ecological Services Field Office
355 East Hancock Avenue
Room 320
Athens, GA 30601-2523
Phone: (706) 613-9493 Fax: (706) 613-6059
Email Address: gaes_assistance@fws.gov

In Reply Refer To: 03/03/2026 13:23:37 UTC
Project code: 2026-0051901
Project Name: #782453 Gainesville

Federal Nexus: yes
Federal Action Agency (if applicable): Federal Communications Commission

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for '#782453 Gainesville'

Dear Anna Ni:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on March 03, 2026, for '#782453 Gainesville' (here forward, Project). This project has been assigned Project Code 2026-0051901 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (DKey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your Project, the Project may need to apply***

the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office.

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	NLAA

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

Unless the Service advises you within 15 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that consultation on the Action is complete for northern long-eared bat and/or tricolored bat and no further action is necessary unless either of the following occurs:

- new information reveals effects of the action that may affect the northern long-eared bat or tricolored bat in a manner or to an extent not previously considered; or,
- the identified action is subsequently modified in a manner that causes an effect to the northern long-eared bat or tricolored bat that was not considered when completing the determination key.

15-Day Review Period

As indicated above, the Service will notify you within 15 calendar days if we determine that this proposed Action does not meet the criteria for a “may affect, not likely to adversely affect” (NLAA) determination for the northern long-eared bat and/or tricolored bat. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NLAA concurrence provided here. This verification period allows the identified Ecological Services Field Office to apply local knowledge to evaluation of the Action, as we may identify a small subset of actions having impacts that we did not anticipate when developing the key. In such cases, the identified Ecological Services Field Office may request additional information to verify the effects determination reached through the Northern Long-eared Bat and Tricolored Bat DKey.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Gray Bat *Myotis grisescens* Endangered
- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may affect the species and/or critical habitat listed above. Note that reinitiation of consultation would be necessary if a new species is listed or critical habitat designated that may be affected by the identified action before it is complete.

If you have any questions regarding this letter or need further assistance, please contact the Georgia Ecological Services Field Office and reference Project Code 2026-0051901 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

#782453 Gainesville

2. Description

The following description was provided for the project '#782453 Gainesville':

> Our client proposed to construct a 195-foot monopole communications structure with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends 750-feet generally northeast from Pine Circle Drive. The project area is within wooded land.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@34.291878999999994,-83.86153713430838,14z



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   Yes

4. Your project overlaps with an area where northern long-eared bats or tricolored bats may be present and roosting in trees year-round.

   Do you understand that your project may impact bats roosting in trees at any time during the year?

   Yes

5. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   No

6. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

   Yes

7. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

   No

8. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

   Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

   Yes

9. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

   Yes

10. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

    Automatically answered
    No

11. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

    No

12. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

    No

13. Will the action cause effects to a bridge?

    Note: Covered bridges should be considered as bridges in this question.

    No

14. Will the action result in effects to a culvert or tunnel at any time of year?

    No

15. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

16. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

17. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

18. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

19. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    No

20. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

21. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

22. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

23. Will the action include drilling or blasting?

    Yes

24. Your project overlaps with an area where northern long-eared and tricolored bats may be present year-round.
    Will the drilling or blasting produce noise or vibrations above existing background levels that will affect suitable habitat within the active year-round portion for NLEB and/or TCB?

    Note: Additional information defining suitable suitable summer habitat for the northern long-eared bat and/or tricolored bat, can be found in Appendix A in the USFWS' Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines

    No

25. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

    No

26. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

    No

27. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

28. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

29. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

30. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

    No

31. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

    No

32. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

    No

33. Does the project intersect with the 0- 9.9% forest density category?

    Automatically answered
    No

34. Does the project intersect with the 10.0- 19.9% forest density category map?

    Automatically answered
    No

35. Does the project intersect with the 20.0- 29.9% forest density category map?

    Automatically answered
    Yes

36. Does the project intersect with the 30.0- 100% forest density category map?

    Automatically answered
    No

37. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 40 acres in total extent?

    No

38. Will the proposed action result in the use of prescribed fire?

    Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    No

39. Does the action area intersect the tricolored bat species list area?

    Automatically answered
    Yes

40. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

    Automatically answered
    No

41. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

42. Your project overlaps with an area where tricolored bats may be present and roosting in trees year-round.

    Is suitable tricolored bat habitat present within 1000 feet of project activities? Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer "Yes." Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

43. Do any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pine trees)?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

44. Will tree cutting/trimming or other knocking or bringing down of trees occur during Winter Torpor and/or the Pup Season?

    Note: Bat activity periods for your state can be found in Appendix L of the Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines

    No

45. Do you have any documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

0.2

IPAC USER CONTACT INFORMATION

Agency: Trileaf Corporation
Name: Anna Ni
Address: 1775 The Exchange SE
Address Line 2: Suite 525
City: Atlanta
State: GA
Zip: 30339
Email a.ni@trileaf.com
Phone: 3472553360

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Federal Communications Commission

From:	GAES Assistance, FW4
To:	Anna Ni
Cc:	Morgan Rasmussen
Subject:	Re: [EXTERNAL] FWS Consultation for Proposed Telecommunication Project in Hall County, GA - IPaC Project Code: 2026-0051901 - Trileaf#782453
Date:	Monday, March 9, 2026 10:55:49 AM
Attachments:	image001.png

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

Hi Anna,

Based on information you provided, no further action is required under S7(a)(2) of the Endangered Species Act. However, if new information or changes in the project involve federally-listed species, further consultation with the Service may be necessary.

Scott Glassmeyer

Georgia Ecological Services
U.S. Fish and Wildlife Service
Main Office: 706-208-7524
Web: https://www.fws.gov/office/georgia-ecological-services

Our mission is to work with others to conserve, protect, and enhance fish, wildlife, plants, and their habitats for the continuing benefit of the American people.

From: Anna Ni <a.ni@trileaf.com>
Sent: Tuesday, March 3, 2026 8:29 AM
To: GAES Assistance, FW4 <gaes_assistance@fws.gov>
Cc: Morgan Rasmussen <m.rasmussen@trileaf.com>
Subject: [EXTERNAL] FWS Consultation for Proposed Telecommunication Project in Hall County, GA - IPaC Project Code: 2026-0051901 - Trileaf#782453

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

To whom it may concern,

On behalf of Kelly Towers III LLC, Trileaf is performing a NEPA review on the proposed construction of a 199-foot monopole telecommunication tower located near 2378 Pine Circle Drive, Gainesville, Georgia 30503. The project site is located within wooded land. Please find attached a letter with a detailed description of the tower site, site location maps, an Informal Biological Assessment, and photographs of the site. We would like to consult with the FWS on this project and request Section 7 clearance. Please let me know if you need any additional information.

Thank you,

Anna Ni
Senior Project Scientist

TRILEAF
environmental architecture engineering

1775 The Exchange SE, Suite 525
Atlanta, Georgia 30339
Direct: (347)-255-3360
Office: (678) 653-8673, ex. 655

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Appendix E

Section 106 Review

TRILEAF
environmental architecture engineering
1775 The Exchange SE, Suite 525, Atlanta, GA 30339 - 678-653-8673 - www.trileaf.com

March 12, 2026

Georgia Department of Community Affairs - Historic Preservation Division
Attn: Ms. Olivia Kendrick – Environmental Review Historian
60 Executive Park South, NE
Atlanta, Georgia 30329
Phone: 404-486-6425
Email: Olivia.Kendrick@dca.ga.gov

RE: **Kelly Towers III LLC – Gainesville / Client# GA2012 – Trileaf Project #782453**
2378 Pine Circle Drive, Gainesville, Georgia 30503
Hall County, Gainesville Quadrangle (USGS)
Latitude: 34° 17' 33.263" N, Longitude: 83° 51' 39.914" W

Dear Ms. Kendrick:

Trileaf Corporation is in the process of completing a NEPA review at the referenced property. Our client proposed to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area. The project area is within wooded land. The antenna will be licensed by the Federal Communications Commission (FCC).

In accordance with the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission*, dated September 2004, a cultural resource investigation has been conducted. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Summary reports of this investigation, maps, photographs and other information are provided in the attached Form 620. As noted in Attachment 5, there are **No Historic Properties in the APE for Direct Effects and the APE for Visual Effects**. Therefore, it is recommended that the proposed undertaking proceed without further archaeological review.

We appreciate your cooperation in this regard and anticipate your concurrence with these findings. Please call me at (678) 653-8673 ext. 655 or email a.ni@trileaf.com if you need any additional information or have any questions. Thank you for your assistance.

Sincerely,

Anna Ni
Senior Project Scientist

FCC Form 620

Notification Date: **7AM EST 03/16/2026**
File Number: **0011944275**

FCC Wireless Telecommunications Bureau
New Tower ("NT") Submission Packet

Approved by OMB
3060 – 1039
See instructions for
public burden estimates

General Information

1) (Select only one) **(NE)** **NE** – New **UA** – Update of Application **WD** – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): **0031780240**
4) Name: **Kelly Towers III LLC**

Contact Name

5) First Name: **Kathy**	6) MI:	7) Last Name: **Kelly**	8) Suffix:
9) Title:			

Contact Information

10) P.O. Box:	**And /Or**	11) Street Address: **3708 Stonewall Circle**		
12) City: **Atlanta**			13) State: **GA**	14) Zip Code: **30339**
15) Telephone Number: [redacted]		16) Fax Number:		
17) E-mail Address: **kathy.kelly@kellycomss.com**				

Consultant Information

18) FCC Registration Number (FRN): **0011724176**
19) Name: **Trileaf Corporation**

Principal Investigator

20) First Name: **Michael**	21) MI:	22) Last Name: **Hart**	23) Suffix:
24) Title:			

Principal Investigator Contact Information

25) P.O. Box:	**And /Or**	26) Street Address: **1775 The Exchange SE Suite 525**		
27) City: **Atlanta**			28) State: **GA**	29) Zip Code: **30339**
30) Telephone Number: [redacted]		31) Fax Number:		
32) E-mail Address: **a.ni@trileaf.com**				

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(**X**) **Y**es ( ) **N**o

34) Areas of Professional Qualification:

( ) Archaeologist

(**X**) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	(**X**) **Y**es ( ) **N**o

If "YES," complete the following:

36) First Name: **Mackenzie**	37) MI:	38) Last Name: **Mulkey**	39) Suffix:

40) Title:

41) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

( ) Historian

( ) Architect

( ) Other (Specify) _____

Site Information

Tower Construction Notification System

1) TCNS Notification Number: **306660**

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: ( ) Yes (X) No

3) Site Name: **Gainesville**

4) Site Address: **2378 Pine Circle Drive**

5) Detailed Description of Project:

Our client proposed to construct a 199-foot monopole communications structure within a 100-foot by 100-foot lease area.

6) City: **Gainesville**	7) State: **GA**	8) Zip Code: **30503**

9) County/Borough/Parish: **HALL**

10) Nearest Crossroads: **Pine Circle Drive and Spring Road**

11) **NAD 83** Latitude (DD-MM-SS.S): **34-17-33.3** (X) N or ( ) S

12) **NAD 83** Longitude (DD-MM-SS.S): **083-51-39.9** ( ) E or (X) W

Tower Information

13) Tower height above ground level (include top-mounted attachments such as lightning rods): **60.7** ( ) Feet (X) Meters

14) Tower Type (Select One):

( ) Guyed lattice tower

( ) Self-supporting lattice

(X) Monopole

( ) Other (Describe):

Project Status

15) Current Project Status (Select One):

(X) Construction has not yet commenced

( ) Construction has commenced, but is not completed — Construction commenced on: _____

( ) Construction has been completed — Construction commenced on: _____

Construction completed on: _____

Determination of Effect

14) Direct Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **306660** Number of Tribes/NHOs: **13**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Alabama Quassarte Tribal Town**

Contact Name

5) First Name: **Brina**	6) MI:	7) Last Name: **Williams**	8) Suffix:
9) Title: **THPO**			

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Cherokee Nation**

Contact Name

5) First Name: **Gwen**	6) MI:	7) Last Name: **Terrapin**	8) Suffix:
9) Title:			

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **306660** Number of Tribes/NHOs: **13**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Coushatta Indian Tribe**

Contact Name

5) First Name: **Dakota**	6) MI:	7) Last Name: **John**	8) Suffix:
9) Title: **THPO**			

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Eastern Band of Cherokee Indians**

Contact Name

5) First Name: **Stephen**	6) MI:	7) Last Name: **Yerka**	8) Suffix:
9) Title: **Tribal Historic Preservation Specialist**			

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **306660** Number of Tribes/NHOs: **13**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Eastern Shawnee Tribe of Oklahoma**

Contact Name

5) First Name: **Lora**	6) MI:	7) Last Name: **Nuckolls**	8) Suffix:

9) Title: **Director**

Dates & Response

10) Date Contacted **02/05/2026** 11) Date Replied **02/12/2026**

( ) No Reply

(**X**) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Kialegee Tribal Town**

Contact Name

5) First Name: **Stephanie**	6) MI:	7) Last Name: **Yahola**	8) Suffix:

9) Title: **Tribal Administrator**

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **306660** Number of Tribes/NHOs: **13**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Muscogee (Creek) Nation**

Contact Name

5) First Name: **Jason**	6) MI:	7) Last Name: **Sawyer**	8) Suffix: **Mr**

9) Title: **TCNS Manager**

Dates & Response

10) Date Contacted **02/05/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Poarch Band of Creek Indians**

Contact Name

5) First Name: **William**	6) MI:	7) Last Name: **Bailey**	8) Suffix: **Jr**

9) Title: **THPO**

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **306660** Number of Tribes/NHOs: **13**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Nation of Oklahoma**

Contact Name

5) First Name: **Ben**	6) MI:	7) Last Name: **Yahola**	8) Suffix:

9) Title: **Tribal Historic Preservation Officer**

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Tribe of Florida**

Contact Name

5) First Name: **THPO**	6) MI:	7) Last Name: **Compliance**	8) Suffix:

9) Title: **Compliance Review Supervisor**

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **306660** Number of Tribes/NHOs: **13**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Shawnee Tribe**

Contact Name

5) First Name: **Tonya**	6) MI:	7) Last Name: **Tipton**	8) Suffix:

9) Title: **THPO**

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Thlopthlocco Tribal Town**

Contact Name

5) First Name: **Ryan**	6) MI:	7) Last Name: **Morrow**	8) Suffix:

9) Title: **Mekko**

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **306660** Number of Tribes/NHOs: **13**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **United Keetoowah Band of Cherokee Indians in Oklahoma**

Contact Name

5) First Name: **THPO**	6) MI:	7) Last Name: **Department**	8) Suffix:
9) Title: **THPO Dept**			

Dates & Response

10) Date Contacted **02/04/2026** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address:		
10) City:			11) State:	12) Zip Code:
13) Telephone Number:		14) Fax Number:		
15) E-mail Address:				
16) Preferred means of communication: ( ) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted _____ 18) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( ) Yes (X) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes (X) No
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes (X) No

Historic Property

4) Property Name:
5) SHPO Site Number:

Property Address

6) Street Address:		
7) City:	8) State:	9) Zip Code:
10) County/Borough/Parish:		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	( ) Yes ( ) No
12) Is this property eligible for listing on the National Register? Source: _____	( ) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes ( ) No

14) Direct Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

15) Visual Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):
2) Name: **Hall County Planning and Zoning**

Contact Name

3) First Name: **Katie**	4) MI:	5) Last Name: **Ahmed**	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address: **2875 Browns Bridge Road**		
10) City: **Gainesville**			11) State: **GA**	12) Zip Code: **30504**
13) Telephone Number: **(770)297-2649**		14) Fax Number:		
15) E-mail Address: **kahmed@hallcounty.org**				
16) Preferred means of communication: ( ) E-mail ( ) Letter (**X**) Both				

Dates & Response

17) Date Contacted **03/12/2026** 18) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

19) Information on local government's role or interest (optional):

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(**X**) Yes ( ) No

Consulting Party

2) FCC Registration Number (FRN):
3) Name: **Hall County Historical Society, Inc.**

Contact Name

4) First Name: **Ron**	5) MI:	6) Last Name: **Hollis**	7) Suffix: **Sr**
8) Title: **President**			

Contact Information

9) P.O. Box:	**And /Or**	10) Street Address: **380 Green Street NE**		
11) City: **Gainesville**			12) State: **GA**	13) Zip Code: **30501**
14) Telephone Number: [redacted]		15) Fax Number:		
16) E-mail Address: [redacted]				

17) Preferred means of communication:

( ) E-mail

( ) Letter

(**X**) Both

Dates & Response

18) Date Contacted **02/03/2026** 19) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

20) Information on other consulting parties' role or interest (optional):

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(**X**) **Y**es ( ) **N**o

Consulting Party

2) FCC Registration Number (FRN):
3) Name: **Georgia Mountains Regional Commission**

Contact Name

4) First Name: **Joe**	5) MI:	6) Last Name: **Rothwell**	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box: **1720**	**And /Or**	10) Street Address:		
11) City: **Gainesville**			12) State: **GA**	13) Zip Code: **30503**
14) Telephone Number: **(770)538-2626**		15) Fax Number:		
16) E-mail Address: **jrothwell@gmrc.ga.gov**				
17) Preferred means of communication: ( ) E-mail ( ) Letter (**X**) Both				

Dates & Response

18) Date Contacted **02/03/2026** 19) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

20) Information on other consulting parties' role or interest (optional):

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: **Georgia Historic Preservation Division**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name: **Anna**	MI:	Last Name: **Ni**	Suffix:

Signature: **Anna Ni** Date: **03/13/2026**

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

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

Attachments :

Type	Description	Date Entered
Other	Cover Letter	03/13/2026
Resumes/Vitae	Resumes	03/13/2026
Map Documents	Maps	03/13/2026
Additional Site Information	Site information	03/13/2026
Area of Potential Effects	APE	03/13/2026
Tribal/NHO Involvement	Tribal	03/13/2026
Historic Properties for Direct Effects	Direct APE	03/13/2026
Historic Properties for Visual Effects	Visual APE	03/13/2026
State-Specific Forms	State Specific Forms	03/13/2026
Photographs	Photos	03/13/2026
Local Government Involvement	Local government	03/13/2026
Public Involvement	Public Involvement	03/13/2026

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Public burden estimates

Attachment 1. Consultant Information

Provide a current copy of the resume or curriculum vitae for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing or conclusions presented in this filing.

A current copy of the resume for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing, or conclusions presented in this filing.

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Professional Resume

MICHAEL HART

ASSISTANT PROJECT MANAGER
SENIOR HISTORIAN/ARCHITECTURAL HISTORIAN

Education

History/Anthropology, B.A.
Social Science Education, M.S.
Florida State University / Tallahassee, FL

Areas of Expertise

Mr. Hart operates as the primary professional point-of-contact regarding History, Architectural History, and Historic Preservation. Mr. Hart is a Secretary of the Interior (SOI) qualified Architectural Historian and Historian with fourteen years of professional experience in Historic Preservation.

Architectural History and Historic Preservation service expertise include:

Architectural Impacts
National Register Nominations
Historical Marker Applications
Historic Resource Reports and Forms
SHPO Consultation
Field Reconnaissance
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Native American Consultation
Section 106 Compliance

Certifications/Affiliations

Historic Sites Specialist/Historic Preservationist for Florida Division of Historical Resources, Tallahassee, FL, 2008-2022
Adjunct Instructor, Tallahassee Community College, Tallahassee, FL, 2010-Present

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Professional Resume

MACKENZIE MULKEY

SENIOR PROJECT ARCHAEOLOGIST

Education

M.A. Anthropology
East Carolina University / Greenville, NC

B.A. Anthropology
Clemson University / Clemson, SC

Areas of Expertise

Mrs. Mulkey is a SOI-qualified professional archaeologist with over 2 years of experience in terrestrial cultural resources management in the Southeast region. She has directed several Phase I archaeological projects of varying complexity, conducted archaeological assessments, historic context development, and public outreach activities. She has completed historical and archival research; artifact conservation, identification and cataloging; report preparation; and environmental assessment of sites. Mrs. Mulkey specializes in the archaeological investigation of 18th and 19th century archaeological sites.

Environmental service expertise includes:

Archaeological and Architectural Impacts
Soil Characterization
Historical Topographic Maps and Aerial Imagery
Land Use History
Field Reconnaissance
Section 106 Compliance
NEPA Environmental Assessments

Certifications/Affiliations

OSHA 10-Hour Construction
Register of Professional Archaeologists (RPA), member since 2022
Section 106 Essentials, February 2023

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Professional Resume

ANNA NI

SENIOR PROJECT SCIENTIST

Education

Biology, B. S.
Virginia Commonwealth University/ Richmond, VA

Areas of Expertise

Ms. Anna Ni has experience performing site inspections and conducting due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) for commercial real estate and lending projects. Additionally, Ms. Anna Ni has experience delineating and characterizing waters and wetlands that may be located within a project area in accordance with accepted United States Army Corps of Engineers guidance throughout the United States.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
Information Section 7 Consultation
National Wetland Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Soil Characterization
Field Reconnaissance
NEPA Environmental Assessments
Migratory Bird Evaluations
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Land Use History
Waters/Wetland Delineations
Habitat Surveys

Certifications/Affiliations

Wetland Delineator, The Swamp School, LLC

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Public burden estimates

Attachment 2. Site Information – Photographs

You are required to provide photographs and maps as part of this filing. Additional site information can be provided in an optional attachment.

Photograph Requirements:

Except in cases where no Historic Properties were identified within the Areas of Potential Effects, submit photographs as described below. Photographs should be in color, marked so as to identify the project, keyed to the relevant map or text, and dated; the focal length of the lens and the height of the camera should be noted. The source of any photograph included but not taken by the Applicant or its consultant (including copies of historic images) should be identified on the photograph.

a. **Photographs taken from the site should show views from the proposed location in all directions. The direction (e.g., north, south, etc.) should be indicated on each photograph, and, as a group, the photographs should present a complete (360 degree) view of the area around the proposed site.**

   Please see below to review directional photographs of the project area, which were taken by Mackenzie Mulkey on March 2, 2026, unless otherwise noted.

b. **Photographs of all listed in and eligible properties within the Areas of Potential Effects.**

   N/A

c. **If any listed or eligible properties are visible from the proposed site, photographs looking at the site from each historic property. The approximate distance in feet (meters) between the site and the historic property should be included. If any listed or eligible properties are within the APE, photos looking at each historic property should be included.**

   N/A

   Aerial photographs of the site were obtained via Google Earth, imagery is dated to 2025.



Photograph 1 – Looking north at project lease area



Photograph 2 – Looking east at project lease area

Project Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

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Photograph 3 – Looking south at project lease area



Photograph 4 – Looking west at project lease area

Project Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

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Photograph 5 – Looking north away from project lease area



Photograph 6 – Looking east away from project lease area

Project Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

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Photograph 7 – Looking south away from project lease area



Photograph 8 – Looking west away from project lease area

Project Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

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Photograph 9 – STP 1



Photograph 10 – Access Road, looking southwest away from project lease area

Project Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

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Photograph 11 – Access Road, looking northeast towards project lease area



Photograph 12 – Access Road, looking southwest away from project lease area

Project Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

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Photograph 13 – Access Road, looking southeast away from project lease area



Photograph 14 – Access Road, looking northeast towards project lease area from terminus

Project Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

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Please refer to Appendix B for Site Maps

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Attachment 3. Site Information – Map Requirements

Include one or more 7.5-minute quad USGS topographical maps that:

a. **Identify the Areas of Potential Effects for both Direct and Visual Effects. If a map is copied from the original, include a key with the name of quad and date.**
b. **Show the location of the proposed site and any access roads or other easements including excavations.**
c. **Show the locations of each property listed.**
d. **Include keys for any symbols, colors, or other identifiers.**
e. **Submit color maps whenever possible.**

The following maps have been attached to this report:

7.5-min Topographic Quad Map with Project Location, 2024

Aerial Imagery with Project Location and APE

Modern Soil Map with Project Location

Map of Archaeological Surveys within 1-mile of the Project Location

Map of Architectural Resources within the APE-VE

7.5-min Topographic Quad Map with Project Location, 1964

Map of Shovel Test Pit Locations and Project Boundary

Photo Location Map

Please refer to Appendix B for Site Maps

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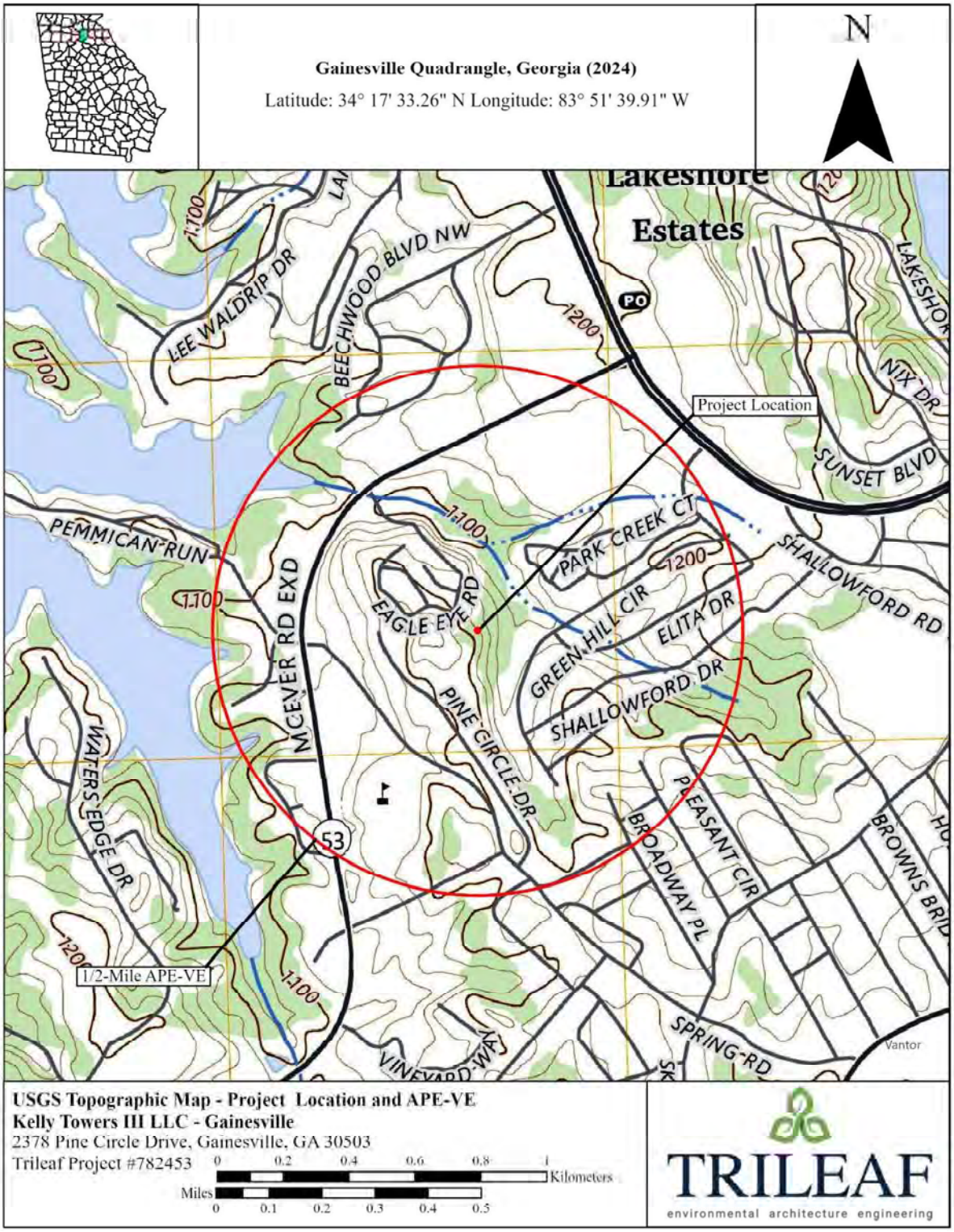

Applicant's Name: Kelly Towers III LLC
Project Name: Gainesville
Project Number: 782453
FCC Form 620

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Applicant's Name: Kelly Towers III LLC
Project Name: Gainesville
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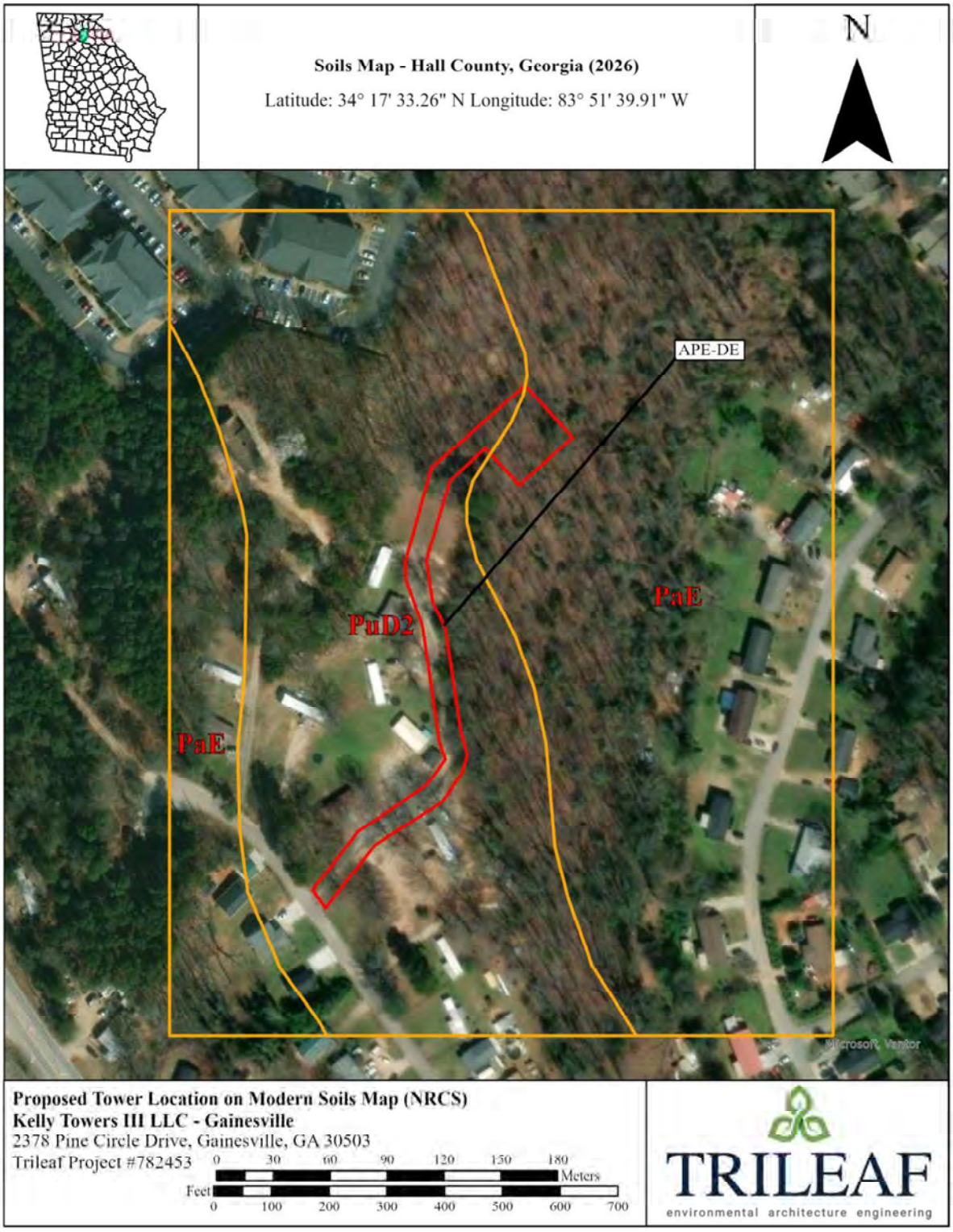

Applicant's Name: Kelly Towers III LLC
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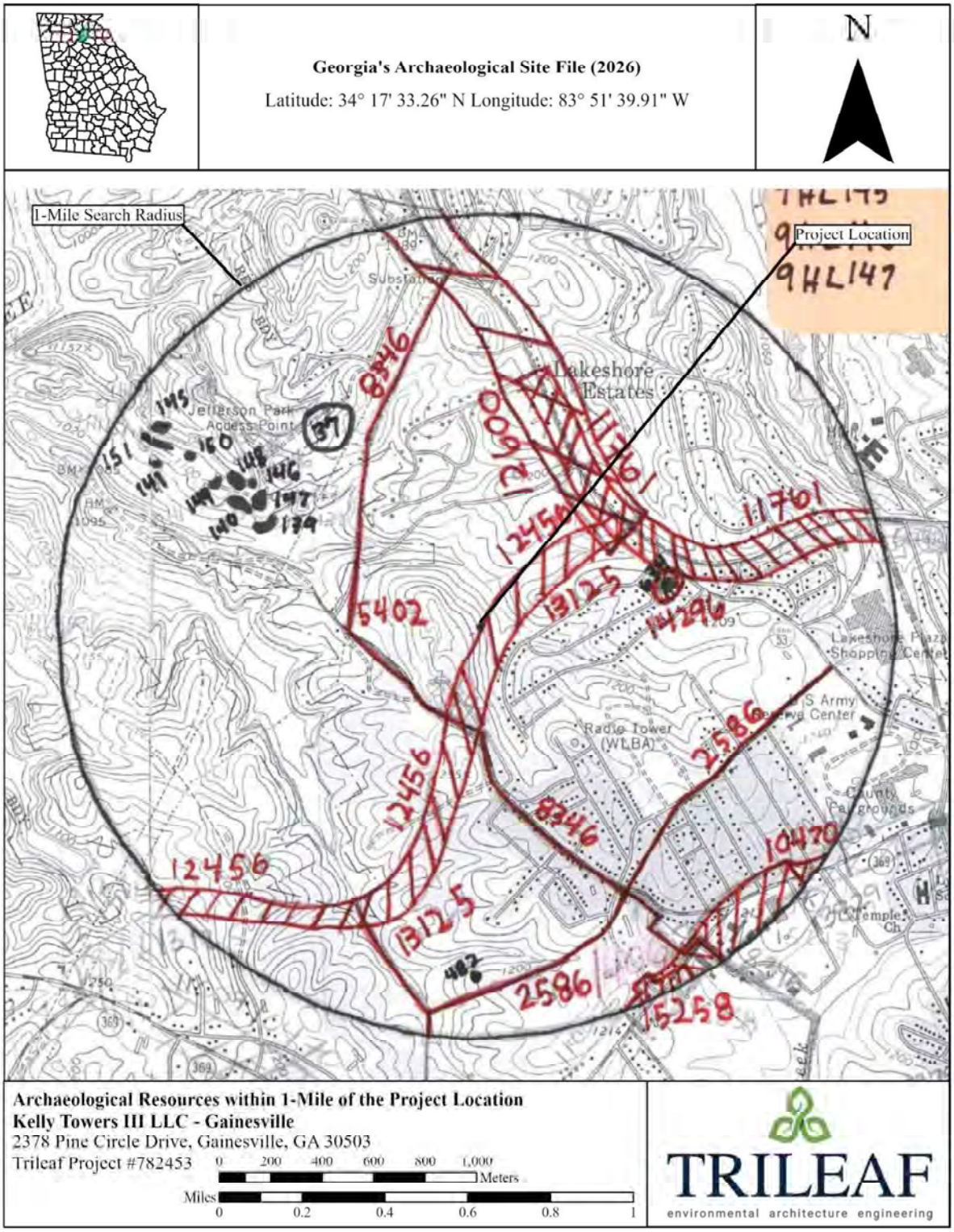

Applicant's Name: Kelly Towers III LLC
Project Name: Gainesville
Project Number: 782453
FCC Form 620

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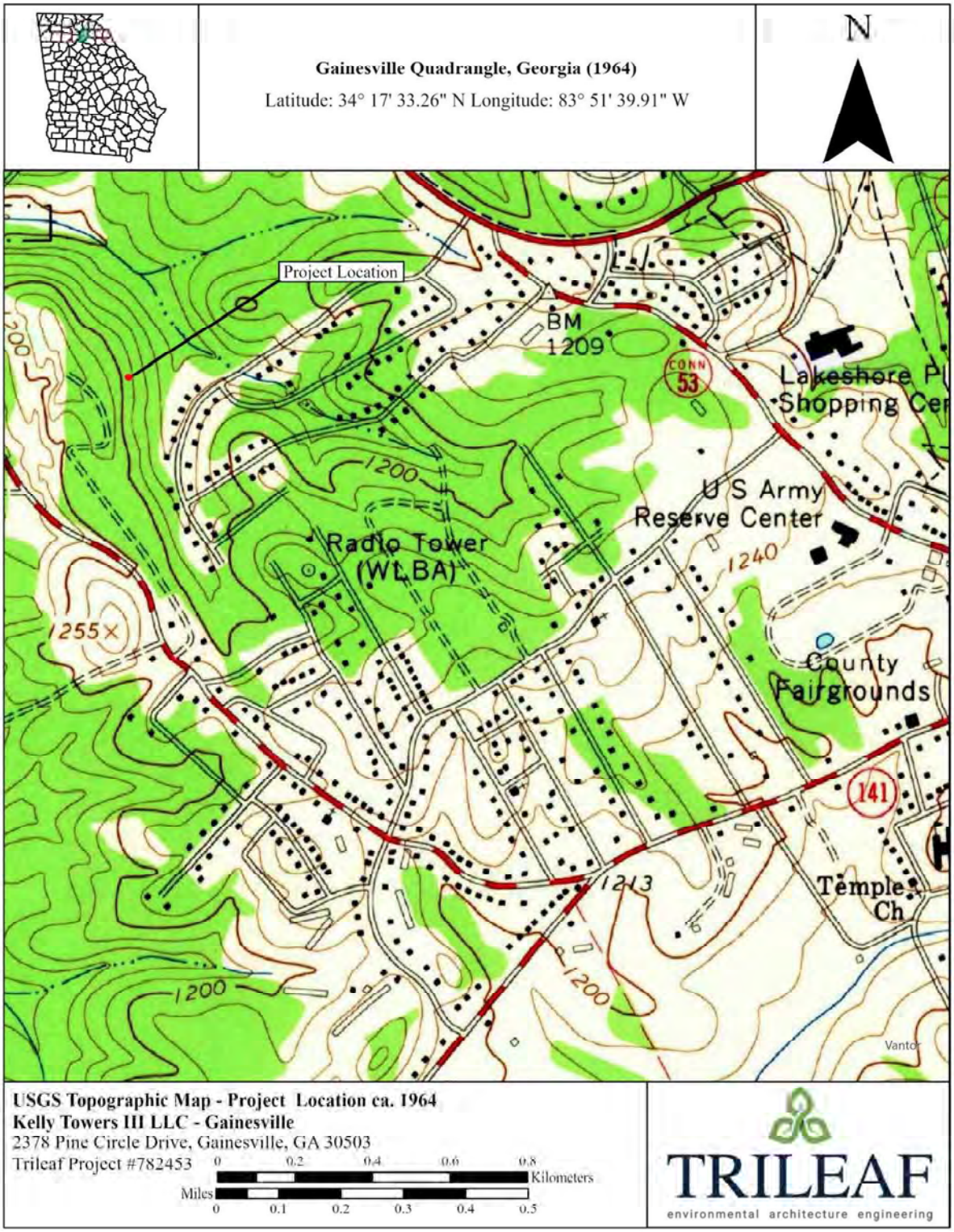

Applicant's Name: Kelly Towers III LLC
Project Name: Gainesville
Project Number: 782453
FCC Form 620

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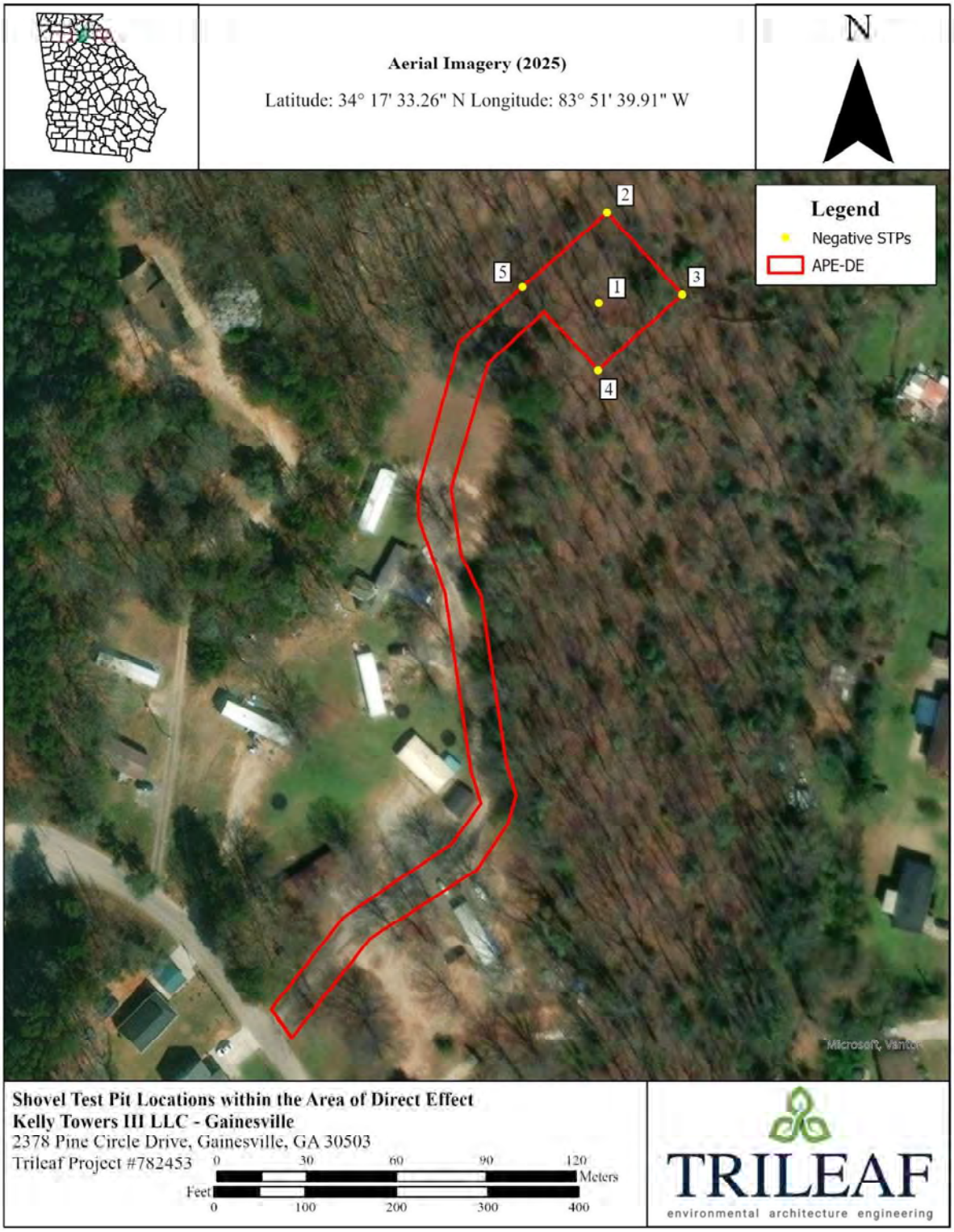

Applicant's Name: Kelly Towers III LLC
Project Name: Gainesville
Project Number: 782453
FCC Form 620

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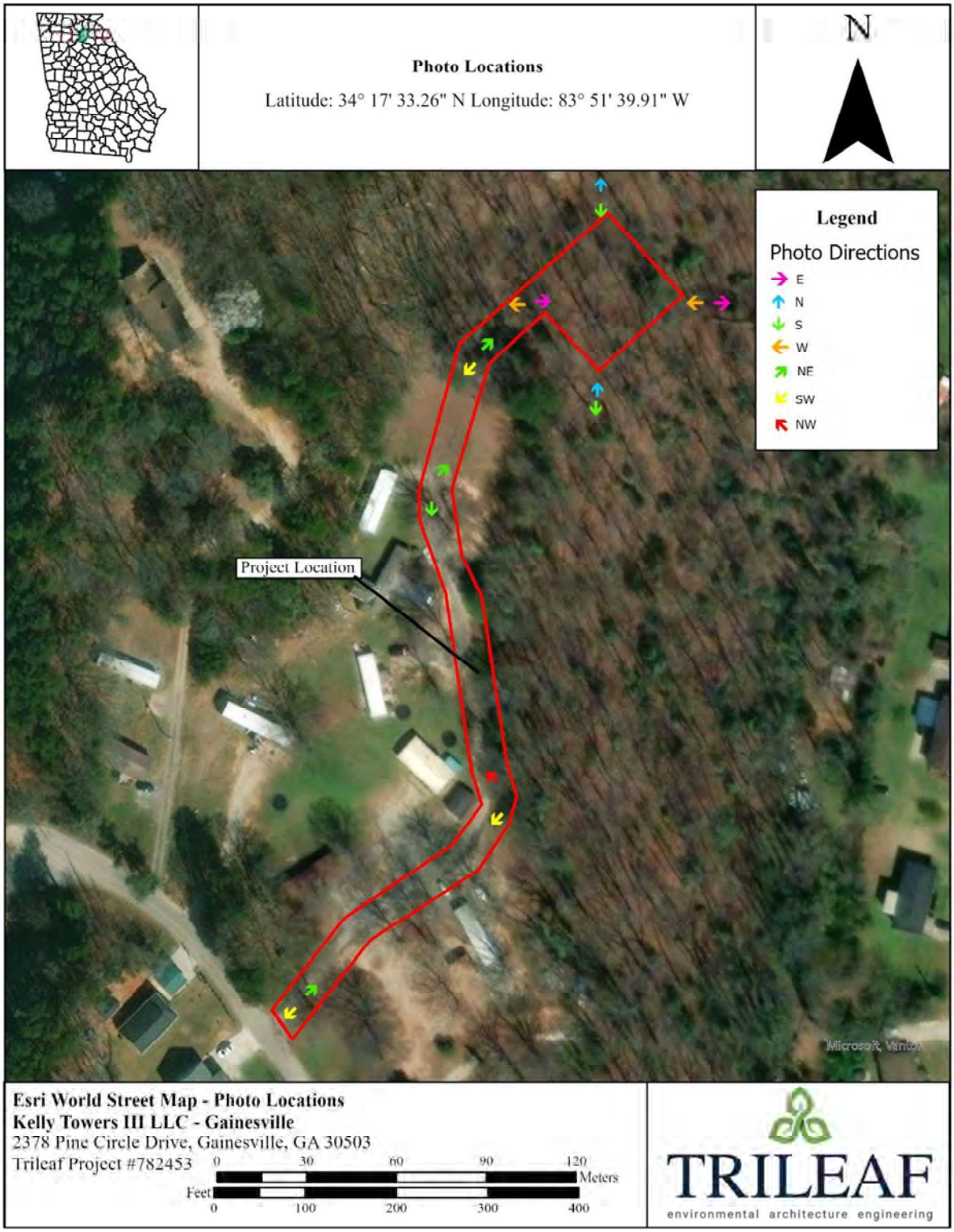

Applicant's Name: Kelly Towers III LLC
Project Name: Gainesville
Project Number: 782453
FCC Form 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 4. Site Information – Additional Site Information

Describe any additional structures, access roads, utility lines, fences, easements, or other construction planned for the site.

The proposed project is for a monopole telecommunications tower site in Gainesville, Hall County, Georgia. Gainesville (34° 17' 33.263" N, 83° 51' 39.914" W), is within a wooded area, located northwest of the intersection of Pine Circle Drive and Spring Road.

With this project, *Kelly Towers III LLC* proposes to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area.

Total acreage of the new construction area is approximately 0.74 acre (0.29 hectare).

The construction drawings provided by *Kelly Towers III LLC* are included in this attachment.

Please refer to Appendix A for Site Plans

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 5. Area of Potential Effects

You are required to provide two attachments regarding the Determination of Effect: Areas of Potential Effect and Mitigation of Effect (if applicable).

Areas of Potential Effect Guidelines:

a. Describe the APE for direct effects and explain how this APE was determined.

Under the NPA for FCC Projects, the Direct APE (APE-DE) "is defined as the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the undertaking" (FCC 2004). On November 24, 2008, the FCC further clarified that the APE-DE is limited to the tower or non-tower structure on which the collocation will be mounted as well as the lease area including the access route and utility corridor. The APE-DE for this project consists of the 100-foot by 100-foot (10,000-square-feet) lease area and a 30-foot-wide access/utility easement that will extend approximately 750 feet generally southwest and southeast and terminate at Pine Circle Drive.

b. Describe the APE for visual effects and explain how this APE was determined.

Per the NPA, the Visual APE (APE-VE) is the "geographic area in which the project has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register of Historic Places (NRHP)" (FCC 2004). The presumed APE-VE for construction of new facilities is the area from where the tower will be visible: a. Within a ½ mile from the tower site if the proposed tower is 200 feet or less in height; b. Within ¾ of a mile from the tower site if the proposed tower is more than 200 but no more than 400 feet in overall height; or c. Within 1½ miles from the tower site if the proposed tower is more than 400 feet in overall height.

Taking into consideration the maximum height of the proposed undertaking (199 feet) and the scale of the installation, Trileaf determined that the current project's APE for visual effects will encompass a ½-mile radius from the subject property.

Attachment 5. Continued

Mitigation of Effect Guidelines:

In the case of where an Adverse Visual Effect or Adverse Direct Effect has been determined you must provide the following:

a. **Copies of any correspondence and summaries of any oral communication with the SHPO/THPO and any consulting parties.**
   N/A

b. **Describe any alternatives that have been considered that might avoid, minimize, or mitigate any adverse effects. Explain the Applicant's conclusion regarding the feasibility of each alternative.**
   N/A

For each property identified as a Historic Property in the online e-106 form:

a. **Indicate whether the Applicant believes the proposed undertaking would have a) no effect; b) no adverse effect; or, c) an adverse effect. Explain how each such assessment was made. Provide supporting documentation where necessary.**

   Trileaf archaeologist, Mackenzie Mulkey, performed this survey in response to the planned use of the above-described parcel and the potential impacts that such use might present to any archaeological and architectural cultural resources within the project area. Mrs. Mulkey meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Archaeology and is currently certified by the Register of Professional Archaeologists.

   Field investigations were preceded by a period of archival research to determine what, if anything, could be predicted concerning precontact, contact, or post contact archaeological and/or architectural sensitivities prior to the onset of fieldwork. To assess these potentials, the Georgia Archaeological Site Files (GASF) and holdings were reviewed on March 6 2026. Trileaf reviewed numerous cartographic and ethnohistoric databases, including the NRHP and the USGS Earth Explorer data portal. Maps specifically referenced in our research included the USGS 1964 Gainesville, GA and 2024 Gainesville, GA 7.5-minute topographic quadrangles and aerial images captured by the USGS in 1955, 1963, 1981, 1993, 2007, 2017, and 2023. In 1955, the project area is a wooded area with surrounding wooded areas and small areas of open land, with Spring Road and Pine Circle Drive already existing to the south of the project area. In 1963, the project area remains wooded with residential development starting to the east of the project area with numerous completed structures. By 1981, there is more residential development south of the

Attachment 5. Continued

project area off of Pine Circle Drive, while the project area remains wooded. There is gradual development in the area but no significant development until 2007, when an apartment complex was constructed to the west of the project area. The project area has remained wooded, with small development to the immediate south and the surrounding areas to the east, west and south. The current site visit confirms the project area is located within a wooded area north of an existing mobile home community off of Pine Circle Drive.

A review of the GASF files provided shows no previous archaeological surveys nor previously recorded sites in the project area. There are ten (10) archaeological surveys, and thirteen (13) archaeological sites previously recorded within 1-mile of the project area. No significant archaeological resources were located.

Additionally, a review of the GASF and NRHP databases was performed prior to fieldwork on February 5, 2026, by Trileaf Senior Historian Michael Hart, who meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural History, has reviewed these results. There are no NRHP-listed or NRHP-eligible resources identified within the APE for Visual effects

Based on the findings of this survey, it is recommended that there will be ***No Historic Properties within both the Direct and Visual APE***. It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area.

Please see the attached Cultural Resources Survey Report for additional information.

TRILEAF
environmental architecture engineering

Gainesville
Trileaf Project #782453
Client #**GA2012**
2378 Pine Circle Drive
Gainesville, GA 30503

CULTURAL RESOURCES SURVEY



Prepared For:
Kelly Towers III LLC
3708 Stonewall Circle
Atlanta, GA 30339

Cultural Resources Survey of the Gainesville Telecommunication Project, Gainesville, Hall County, GA Trileaf Project #782453

PREPARED AND WRITTEN BY:

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Senior Historian/Assistant Project Manager

Trileaf Project # 782453

Lead Agency

Federal Communications Commission (FCC)

March 2026

ABSTRACT AND MANAGEMENT SUMMARY

In March 2026, Trileaf Corporation (Trileaf) performed a cultural resource inventory survey for a proposed self-support telecommunications tower located in Gainesville, Hall County, Georgia. The proposed project is located within a wooded area and existing paved drive.

Kelly Towers III LLC proposes to construct a 195-foot monopole communications structure with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends 750-feet generally northeast from Pine Circle Drive. The project area is within wooded land. Total acreage of the new construction area is approximately 0.74 acre (0.29 hectare).

Trileaf Senior Project Archaeologist Mackenzie Mulkey, M.A., RPA, performed this survey in response to the planned use of the above-described parcel and the potential impacts that such use might present to archaeological and architectural cultural resources. The Phase I cultural resource survey was designed to discover all prehistoric and historical period cultural resources that might be present within the project area.

The field survey of the project area, which included a pedestrian survey, shovel testing, and visual inspection, yielded no evidence for the presence of archaeological or above ground historic properties within the Direct APE for the current project. Archival research prior to field investigations was conducted by Senior Project Archaeologist Mackenzie Mulkey (B.A. Anthropology, Clemson University and M.A. Anthropology, East Carolina University), as was fieldwork, photography, maps, and the final report production. Mrs. Mulkey meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Archaeology and is currently certified by the Register of Professional Archaeologists. Architectural research was conducted by Michael Hart, Senior Historian/Assistant Project Manager (History/Anthropology, B.A. and Social Science Education, M.S., Florida State University). Mr. Hart meets the Secretary of the Interior's Historic Preservation Professional Qualification Standards for Architectural History.

Background information provided by the Georgia Archaeological Site Files (GASF) identified the project area has not been previously surveyed. There are no (0) previously recorded archaeological sites in the project area. There are thirteen (13) previously recorded archaeological sites and ten (10) previously recorded archaeological surveys within 1-mile of the project area.

Senior Historian Michael Hart reviewed of The National Register of Historic Places, Georgia's Natural Archaeological and Historical Resources GIS (GNAHRGIS) files, and local lists of historic structures identified no (0) National Register of Historic Places (NRHP)-listed or NRHP-eligible properties within the Direct APE nor the 1/2-mile radius APE-VE.

The field investigation of the project areas, which included pedestrian reconnaissance and shovel testing, yielded no evidence for archaeological sites in the APE-DE. Additionally, no architectural properties within the APE-DE were identified within the proposed project's APE-VE.

Based on these findings, Trileaf recommends ***No Historic Properties within both the APE-DE and the APE-VE.*** It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area. All work on the current project was completed between January 28 – March 9, 2026.

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SECTION 1.0 - INTRODUCTION

The FCC requires licensees and their representatives to consider the effects of their actions on historic properties, in accordance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, and the National Environmental Policy Act of 1969 (NEPA) (Federal Communications Commission 1996). The NHPA (54 U.S.C. § 300308) defines a historic property as any "prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on, the National Register of Historic Places, including artifacts, records, and material remains related to such a property or resource." Applicants are required to assess and report all potential effects to Historic Properties as part of the Section 106 process prior to construction.

In March 2026, Trileaf Corporation (Trileaf) performed a cultural resource inventory survey for a proposed self-support tower located in Gainesville, Hall County, GA. The proposed project is located within a wooded area.

Kelly Towers III LLC proposes to construct a 195-foot monopole communications structure with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends 750-feet generally northeast from Pine Circle Drive. The project area is within wooded land. Total acreage of the new construction area is approximately 0.74 acre (0.29 hectare).

Trileaf Senior Project Archaeologist Mackenzie Mulkey, M.A., performed the present cultural resources survey to identify and evaluate the potential impacts that the above-described Project might present to Historic Properties within both the Direct and Visual Areas of Potential Effects. As such, the present survey was designed to discover all NRHP-eligible or listed archaeological and above ground cultural resources present within the Project area.

Archival research prior to field investigations was conducted by Senior Project Archaeologist Mackenzie Mulkey (B.A. Anthropology, Clemson University and M.A. Anthropology, East Carolina University), as was fieldwork, photography, maps, and the final report production. Mrs. Mulkey meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Archaeology and is currently certified by the Register of Professional Archaeologists. Architectural research was conducted by Michael Hart, Senior Historian/Assistant Project Manager (History/Anthropology, B.A. and Social Science Education, M.S., Florida State University). Mr. Hart meets the Secretary of the Interior's Historic Preservation Professional Qualification Standards for Architectural History. All work on the current project was completed between January 28 – March 9, 2026.

1.1 AREA OF POTENTIAL EFFECTS (APE)

Under the NPA for FCC Projects, the Direct APE (APE-DE) "is defined as the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the undertaking" (FCC 2004). On November 24, 2008, the FCC further clarified that the APE-DE is limited to the tower or non-tower structure on which the collocation will be mounted as well as the lease area including the access route and utility corridor. The APE-DE for this project consists of the 100-foot by 100-foot (10,000-square-feet) lease area and a 30-foot-wide access/utility easement that will extend approximately 750 feet generally southwest and southeast and terminate at Pine Circle Drive.

Per the NPA, the Visual APE (APE-VE) is the "geographic area in which the project has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register of Historic Places (NRHP)" (FCC 2004). The presumed APE-VE for construction of new facilities is the area from where the tower will be visible: a. Within a 1/2 mile from the tower location if the proposed tower is 200 feet or less in height; b. Within 3/4 of a mile from the tower location if the proposed tower is more than

200 but no more than 400 feet in overall height; or c. Within 1½ miles from the tower location if the proposed tower is more than 400 feet in overall height.

Taking into consideration the maximum height of the proposed undertaking (199 feet) and the scale of the installation, Trileaf determined that the current project's APE for visual effects will encompass a ½-mile radius from the subject property (Figure 1 and Figure 2).

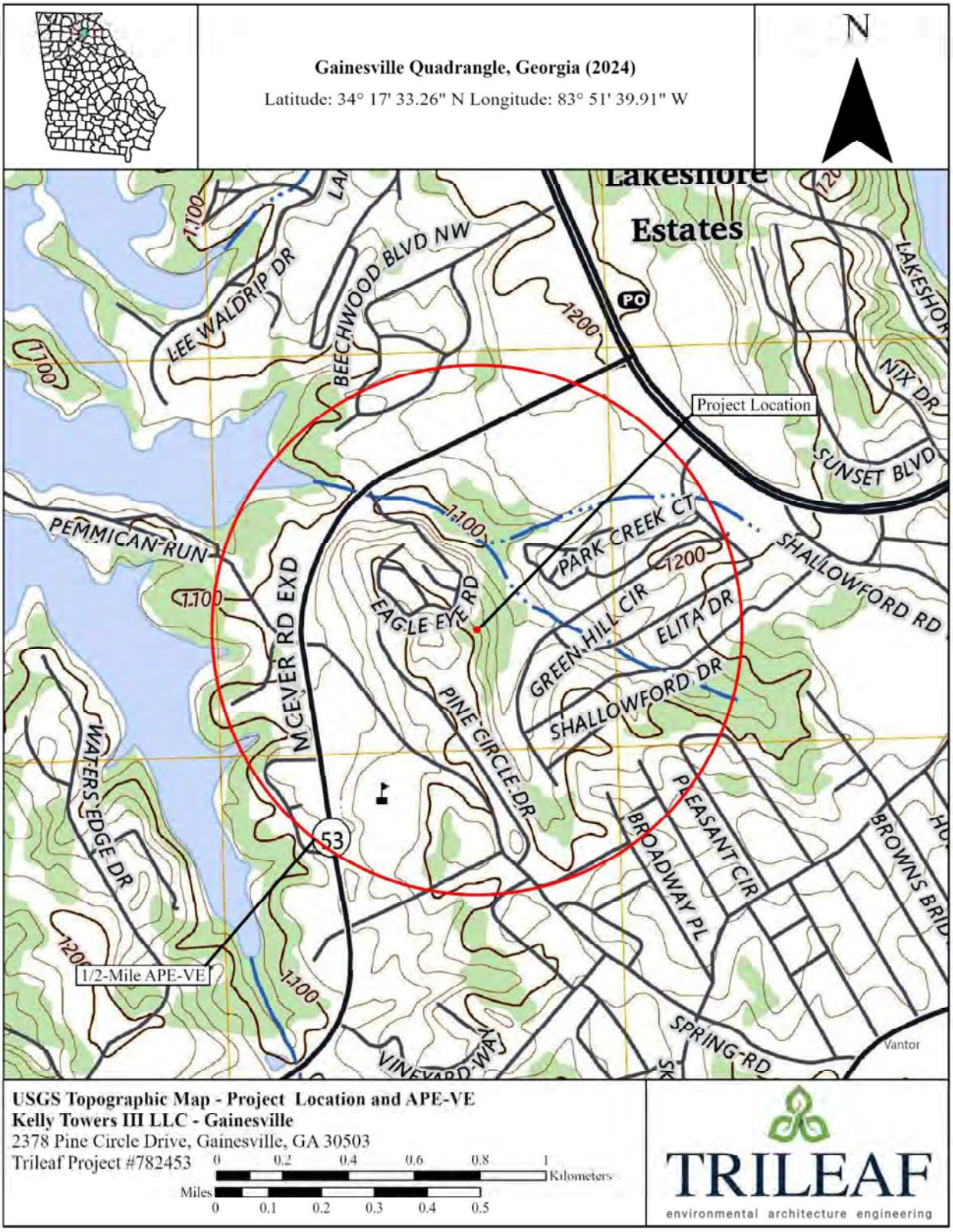

Figure 1: General Location of Proposed Cell Tower Installation



Figure 2: Aerial map or Project Location

1.2 PROJECT PLANS AND PHOTOGRAPHS

Please reference Figure 3 to review the construction drawing provided by *Kelly Towers III LLC*. Also, please reference Appendix A to review photographs of the project area, which were taken by Mackenzie Mulkey on March 2, 2026, unless otherwise noted.

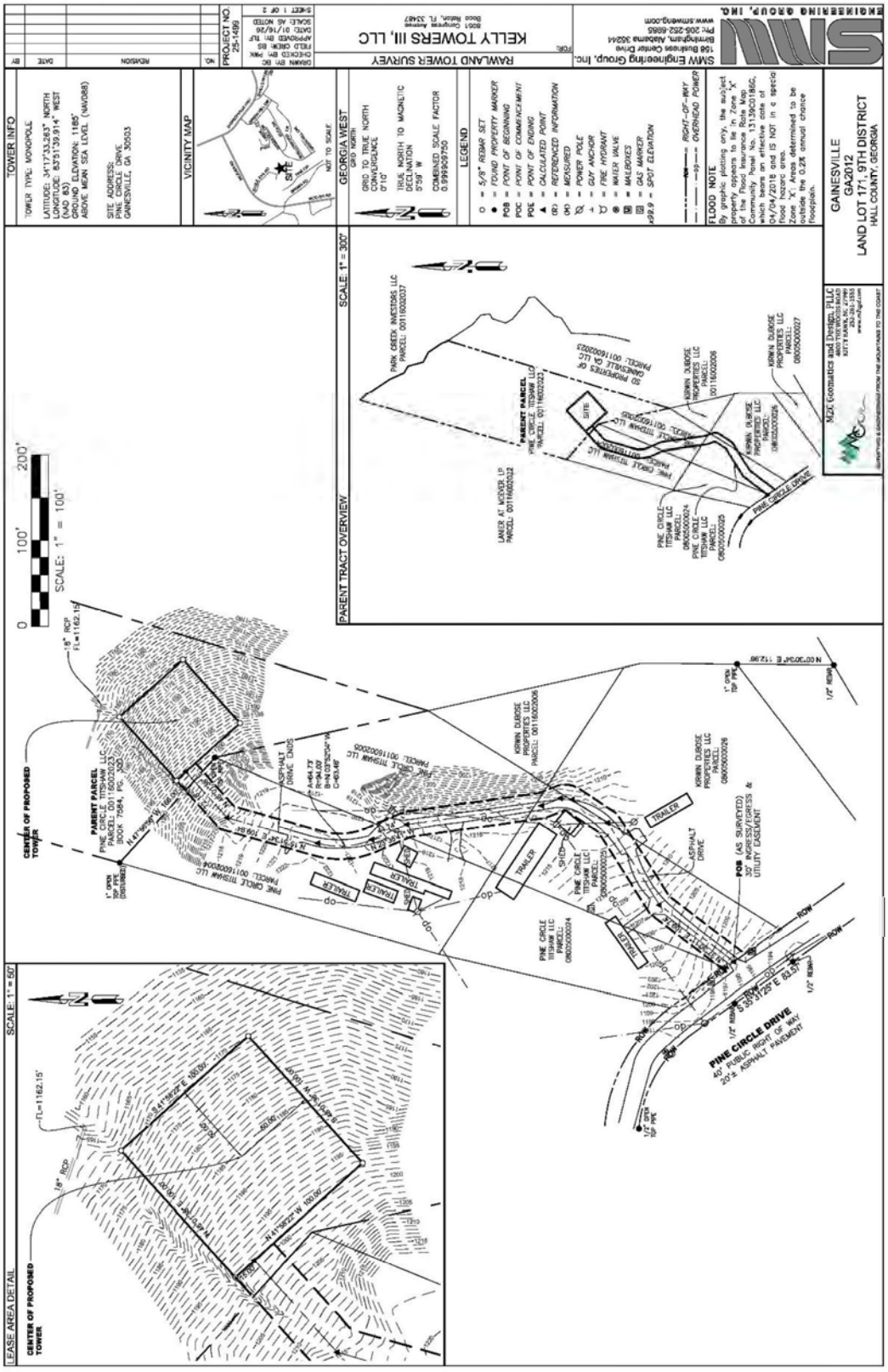

Figure 3: Site Plan of Proposed Cell Tower Location and Installation (Kelly Towers III LLC 2026)

SECTION 2.0 - PROJECT SETTING

2.1 SOILS

According to the U.S. Soil Conservation Service Soil Survey of Hall County, Georgia, the eastern three-fourths of the proposed lease area is underlain by Pacolet sandy loam with 15 to 25 percent slopes. Pacolet soils occur in the Piedmont uplands from residuum weathered from granite and gneiss and/or residuum weathered from schist, are well drained, with moderate permeability, and moderately high to high water storage capacity. They do not flood or pond and consist of one (1) layer of sandy loam from 0 to 3 inches, followed by one (1) layer of clay from 3 to 29 inches, followed by one (1) layer of sandy clay loam from 29 to 52 inches, followed by one (1) layer of loam from 52 to 70 inches, subsurface.

Approximately one fourth of the proposed lease area and the entire access/utility easement is underlain by Pacolet soils with 10 to 15 percent slopes. Pacolet soils occur in the Piedmont uplands from residuum weathered from granite and gneiss and/or residuum weathered from schist, are well drained, with moderate permeability, and moderately high to high water storage capacity. They do not flood or pond and consist of one (1) layer of clay loam from 0 to 3 inches, followed by one (1) layer of clay from 3 to 29 inches, followed by one (1) layer of sandy clay loam from 29 to 52 inches, followed by one (1) layer of loam from 52 to 70 inches, subsurface (Figure 4; USDA, NRCS 2026).

2.2 ELEVATIONS

Elevations range between 1100-1220 feet (335.3–371.8 meters) above mean sea level (AMSL) in the surrounding area, with the project area elevation at approximately 1186 feet (361.4 meters) AMSL. The project is located in the Chattahoochee River watershed boundary and drainage is generally north/northwest towards the Chattahoochee River and its tributaries (EPA 2026).

2.3 ENVIRONMENTAL SETTING

Hall County lies within the Southern Piedmont of the South Atlantic and Gulf Slope Cash Crops, Forest, and Livestock Region, in Georgia and is defined as a large piedmont with dissected landscape of metamorphic and igneous bedrock that is rolling to hilly and covered with mixed hardwood pine forest. Elevations range from 325 to 1,315 feet (100 to 400 meters). The average annual precipitation in most of this area is 40 to 70 inches (1,016 to 1,777 millimeters). The precipitation occurs evenly throughout the year, with occasional drought-like conditions from late summer into autumn. Rainfall is of high-intensity, convective thunderstorms during the growing season. Significant moisture also comes from the movement of warm and cold fronts across the MLRA from November to April. At the same time of year, high amounts of rain can occur during hurricanes. Snowfall is typically light. This area supports a variety of natural vegetation due to the climatic differences between the northern and southern regions. Loblolly and slash pine, white oak, red oak, gum, yellow-poplar, and sycamore are dominant overstory vegetation in the uplands. Water tupelo, swamp blackgum, bald cypress, sweet gum, and red maple are dominant overstory vegetation in the lowlands. Dogwood, honeysuckle, Pinehill bluestem, and briars are dominant understory vegetation. Some of the major wildlife species in this area are white-tailed deer, cottontail, squirrel, bobwhite quail, and mourning dove (MLRA Explorer 2022).

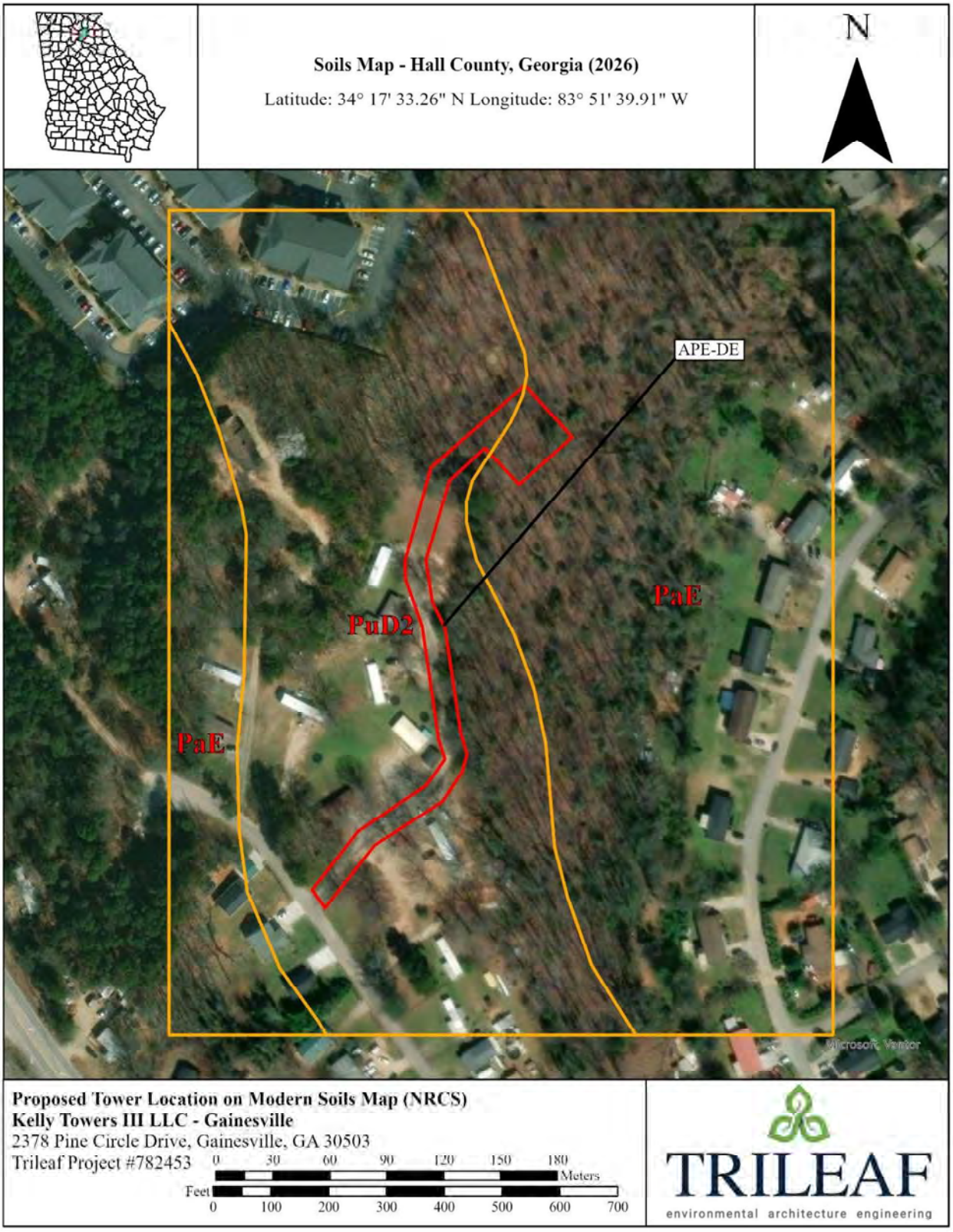

Figure 4: Location of Proposed Cell Tower Location on Modern Soil Map (USDA; NRCS 2026)

2.4 CULTURAL SETTING

The precontact occupation of Georgia has been generally established to include 10 temporal traditions. These traditions apply, in varying degrees, throughout the region. They are considered the cultural context in which the interpretation of cultural information is assessed, specifically in terms of NRHP eligibility. These dates should be accepted as broad, chronological reference points for Georgia's archaeological record that set the background for regional variations.

Paleoindian (>10,000-8,000 B.C.) and Early Archaic (8,000-6,000 B.C.) period. Native Americans were thought to have settled in North America prior to 10,000 B.C. By this time Clovis people were dispersed throughout the North American continent. Very little of the Paleoindian period in Georgia is known (Wettstaed 2010: 7).

Limited excavations of Early Archaic sites have occurred in Georgia and this period of history is poorly understood by researchers at this time. Several styles of projectile points are associated with Early Archaic Georgian sites. Patterns of settlement during the Early Archaic period in the Piedmont centered near uplands away from major floodplains. However, some sites cluster near shoals. Three site types characterize the Early Archaic period: seasonal camps, stone quarry sites, and larger settlement camps near shoals. Seasonal camps were established predominantly along small floodplains and spur ridges near fresh-water springs. Based on some of the non-local raw materials used for lithic tool production, Early Archaic people must have had extensive contact with others along major drainage systems (Wettstaed 2010: 8).

Middle Archaic period (6,000 - 3,000 B.C.). Significant changes in settlement patterns defined this period in Georgia. During this time the people of the Coastal Plain and the Piedmont began to adapt differently to their environment. During the Middle Archaic period archaeological evidence suggests the people of the region began to shift from a primarily hunter/gatherer society to a more sedentary lifestyle (Wettstaed 2010: 9). Morrow Mountain points are one of the best known Middle Archaic projectile types of this region and dates to around 5,500 and 3,000 B.C. Other tool kits found at similar sites in Georgia as well as excavation data indicate that these Middle Archaic sites were mainly used as short-term campsites (Wettstaed 2010: 9).

Late Archaic period (3,000 – 1,000 B.C.). Archaeological data relating to the Late Archaic period show an increase in storage and cooking technologies, most notably with ceramics. The Stallings culture, known for its fire-tempered pottery, first appears in Georgia in the coastal areas around 2,500 B.C., and spread northward along the Savannah River until approximately 1,200 B.C. (Wettstaed 2010: 9). Late Archaic habitations in north Georgia expanded in size and permanence, allowing for increased trade and an increase in commitment of surplus labor. Surplus labor provided items such as soapstone bowls, cooking slabs, ceramic vessels, and possibly even banner stones that could be used to bind neighboring groups together into a solid system of trade and reciprocity (Stanyard 2003: 51). The hafted biface most popular in the Late Archaic tradition in Georgia is the Savannah River projectile point. Savannah River points are large with either a straight or slightly contracting stem, straight base, and triangular blade; although slightly indented bases sometimes occur. These points are associated with the broad-spear tradition of the Late Archaic and covered all of the Eastern Woodlands (Stanyard 2003: 51-53).

Woodland period (1,000 B.C. - A.D. 900). The Woodland period was thought to have lasted from circa 1200 B.C. to A.D. 900. The period was divided into three sub periods; the Early, Middle, and Late, with each stage characterized by the development and widespread use of pottery, the rise and fall of regional ceremonial complexes, and an overall rise in population density with increased reliance on agriculture that eventually led to the Mississippian period in the Southeast. The Late Woodland period is generally believed to have occurred from approximately A.D. 400 to 1000 (Anderson and Mainfort 2002: 1-16). The Late Woodland period is best characterized as a time of cultural change, although Wynn et al (1994: D-8), states that the Late Woodland Period "remains one of the poorest known time periods in Georgia," which could be attributed to a lack of archaeological data. There is evidence of widespread population growth during this time as well as the technological advancement of the bow and arrow (Anderson and Mainfort 2002:

15). Artifacts characterizing the Late Woodland period in Georgia north of the Fall Line are the Late Swift Creek and Napier styles of pottery. Swift Creek ceramics are characterized by a variety of complicated stamping techniques ranging from concentric circular patterns too simplistic curvilinear designs. Earlier styles had notched and scalloped lips and small tetrapods with later varieties of Swift Creek ceramics having small to large folded rims. Napier style pottery evolved from the Middle Woodland Swift Creek designs which later developed into Woodstock pottery characteristic of the Early Mississippian period of North Georgia. Napier Complicated Stamped pottery is known for rectilinear stamping with parallel filler lines (Cable et al 1997: 57; Anderson 1996: 129; Rudolph 1991: 261; Wettstaed 2010: 12).

Early Mississippian period (A.D. 900-1200). Mississippian period sites are largely associated with earthen mounds situated within plazas near or on alluvial plains, and subsistence on a variety of agricultural foods, but centered on the cultivation of maize. However, not all Mississippian sites contain mounds. Smaller settlements in Georgia have included farmsteads and seasonal camps. Political hierarchy in the Mississippian period is thought to have been governed by hereditary chiefs controlling the mound centers with smaller sub-chiefs ruling periphery areas and controlling the flow of economic goods between chiefs and their lesser subjects. Mississippian communities utilized a variety of diverse agricultural as well as hunting and gathering techniques (Cable et al 1997: 59-60). The Early Mississippian period began circa A.D. 900 and lasted to approximately A.D. 1200. The Early Mississippian period in the Georgia Piedmont is characterized by Woodstock ceramics, a style similar to proceeding Napier pottery, with sand tempered, wide-mouthed conoidal jars, and the Vining phase, which is sand tempered with plain or simple stamped finishing (Cable et al 1997: 59; Hally and Rudolph 1986: 19-29; Wettstaed 2010: 12).

Middle (A.D. 1200 – 1350) and Late Mississippian (A.D. 1350 – 1600) periods. More is known about the Middle to Late Mississippian periods in Georgia than any other of the precontact eras. The Middle and Late Mississippian periods are both categorized based on differing styles of pottery (Wettstaed 2010: 13). The Middle Mississippian period lasted in the Georgia Piedmont from A.D. 1200 to 1350. The Savannah culture is the only culture recognized in the Piedmont during this time. The Savannah culture is defined by four distinct pottery types: Savannah Complicated Stamped, Etowah Complicated Stamped, Savannah Checked Stamped, and Savannah Plain (Hally and Rudolph 1986: 51). Major characterizations in Middle Mississippian pottery are one and two bar concentric circle and concentric diamond motifs, figure eights, curvilinear designs, and cord marking (Cable et al 1997: 61; Hally and Rudolph 1986: 51). Archaeological evidence shows an abundance of burial goods and prestige items in Savannah culture assemblages suggesting that the Middle Mississippian period in the Piedmont of Georgia was at a high point of ceremonialism and maintained a flourishing economy. Many Savannah sites are located in upland environments suggesting that the Savannah culture was not limited to floodplain settings alone. At the end of the Middle Mississippian period an overall decline in ceremonialism and mound building took place and after circa A.D. 1350 the large mound centers were mostly abandoned (Cable et al 1997: 61-62).

The Late Mississippian period stretches from circa A.D. 1350 to 1600 and is most characterized in the Georgia Piedmont by the transition of the Savannah to the Lamar culture and ends with European contact (Williams and Shapiro 1990). The Lamar in Georgia is the only recognized culture during this time and is defined on the basis of three main pottery styles: Lamar Complicated Stamped, Lamar Incised, and Lamar Plain, as well as a particular vessel shape mode: the thickened jar rim (Hally and Rudolph 1986: 63). Additionally, Late Mississippian trends in Lamar ceramics can be divided into three distinctive time periods (Early, Middle, Late) and each major Lamar phase further subdivided into four temporal periods in relation to more defined attributes in pottery styles. The Scull Shoals phase, circa A.D. 1375, is the phase immediately preceding Lamar, and is identified by rolled and unmodified rims, sloppy Savannah and Etowah stamping, and red filming. The Duvall phase, circa A.D. 1450, is identified by narrow punctate rim folds or applied strips, fairly clear stamping, and very little incising. The Iron Horse phase, circa A.D. 1530, is identified by narrow folded rims, unrecognizable stamping designs, and 2-3-line bold incising. The Dyar phase, circa A.D. 1590, is identified by wide rim folds, bold to medium multiple line incising, and very little use of stamping. The Bell phase, circa A.D. 1650, is identified by rim folds wider than Dyar phase, medium to fine multiple line incising, very little use of stamping, and T-rims (Ledbetter and Wynn 1988: 11-16).

During the Late Mississippian period in the Georgia Piedmont ceremonialism began to decline, even disappearing in some areas altogether. However, some aspects of the Late Mississippian culture were carried over into the Historic Period (White 1988: 112). Archaeological evidence has shown that the Oconee River Valley in the Lower Piedmont was an important political district during the Lamar period. A total of five mound centers are located within the Oconee River Valley, with each center containing one to five mounds each. The mound centers include: Scull Shoals (9GE4), Dyar (9GE5), Shoulderbone (9HK1), Shinholser (9BL1), and Little River (9MG46). The spacing between these five sites show that Late Mississippian mound centers in north Georgia administered districts approximately 20 km (one day's walk) in radius (Smith and Kowalewski 1980: 1-13). The close proximity of these five mound centers could potentially have administered most of the lower Piedmont of the Oconee watershed. During the Dyar and Bell phases (A.D. 1520-ca. 1670), large portions of outlying terrain within 23km of the area's five mound centers were occupied as farmsteads. Farmsteads were generally built on level ground near tributary streams with one circular "winter house" and approximately one to four rectangular "summer houses". Surrounding woodlands were cleared for agriculture that could provide a variety of crops for the household (Hatch 1995: 135-155).

Local History (1770 to 1990). Hall County, in northeastern Georgia was formed in 1818 from Native American territories. Hall County was named after Lyman Hall, a signer of the Declaration of Independence and the governor of Georgia from 1783 to 1784. The early settlers of the area were mainly Scots Irish, English and Germans from the surrounding Carolinas and Virigina. When gold was discovered north of the county in 1828, thousands of settlers were attracted to the area, however once the gold rush passed, the area switched back to mainly small-farm grain and livestock agriculture economy. Hall County was not directly involved in the Civil War but did provide nine companies worth of men to the Southern cause and General James Longstreet moved to the area and purchased land in anticipation of it becoming a railroad hub. In 1871, railroads came to the county and contributed to the textile industry in which three large mills dominated employment of the county in the mid-1900's. After the Gainesville tornado of 1936 and the start of World War II, Gainesville was the location of the rise in the state's poultry industry. The poultry industry replaced the textile industry as the leading industry. In the 1950's, the Chattahoochee River was dammed, which flooded 38,000 acres to create Lake Lanier. Lake Lanier brings millions of visitors to the county each year, making the modern Hall County what it is today. Hall County serves as northeast Georgia's hub for banking, industry, health care, and culture (Gurr 2004).

According to the 2024 U.S. Census Bureau (USCB), the population of Hall County is 221,745. Hall County is home to Brenau University, University of North Georgia, Lank Lanier and Lanier Technical College (USCB 2024; Gurr 2004).

SECTION 3.0 – RESEARCH

3.1 BACKGROUND RESEARCH

Field investigations were preceded by a period of archival research to determine what, if anything, could be predicted concerning precontact, contact, or post contact archaeological and/or architectural sensitivities prior to the onset of fieldwork. To assess these potentials, the Georgia Archaeological Site Files (GASF) and holdings were reviewed on March 6 2026. Trileaf reviewed numerous cartographic and ethnohistoric databases, including the NRHP and the USGS Earth Explorer data portal. Maps specifically referenced in our research included the USGS 1964 Gainesville, GA and 2024 Gainesville, GA 7.5-minute topographic quadrangles and aerial images captured by the USGS in 1955, 1963, 1981, 1993, 2007, 2017, and 2023. In 1955, the project area is a wooded area with surrounding wooded areas and small areas of open land, with Spring Road and Pine Circle Drive already existing to the south of the project area. In 1963, the project area remains wooded with residential development starting to the east of the project area with numerous completed structures. By 1981, there is more residential development south of the project area off of Pine Circle Drive, while the project area remains wooded. There is gradual development in the area but no

significant development until 2007, when an apartment complex was constructed to the west of the project area. The project area has remained wooded, with small development to the immediate south and the surrounding areas to the east, west and south. The current site visit confirms the project area is located within a wooded area north of an existing mobile home community off of Pine Circle Drive.

A review of the GASF files provided shows no previous archaeological surveys nor previously recorded sites in the project area. There are ten (10) archaeological surveys, and thirteen (13) archaeological sites previously recorded within 1-mile of the project area. No significant archaeological resources were located (Figure 7; Tables 1 and 2).

Survey Number	Year	Title	Author
2586	2003	Phase I Archaeological Survey of Widening and New Alignment for Skeleton Road and Memorial Park Drive, Hall County, Georgia	Joseph, J.W., Mason W. Sheffield, Theresa M. Hamby, and Karen L. Serio
5402	1998	Archaeological Assessment of Project STP-9438(2), Dekalb/Rockdale/Newton Counties	Fleming, Sherry and Bob Entorf
8346	2002	Phase I Cultural Resource Survey for the Proposed Dawsonville Highway Regional Wastewater Facilities Project, Hall County, Georgia	D'Angelo, James, Lynn Marie Peitak, and Jeffery L. Holland
10470	2007	Archaeological Assessment of Various District I Resurfacing Projects	Duff, Eric Anthony
11761	1988	Archaeological Assessment of Project FR-065-3(35), Hall County	Entorf, Robert F.
12456	2001	Archaeological Reassessment of Project STP-2412(2), Hall County, HP980209-002	Jeter, Erica
12600	1986	Archaeological Assessment of Project FR-065-3(30), Hall County, P.I. No. 120955	Rotenstein, David S.
13125	1998	Archaeological Assessment of Project STP-2412(2), Hall County	Schoenberg, Erica
14296	2017	Archaeological Survey of the Webster Family Cemetery, Gainesville, Hall County, Georgia	Gresham, Thomas H.
15258	2022	Phase I Archaeological Resources Survey of the Proposed Gainesville Pedestrian Upgrades at Thirteen Locations in District I, Hall County, Georgia	Ondus, Lillian

Table 1. Archaeological Surveys within 1-mile of the Project Location.

Site Number	Year	Resource Type	Cultural Affiliation	NRHP Eligibility	Distance from Project (km)
9HL37	1979/1981	Lithic Scatter	Unknown Prehistoric	N/A	N/A
9HL139	1979/1981	Artifact Scatter	Early 19th - 20th century; Middle Archaic	Not Eligible	N/A
9HL140	1979/1981	Artifact Scatter	Middle Archaic; Unknown Historic	Not Eligible	N/A
9HL141	1979/1981	Lithic Scatter	Unknown Historic	Not Eligible	N/A
9HL145	1979/19/81	Lithic Scatter	Middle or Late Archaic	Not Eligible	N/A
9HL146	1979/1981	Litchic Scatter	Unknown Prehistoric	Not Eligible	N/A
9HL147	1979/1981	Artifact Scatter	Late 19th to Early 20th Century	Not Eligible	N/A
9HL148	1979/1981	Lithic Scatter	Middle Archaic	Not Eligible	N/A
9HL149	1979/1981	House Site	Unknown Historic	Not Eligible	N/A
9HL150	1979/1981	Lithic Scatter	Unknown Prehistoric	Not Eligible	N/A
9HL151	1979/1981	Lithic Scatter	Unknown Prehistoric	Not Eligible	N/A
9HL482	2003	Lithic Scatter	Archaic	N/A	N/A
9HL634	2020	Cemetery	Late 19th to Early 20th Century	N/A	N/A

Table 2: Archaeological Sites within 1-mile of the Project Location

Additionally, a review of the GASF and NRHP databases was performed prior to fieldwork on February 5, 2026, by Trileaf Senior Historian Michael Hart, who meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural History, has reviewed these results.

There are no NRHP-listed or NRHP-eligible resources identified within the APE for Visual effects (Figure 6; Table 4).

The National Park Service Historic Trails Interactive GIS map was also reviewed. A National Historic Trail is recognized by the National Park Service as carrying the same significance as being listed in the NRHP and is therefore considered a Historic Property. No known portion of a National Historic Trail intersects with the project or is located within a ½-mile of the project location.

3.2 RESEARCH DESIGN

Trileaf designed the Phase I archaeological survey to locate and identify all archaeological and above ground cultural resources within the direct APE, defined as the lease area, and new access, utility easement, and to evaluate the potential significance of any newly identified archaeological sites. A cultural resource is gauged to be significant if it meets at least one of four criteria for eligibility for listing in the NRHP:

A. Associated with significant events in the broad patterns of national history,
B. Associated with the lives of persons significant in our past,
C. Representative of a type, period, or method of construction, or the work of a master,
D. Capable of yielding important information about the past.

Criterion D typically applies to archaeological sites. In order to be capable of yielding important information about the past, generally a site must possess artifacts, soil strata, structural remains, or other cultural features that make it possible to test historical hypotheses, corroborate and amplify currently available information, or reconstruct the sequence of the local archaeological record. To be considered significant, archaeological sites must demonstrate sufficient integrity to answer important research questions. These questions are developed in association with temporally, regionally, and thematically defined historic contexts or study units (U.S. Department of the Interior 1997).

3.3 SITE PROBABILITY

In general, most predictive site location models include distance to a permanent water source as a major factor in determining the existence and probable density of archaeological sites. There is a higher probability of encountering precontact archaeological sites closer to a source of fresh water, although distance will vary from location to location depending on an area's topography and accessibility. There is a greater likelihood of encountering precontact sites on and around landforms located near rivers, streams, and natural freshwater lakes. In contrast, historic period sites, can be found more equally distributed across the uplands and valleys due to the ability to access water by excavating wells.

Based on the topography of the project area, historic aerial photographs, distance to a permanent water source, and taking into consideration current land use, historic and recent commercial and residential development in the region, we believe there is a low probability for encountering undisturbed archaeological artifacts or features within the proposed project's APE for direct effects.



Figure 5: Architectural Resources within the 1/2-mile APE-VE

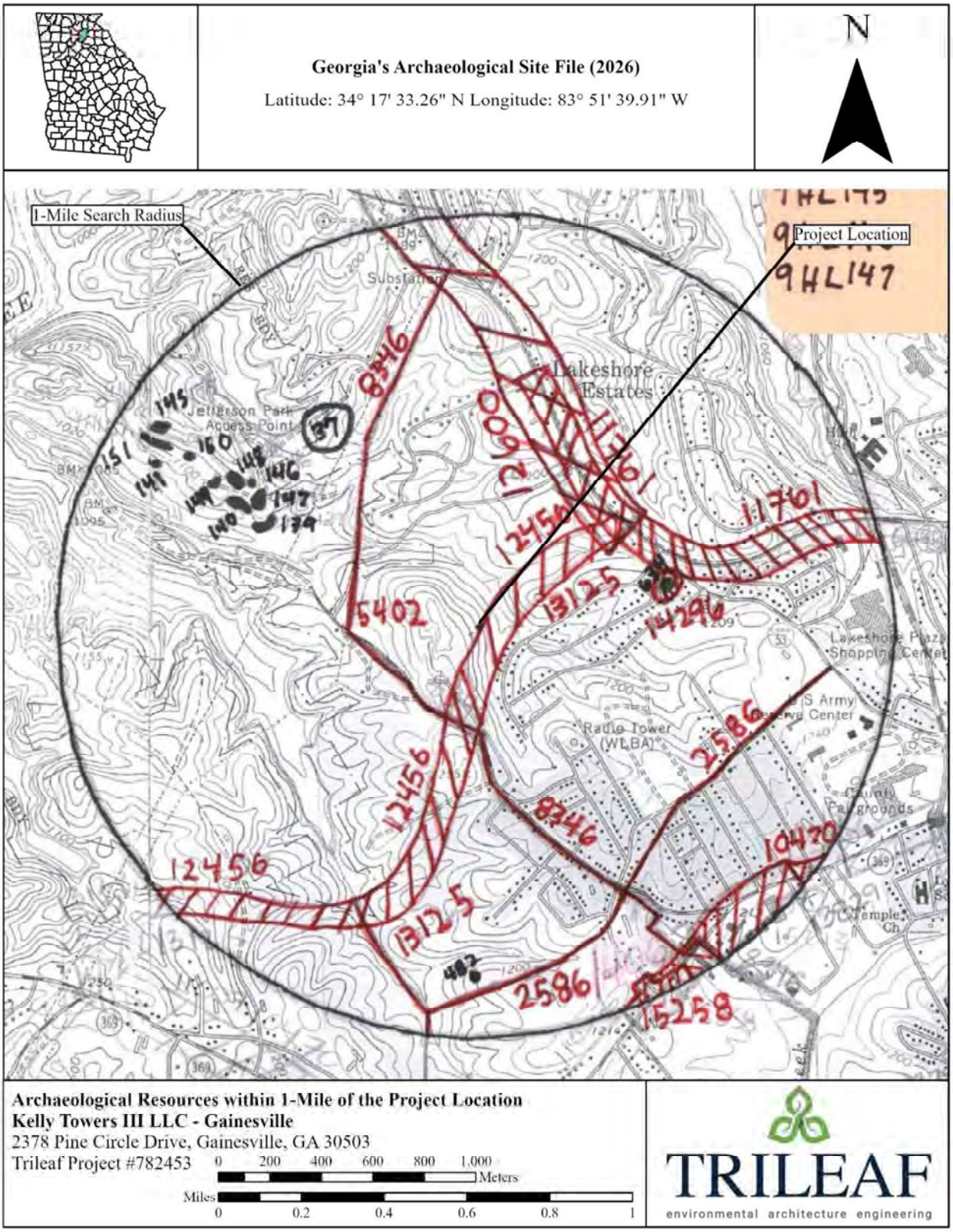

Figure 6: Archaeological Sites and Surveys within 1-mile of the Project Location (GASF 2026)

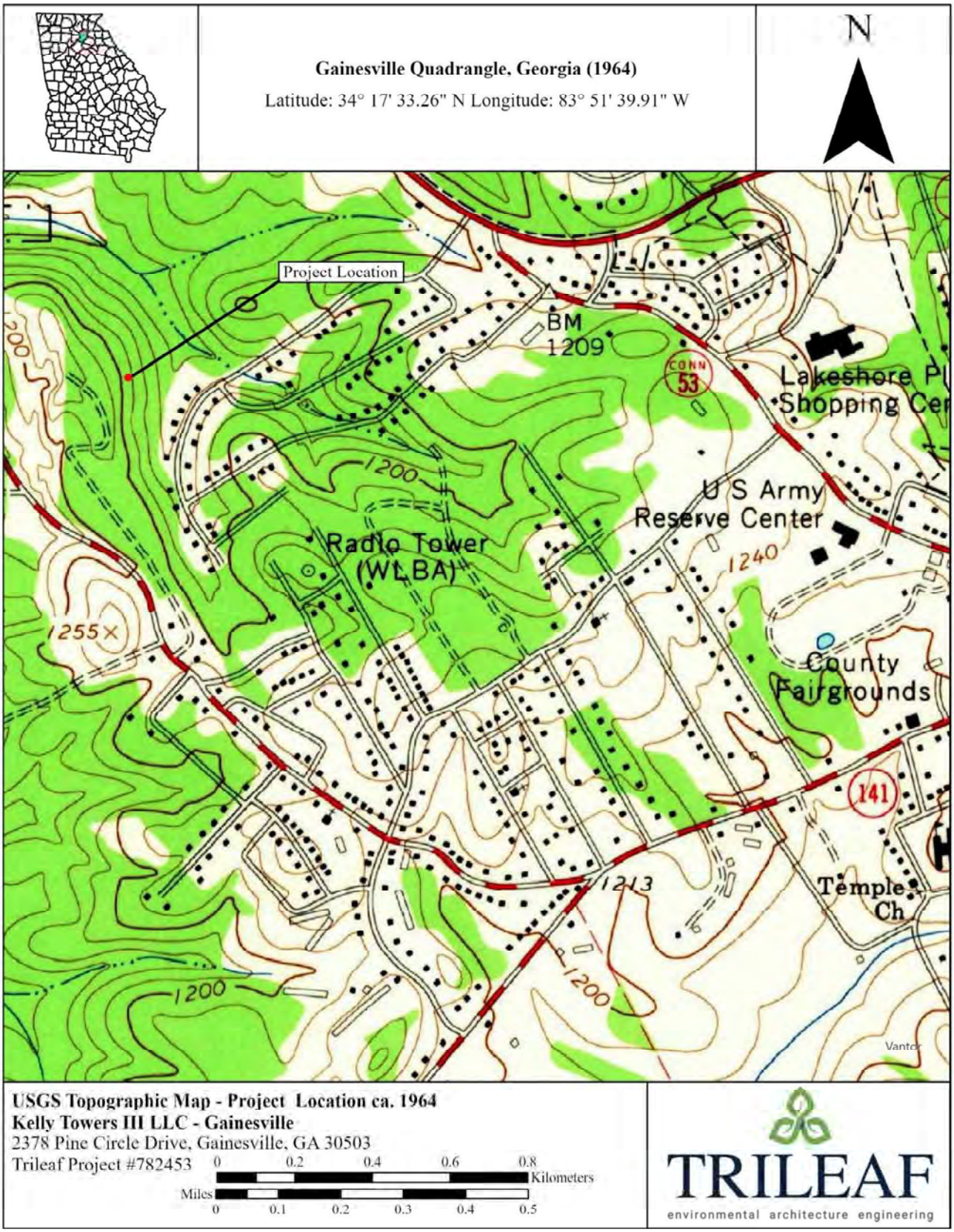

Figure 7: Project Location ca. 1964 (USGS 1964)

SECTION 4.0 – FIELD METHODS AND RESULTS

4.1 ARCHAEOLOGY

The field investigation at this location was conducted by Mackenzie Mulkey on March 2, 2026. Standard archaeological field equipment included shovels, trowels, and a quarter-inch wire mesh sifting screen. Based on the Georgia State Historic Preservation Office's *Georgia Standards and Guidelines for Archaeological Investigations,* the field survey techniques utilized were a combination pedestrian and visual survey at 5-meter intervals and/or shovel-testing at 30-meter intervals, with a standard shovel test unit consisting of a hand-excavated hole, approximately 30 cm in diameter and/or deep enough to reach culturally sterile subsoils. However, as surface visibility in some areas of the project was obscured or overgrown, the majority of the project area was surveyed using a shovel testing strategy.

Trileaf determined that five (5) shovel tests within the lease area and seven (7) shovel tests within the access/utility easement would effectively cover the project area (Figure 9; Table 3). Shovel tests in the access road were not excavated due to the presence of an existing asphalt drive and unknown buried utilities associated with the mobile home park. The shovel tests in the lease area were consistent with a layer of yellowish red (5YR 4/6) silty loam overlaying a layer of red (2.5YR 4/8) clay. The proposed lease area is located on a slope, with approximately 17 degree/30 percent slope. No cultural material was discovered during the course of this archaeological survey. Total archaeological field time: 1 person, 45 minutes.

STP No.	STP Location	Depth (cm below surface)	Soil Description	Artifacts Recovered	Latitude/ Longitude
1	Center	A: 0-20	5YR 4/6 silty loam	Natural rock/gravel	34°17'33.26"N/83°51'39.91"W
		Bt: 20-30	2.5YR 4/8 clay	Natural rock/gravel	
2	North Corner	A: 0-15	5YR 4/6 silty loam	Natural rock/gravel	34°17'34.07"N/83°51'39.82"W
		Bt: 15-25	2.5YR 4/8 clay	Natural rock/gravel	
3	East Corner	A: 0-35	5YR 4/6 silty loam	Natural rock/gravel	34°17'33.33"N/83°51'39.01"W
		Bt: 35-45	2.5YR 4/8 clay	Natural rock/gravel	
4	South Corner	A: 0-10	5YR 4/6 silty loam	Natural rock/gravel	34°17'32.66"N/83°51'39.92"W
		Bt: 10-20	2.5YR 4/8 clay	Natural rock/gravel	
5	West Corner	A: 0-25	5YR 4/6 silty loam	Natural rock/gravel	34°17'33.40"N/83°51'40.74"W
		Bt: 25-35	2.5YR 4/8 clay	Natural rock/gravel	

Table 3: Shovel Test Pit Descriptions



Figure 8: Shovel Test Pit Location and Project Boundary Map

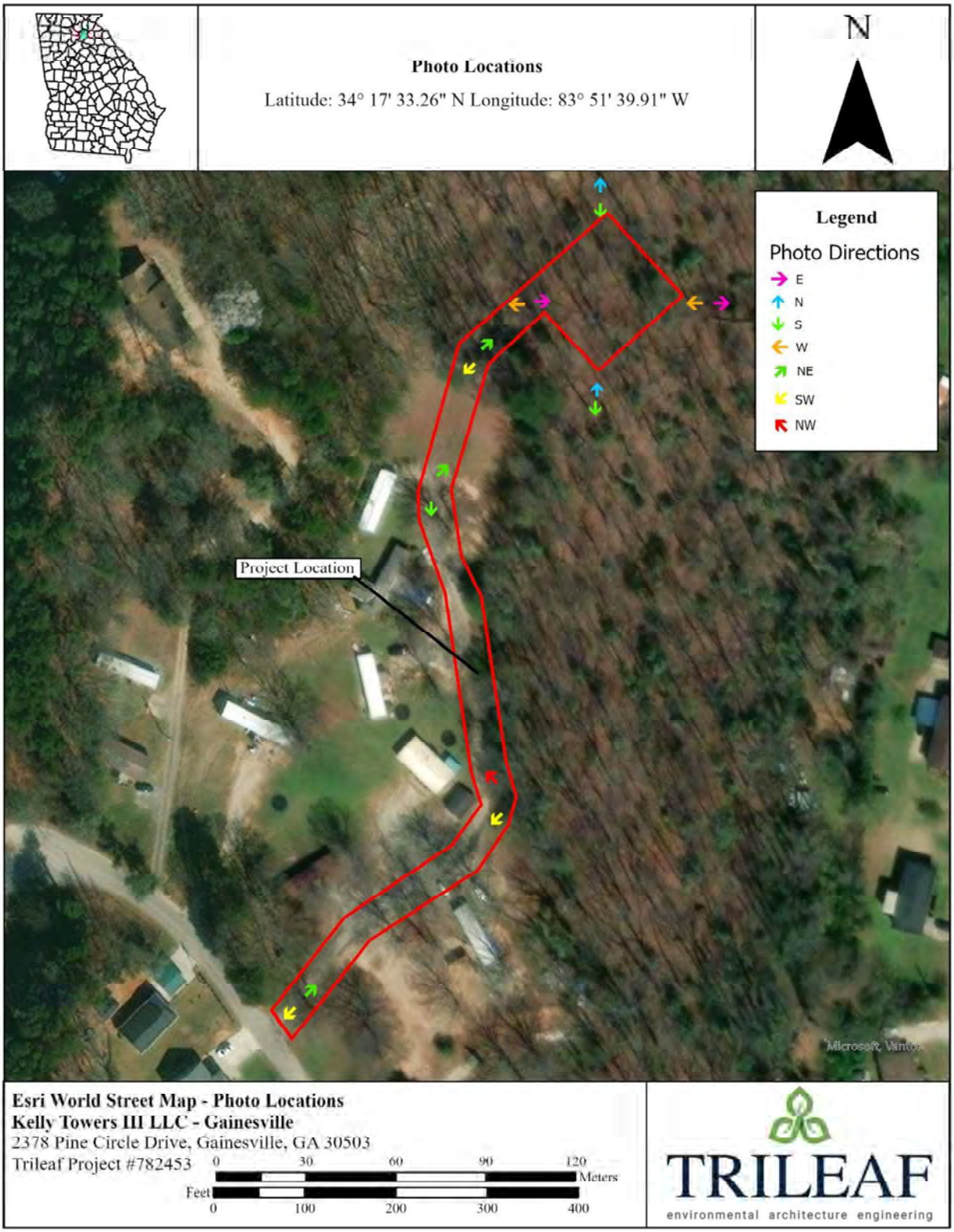

Figure 9. Photo Locations (Esri 2025)

4.2 ABOVE GROUND CULTURAL RESOURCES

As noted above, a review of the GA SHPO databases and the National Register Information System website (http://www.nps.gov/) was conducted on February 5, 2026 by Michael Hart, Senior Historian at Trileaf. Based upon this review, there are no NRHP-eligible or listed resources located within the APE for Direct or Visual effects. Additionally, no above ground cultural resources were identified during the current survey (Table 4).

Trileaf Architectural Historian Jill Johnson meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural History and has reviewed those resources identified within the APE for the current project in Tables 3 and 4, below.

Project # and Status	Property Name and Address	Subject Property Photograph	Summary of Criteria and/or Description	Summary of Effects
782453 **Not Contributing**	**Gainesville** 2378 Pine Circle Drive Gainesville, GA 30503		The Subject Property structure is not an individually historic structure, neither is it a designated National Historic Landmark, nor a property listed in, or eligible for listing in the NRHP.	**No Effect** The proposed design is minor and necessary for the community. This will have no effect on the Subject Property.

Table 4: Description of Project Location Property

SECTION 5.0 – CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

The field survey of the project area, which included a pedestrian survey, shovel testing, and visual inspection, yielded no evidence for the presence of archaeological properties within the current project area or 25-foot (8.3 meter) boundary of the APE-DE.

There have been ten (10) previous archaeological surveys conducted within a mile of the current project area, and thirteen (13) previously recorded archaeological sites. Additionally, no NRHP-listed or eligible properties have been previously recorded within the project area's APE-DE or APE-VE.

5.2 RECOMMENDATIONS

Based on these findings, Trileaf recommends ***No Historic Properties within both the APE-DE and the APE-VE.*** It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area. However, in the unlikely event that human remains are uncovered through the course of construction, work is to immediately cease, and proper area authorities notified.

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APPENDIX A: PROJECT LOCATION PHOTOGRAPHS



Photograph 1 – Looking north at project lease area



Photograph 2 – Looking east at project lease area

Project Photographs

Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

TRILEAF
environmental architecture engineering



Photograph 3 – Looking south at project lease area



Photograph 4 – Looking west at project lease area

Project Photographs
Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

TRILEAF
environmental architecture engineering



Photograph 5 – Looking north away from project lease area



Photograph 6 – Looking east away from project lease area

Project Photographs
Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

TRILEAF
environmental architecture engineering



Photograph 7 – Looking south away from project lease area



Photograph 8 – Looking west away from project lease area

Project Photographs
Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

TRILEAF
environmental architecture engineering



Photograph 9 – STP 1



Photograph 10 – Access Road, looking southwest away from project lease area

Project Photographs
Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

TRILEAF
environmental architecture engineering



Photograph 11 – Access Road, looking northeast towards project lease area



Photograph 12 – Access Road, looking southwest away from project lease area

Project Photographs
Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

TRILEAF
environmental architecture engineering



Photograph 13 – Access Road, looking southeast away from project lease area



Photograph 14 – Access Road, looking northeast towards project lease area from terminus

Project Photographs
Kelly Towers III LLC – Gainesville
2378 Pine Circle Drive
Gainesville, Hall County, Georgia 30503
March 2, 2026

TRILEAF
environmental · architecture · engineering

APPENDIX B: RESUMES

TRILEAF

Professional Resume

MACKENZIE MULKEY

SENIOR PROJECT ARCHAEOLOGIST

Education

M.A. Anthropology
East Carolina University / Greenville, NC

B.A. Anthropology
Clemson University / Clemson, SC

Areas of Expertise

Mrs. Mulkey is a SOI-qualified professional archaeologist with over 2 years of experience in terrestrial cultural resources management in the Southeast region. She has directed several Phase I archaeological projects of varying complexity, conducted archaeological assessments, historic context development, and public outreach activities. She has completed historical and archival research; artifact conservation, identification and cataloging; report preparation; and environmental assessment of sites. Mrs. Mulkey specializes in the archaeological investigation of 18th and 19th century archaeological sites.

Environmental service expertise includes:

Archaeological and Architectural Impacts
Soil Characterization
Historical Topographic Maps and Aerial Imagery
Land Use History
Field Reconnaissance
Section 106 Compliance
NEPA Environmental Assessments

Certifications/Affiliations

OSHA 10-Hour Construction
Register of Professional Archaeologists (RPA), member since 2022
Section 106 Essentials, February 2023

TRILEAF

Professional Resume

MICHAEL HART

ASSISTANT PROJECT MANAGER
SENIOR HISTORIAN/ARCHITECTURAL HISTORIAN

Education

History/Anthropology, B.A.
Social Science Education, M.S.
Florida State University / Tallahassee, FL

Areas of Expertise

Mr. Hart operates as the primary professional point-of-contact regarding History, Architectural History, and Historic Preservation. Mr. Hart is a Secretary of the Interior (SOI) qualified Architectural Historian and Historian with fourteen years of professional experience in Historic Preservation.

Architectural History and Historic Preservation service expertise include:

Architectural Impacts
National Register Nominations
Historical Marker Applications
Historic Resource Reports and Forms
SHPO Consultation
Field Reconnaissance
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Native American Consultation
Section 106 Compliance

Certifications/Affiliations

Historic Sites Specialist/Historic Preservationist for Florida Division of Historical Resources, Tallahassee, FL, 2008-2022
Adjunct Instructor, Tallahassee Community College, Tallahassee, FL, 2010-Present

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 6. Tribal and NHO Involvement

At an early stage in the planning process, the Nationwide Agreement requires the Applicant to gather information from appropriate Indian Tribes or Native Hawaiian Organizations ("NHOs") to assist in the identification of Historic Properties of religious and cultural significance to them. Describe measures taken to identify Indian tribes and NHOs that may attach religious and cultural significance to Historic Properties that may be affected by the construction within the Areas of Potential Effects ("APE") for direct and visual effects. If such Indian tribes or NHOs were identified, list them and provide a summary of contacts by either the FCC, the Applicant, or the Applicant's representative. Provide copies of relevant documents, including correspondence. If no such Indian tribes or NHOs were identified, please explain.

Trileaf Corporation completed the Tower Construction Notification System (TCNS) on February 3, 2026, and received the notification of interested tribes on February 6, 2026. The attached FCC Notification email lists the Tribes identified through the TCNS process. A second notice will be sent to all interested tribes/organizations, after a period of 30 days and the consultation process will continue per the FCC's guidelines. Any relevant comments from Tribes received by Trileaf will be forwarded to your office.

Evan Brotherton

From: towernotifyinfo@fcc.gov
Sent: Friday, February 6, 2026 2:02 AM
To: Tribal
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #9432929

Categories: Evan

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 Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. THPO Dakota John - Coushatta Indian Tribe - 1940 C.C Bel Road Elton, LA - dakotajohn@coushatta.org; kdawsey@coushatta.org - [redacted] - electronic mail

2. Tribal Historic Preservation Specialist Stephen Yerka - Eastern Band of Cherokee Indians - 2877 Governor's Island Road (PO Box: 455) Cherokee, NC - syerka@nc-cherokee.com - [redacted] - electronic mail

If the applicant/tower builder receives no response from the Eastern Band of Cherokee Indians within 30 days after notification through TCNS, the Eastern Band of Cherokee Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Eastern Band of Cherokee Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

4. Tribal Administrator Stephanie Yahola - Kialegee Tribal Town - (PO Box: 332) Wetumka, OK - stephanie.yahola@kialegeetribe.com; jeremiah.hobia@kialegeetribe.net - [redacted] - electronic mail

5. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - [redacted] - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

6. Gwen Terrapin - Cherokee Nation - (PO Box: 948) Tahlequah, OK - historicpreservation@cherokee.org; gwen-terrapin@cherokee.org - [redacted] - electronic mail
Exclusions: Please email all review documents for FCC Form 620/621 (i.e. archeologist report, photos, SHPO response, etc.) to historicpreservation@cherokee.org or gwen-terrapin@cherokee.org. You may also mail a cover letter and a CD or flash drive containing the review documents and FCC forms to: Cherokee Nation: Attn: Gwen Terrapin, PO Box 948, Tahlequah, OK 74465. Should you have any questions, please do not hesitate to email or call[redacted]

Wado,
Cherokee Nation

7. TCNS Manager Jason Sawyer Mr - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - MCNTCNS@muscogeenation.com; Jsawyer@muscogeenation.com - [redacted] - regular mail

8. THPO Dept THPO Department - United Keetoowah Band of Cherokee Indians in Oklahoma - (PO Box: 746) Tahlequah, OK - tcns@ukb-nsn.gov; rcain@ukb-nsn.gov - [redacted] - electronic mail

9. Director Lora Nuckolls - Eastern Shawnee Tribe of Oklahoma - 70400 East HWY 60 Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1840) - regular mail
Exclusions: Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

If the applicant/tower builder receives no response from the Eastern Shawnee Tribe of Oklahoma within 30 days after notification through TCNS, the Eastern Shawnee Tribe of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Eastern Shawnee Tribe of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

10. THPO Brina Williams - Alabama Quassarte Tribal Town - (PO Box: 218) Wetumka, OK - Brina.Williams@alabama-quassarte.org [redacted] - electronic mail

Exclusions: The Alabama Quassarte Tribal Town is unaware of any cultural or sacred sites located within the immediate project area. The AQTT's Historic Preservation Department concurs that there should be no adverse effect to any known historic properties and that work should proceed as planned. However, as the project is located in an area that is general historic interest to the Tribe, we request that work be stopped and our office contacted immediately if any Native American cultural materials or human remains are encountered.

If you have any questions, please contact our office at the number below.

Respectfully,

Alabama Quassarte Tribal Town
P.O. Box 187
Wetumka,Ok 74883
(P) 405-452-3881
(F) 405-452-3889

11. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - [redacted] electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

12. THPO Tonya Tipton - Shawnee Tribe - 29 South 69A Highway Miami, OK - tcns@shawnee-tribe.com - 918-542-2441 (ext: 103) - electronic mail
Exclusions: In the case of projects with NO ground disturbance such as antennae on the sides of buildings or existing poles, the Shawnee Tribe concurs that no known historic properties will be negatively impacted by the project. The Shawnee Tribe DOES NOT wish to consult on those projects with NO ground disturbance.

If the project DOES involve ground disturbance at all, the Shawnee Tribe would like to ACCEPT your invitation for consultation and will provide a review.

If you have any questions, you may contactthe Shawnee Tribe via email at TCNS@shawnee-tribe.com

Thank you for the opportunity to comment.

13. THPO William Bailey Jr - Poarch Band of Creek Indians - 5811 Jack Springs Road Atmore, AL - bbailey@pci-nsn.gov - 251-368-9136 (ext: 2075) - electronic mail

If the applicant/tower builder receives no response from the Poarch Band of Creek Indians within 30 days after notification through TCNS, the Poarch Band of Creek Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Poarch Band of Creek Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

14. Environmental Review Coordinator Renee GledhillEarley - NC State Historic Preservation Office - 4617 Mail Service Center Raleigh, NC - renee.gledhill-earley@ncmail.net - [redacted] - electronic mail

15. Deputy SHPO David Brook - Historic Preservation Office - 4610 Mail Service Center Raleigh, NC - david.brook@ncmail.net [redacted] - electronic mail

16. Program Manager Jennifer Dixon - Georgia Historic Preservation Division - 2610 Georgia Highway 155 SW Stockbridge, GA - jennifer.dixon@dnr.ga.us - [redacted] - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 02/03/2026
Notification ID: 306660
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: Kelly Towers III LLC
Consultant Name: Michael Romanoski

Street Address: 1515 Des Peres Rd. Ste 200
Suite 200
City: St. Louis
State: MISSOURI
Zip Code: 63131
Phone: [redacted]
Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 34 deg 17 min 33.3 sec N
Longitude: 83 deg 51 min 39.9 sec W
Location Description: 2378 Pine Circle Drive
City: Gainesville
State: GEORGIA
County: HALL
Detailed Description of Project: Our client proposed to construct a 199-foot monopole communications structure within a 100-foot by 100-foot lease area.
Ground Elevation: 361.2 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 421.9 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.fcc.gov_wireless_available-2Dsupport-2Dservices&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=tVy9dfE6fJUkHc15_Itk39MNoGtgWe1vmeedh3_FbFk&m=kByrKDEwPZ81-kAKF6LzKRdeajPC3pbPu73TRmH8QdnZW_zSKyr5l3jgZsuBHcI2&s=_6ZsgkR1HCbOvZnFpv-uYWr3n75Xl8A7VBcICZYH7Uk&e=

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:
https://us1.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f69db5a2e70616ecff59a8d3c9ad589b82523ffdd35264290882353ea371515f9d729e436b386267fca2e9c067dc01a37889341a81c739dd10c7cd837ed7a557b1ad527601ae6239b4a27735e9e675950741a2e8bac2367480e3a1752ab025d68600aecb7729220d38a8048b6cbe4ae1b40a4a23c3377f1212839612bcd3c8495068753ac40c5b24dd260370830d9750f99f8dd0a028dc442

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3060-1039
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Attachment 7. Historic Properties Direct Effects

a. List all properties within the APE for direct effects.

Project # and Status	Property Name and Address	Subject Property Photograph	Summary of Criteria and/or Description	Summary of Effects
782453 **Not Contributing**	**Gainesville** 2378 Pine Circle Drive Gainesville, GA 30503		The Subject Property structure is not an individually historic structure, neither is it a designated National Historic Landmark, nor a property listed in, or eligible for listing in the NRHP.	**No Effect** The proposed design is minor and necessary for the community. This will have no effect on the Subject Property.

b. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for direct effects, not listed in part "a" (above), that the Applicant considers to be eligible for listing in the National Register as a result of the Applicant's research. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63). For each property that was specifically considered and determined not to be eligible, describe why it does not satisfy the criteria of eligibility.

There are no additional properties in the APE for direct effects not listed in part "a."

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Attachment 7. Historic Properties Direct Effects

c. Describe the techniques and the methodology, including any field survey, used to identify Historic Properties within the APE for direct effects.[1] If no archeological field survey was performed, provide a report substantiating that: i) the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least 2 feet; or, ii) geomorphological evidence indicates that cultural resource-bearing soils do not occur within the project area or may occur but at depths that exceed 2 feet below the proposed construction depth.[2]

The field investigation at this location was conducted by Mackenzie Mulkey on March 2, 2026. Standard archaeological field equipment included shovels, trowels, and a quarter-inch wire mesh sifting screen. Based on the Georgia State Historic Preservation Office's Georgia Standards and Guidelines for Archaeological Investigations, the field survey techniques utilized were a combination pedestrian and visual survey at 5-meter intervals and/or shovel-testing at 30-meter intervals, with a standard shovel test unit consisting of a hand-excavated hole, approximately 30 cm in diameter and/or deep enough to reach culturally sterile subsoils. However, as surface visibility in some areas of the project was obscured or overgrown, the majority of the project area was surveyed using a shovel testing strategy.

Trileaf determined that five (5) shovel tests within the lease area and seven (7) shovel tests within the access/utility easement would effectively cover the project area. Shovel tests in the access road were not excavated due to the presence of an existing asphalt drive and unknown buried utilities associated with the mobile home park. The shovel tests in the lease area were consistent with a layer of yellowish red (5YR 4/6) silty loam overlaying a layer of red (2.5YR 4/8) clay. The proposed lease area is located on a slope, with approximately 17 degree/30 percent slope. No cultural material was discovered during the course of this archaeological survey. Total archaeological field time: 1 person, 45 minutes.

STP No.	STP Location	Depth (cm below surface)	Soil Description	Artifacts Recovered	Latitude/ Longitude
1	Center	A: 0-20	5YR 4/6 silty loam	Natural rock/gravel	34°17'33.26"N/ 83°51'39.91"W

[1] Pursuant to Section VI.D.2.a. of the Nationwide Agreement, Applicants shall make a reasonable and good faith effort to identify above ground and archeological Historic Properties, including buildings, structures, and historic districts, that lie within the APE for direct effects. Such reasonable and good faith efforts may include a field survey where appropriate.

[2] Under Section VI.D.2.d. of the Nationwide Agreement, an archeological field survey is required even if none of these conditions applies, if an Indian tribe or NHO provides evidence that supports a high probability of the presence of intact archeological Historic Properties within the APE for direct effects.

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STP No.	STP Location	Depth (cm below surface)	Soil Description	Artifacts Recovered	Latitude/ Longitude
		Bt: 20-30	2.5YR 4/8 clay	Natural rock/gravel	
2	North Corner	A: 0-15	5YR 4/6 silty loam	Natural rock/gravel	34°17'34.07"N/ 83°51'39.82"W
		Bt: 15-25	2.5YR 4/8 clay	Natural rock/gravel	
3	East Corner	A: 0-35	5YR 4/6 silty loam	Natural rock/gravel	34°17'33.33"N/ 83°51'39.01"W
		Bt: 35-45	2.5YR 4/8 clay	Natural rock/gravel	
4	South Corner	A: 0-10	5YR 4/6 silty loam	Natural rock/gravel	34°17'32.66"N/ 83°51'39.92"W
		Bt: 10-20	2.5YR 4/8 clay	Natural rock/gravel	
5	West Corner	A: 0-25	5YR 4/6 silty loam	Natural rock/gravel	34°17'33.40"N/ 83°51'40.74"W
		Bt: 25-35	2.5YR 4/8 clay	Natural rock/gravel	

Based on the findings of this survey, Trileaf recommends that there are ***No Historic Properties in the Direct APE***. It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area.

Please refer to the Cultural Resources Report provided in Attachment 5 for additional information.

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Attachment 8. Historic Properties Visual Effects

Historic Properties Identified for Visual Effects Guidelines

a. Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for visual effects that is listed in the National Register, has been formally determined eligible for listing by the Keeper of the National Register, or is identified as considered eligible for listing in the records of the SHPO/THPO, pursuant to Section VI.D.I.a. of the Nationwide Agreement.

A review of the GA SHPO database of National Register Sites and Districts, Certified Local Districts and Architectural Surveys, Archaeology Viewer, National Register Information System website (http://www.nr.nps.gov/) and interactive map was conducted on February 5, 2026, by Michael Hart, Senior Historian at Trileaf. Based upon this review, Trileaf recommends that there are ***No Historic Properties in the APE-VE***.

b. Provide the name and address (including U.S. Postal Service ZIP Code) of each Historic Property in the APE for visual effects, not listed in part "a", identified through the comments of Indian Tribes, NHOs, local governments, or members of the public. Identify each individual or group whose comments led to the inclusion of a Historic Property in this attachment. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63).

As of the date of this report, Trileaf Corporation has not received comments from Indian Tribes, NHOs, local governments, or members of the public that identify Historic Properties in the APE for visual effects.

c. For any properties listed in the above Historic Properties list, that the Applicant considers no longer eligible for inclusion in the National Register, explain the basis for this recommendation.

N/A

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3060-1039
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Attachment 9. Local Government

a. If any local government has been contacted and invited to become a consulting party pursuant to Section V.A. of the Nationwide Programmatic Agreement, list the local government agencies contacted. Provide a summary of contacts and copies of any relevant documents (e.g., correspondence or notices).

On March 12, 2026, Ms. KatieeAhmed, Planning and Zoning Administrator attthe Hall County Planning and Zoning,Department, was notified of the proposed project. They have been invited to comment on the proposed project's potential effect on Historic Properties and to indicate whether they are interested in consulting further on the proposed project. A copy of Trileaf Corporation's correspondence with Ms. Ahmed is attached. As of this date, no response has been received from Ms. Ahmed. Should a response be received, a copy will be forwarded to all consulting parties as an addendum to this packet.

b. If a local government agency will be contacted but has not been to date, explain why and when such contact will take place.

N/A

TRILEAF
environmental architecture engineering
1775 The Exchange SE, Suite 525, Atlanta, GA 30339 - 678-653-8673 - www.trileaf.com

March 12, 2026

Hall County Planning and Zoning
Attn: Ms. Katie Ahmed – Planning and Zoning Administrator
2875 Browns Bridge Road
Gainesville, GA 30504-5635
Phone: 770-297-2649
Email: kahmed@hallcounty.org

RE: **Kelly Towers III LLC – Gainesville / GA2012 – Trileaf Project #782453**
2378 Pine Circle Drive, Gainesville, GA 30503
Hall County, Gainesville Quadrangle (USGS)
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W

Dear Ms. Ahmed:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposed to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area. The project area is within wooded land. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (678) 653-8673, ex. 655 or email a.ni@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Anna Ni
Senior Project Scientist

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3060-1039
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Public burden estimates

Attachment 10. Other Consulting Parties and Public Notice

List additional consulting parties that were invited to participate by the Applicant, or independently requested to participate. Provide any relevant correspondence or other documents.

On February 3, 2026, Mr. Ron Hollis,s,Senior,President at Hall County Historical Society, Inc and Mr. Joe Rothwell, at the Georgia mountains Regional Commission, were notified of the proposed project. They were invited to comment on the proposed project's potential effect on Historic Properties and to indicate whether they are interested in consulting further on the proposed project. A copy of Trileaf's correspondence with Mr. Ron Hollissand Mr. Rothwell is attached. As of this date, no response has been received from Mr. Ron Hollissand Mr. Rothwell. Should a response be received, a copy will be forwarded to all consulting parties as an addendum to this packet.

You are required to provide a Public Notice Attachment.

Attached, please find a copy of a legal notice regarding the proposed telecommunications tower construction that was posted in the *The Gainesville Times* on March 18, 2026. As of the date of this submission packet, no comments regarding this notice have been received by Trileaf Corporation. Should a response be received, copies will be forwarded to all consulting parties as an addendum to this submission packet.

TRILEAF
environmental architecture engineering
1775 The Exchange SE, Suite 525, Atlanta, GA 30339 - 678-653-8673 - www.trileaf.com

February 3, 2026

Hall County Historical Society, Inc.
Attn: Ron Hollis, Sr. - President
380 Green Street NE
Gainesville, GA 30501
Email: hchsgeorgia@gmail.com

RE: **Kelly Towers III LLC – Gainesville / GA2012 – Trileaf Project #782453**
2378 Pine Circle Drive, Gainesville, GA 30503
Hall County, Gainesville Quadrangle (USGS)
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W

Dear Mr. Hollis:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposed to construct a 195-foot monopole communications structure with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends 750-feet generally northeast from Pine Circle Drive. The project area is within wooded land. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (678) 653-8673, ex. 655 or email a.ni@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Anna Ni
Senior Project Scientist

TRILEAF
environmental architecture engineering
1775 The Exchange SE, Suite 525, Atlanta, GA 30339 - 678-653-8673 - www.trileaf.com

February 3, 2026

Georgia Mountains Regional Commission
Attn: Joe Rothwell
P.O. Box 1720
Gainesville, GA 30503
Phone: 770-538-2626
Email: jrothwell@gmrc.ga.gov

RE: **Kelly Towers III LLC – Gainesville / GA2012 – Trileaf Project #782453**
2378 Pine Circle Drive, Gainesville, GA 30503
Hall County, Gainesville Quadrangle (USGS)
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W

Dear Mr. Rothwell:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposed to construct a 195-foot monopole communications structure with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends 750-feet generally northeast from Pine Circle Drive. The project area is within wooded land. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

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Please call me at (678) 653-8673, ex. 655 or email a.ni@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Anna Ni
Senior Project Scientist

AFFIDAVIT OF PUBLICATION

State of Georgia
County of Hall

Personally appeared before the undersigned, Stephanie Woody, who having been duly sworn, on oath, says that she is the Group Publisher of THE TIMES, FORSYTH COUNTY NEWS, and DAWSON COUNTY NEWS, and that the Advertisement was Published in THE TIMES:

Ad# 158020
Construction/Service Bids
Kelly Towers III LLC proposes to build a 199-foot monopole communications tower
Published: The Times: 3/18/2026

Stephanie Woody
Stephanie Woody, Affiant
Verified____X_____

Sworn to and Subscribed before me
This 18 day of March, 2026

Jacqueline Wildes
Notary Public



The Times

classifieds 770.535.1199

Services

Electricians

AE Electrical Services Service Work, New Installation and more. Industrial, Commercial and Residential. Call now for a free quote at 706-344-2074.

Jobs

JOBS - Adult Care-Help Wanted

Seeking part-time help senior care for our mother in Dahlonega 2-3 days or nights per week Companionship, medication monitoring, fall safety prevention. Must be comfortable with pets that are harmless and very nice. CNA certified preferable but not required. Private sleeping quarters provided with full private bath. Call Ralph 404-886-9780

JOBS - Medical

Occupational Therapist Bilingual Pediatric OT. Call 770-615-7676

JOBS - Office/Clerical

Medical Secretary Admin Asst
Yoruba Speaking Medical Asst
Call 770-615-7676

JOBS - Professional

Business Development Manager for Conta North America Inc. in Gainesville, GA. Oversee daily operations (shipping, sales, inbound/outbound product operations). Coordinate production with Turkish parent company. Travel to customers in U.S. monthly & Turkey biannually. Ability to speak & write Turkish. $151,000/year. Send resume & cover letter to A. Mizrakli, CEO, amizrakli@contausa.com.

Stuff

Misc. For Sale

SAVE MONEY HERE
Bargain Mart & Rug Deals
3174 Cleveland Hwy.
Gainesville
A Little Bit of Everything.

Open Monday - Saturday
9am - 6pm
Boiled Peanuts on Thurs, Fri, Sat

Homes-Rentals

Apartments-Unfurnished

New apartments for rent in Oakwood! 877-294-7917

Houses For Rent-Unfurnished

2bd/1ba w/d connection central heat/air in Newtown, accept section 8 vouchers certificates 770-572-9217

Legals

inheritance, and that the child be committed to the custody of the adoptive parent, with the right to proceed for adoption by the Petitioner. A copy of the petition may be obtained by filing a Petition to Legitimate with the Clerk of the Superior Court of Hall County, Hall County Courthouse, Gainesville, Georgia on any day, Monday through Friday, during normal business hours.

Pursuant to O.C.G.A. § 19-8-12 (c) et. seq., you will lose all rights to the child and will neither receive notice nor be entitled to object to the adoption of the child, unless, within 30 days of receipt of such notice, you file a Petition to Legitimate with the Court and copy the attorney of record.

Pursuant to O.C.G.A. § 19-8-12 (e) you must file a Petition for Legitimation and give notice as required. The Petitioner has alleged that you have: that you have failed to exercise proper parental care or control due to misconduct or inability, as set out in paragraph (5) of subsection (a) of Code Section 15-11-310.

Be Governed Accordingly.

This the ____ day of _____, 20.

Judy D. Sartain
Attorney for the Petitioner
3630 Thompson Bridge Road
Ste 21-332
Gainesville, GA 30506
judy@judydsartainlaw.com

157760 3/11, 18, 25

Alcoholic Beverage

Alcoholic Beverage License. This legal notice states that Joel Ferrer and Chef Joel Coco Cabana, DBA Cuban Cafe by Chef Joel, will apply to the City of Oakwood Council at its next regular meeting for a liquor and beer license for consumption on the premises, located at 3640 Wallis Road, Flowery Branch, GA 30542.

157776 3/11, 18, 25

Construction/Service Bids

ADVERTISEMENT FOR 26-007 FY2027 CHEMICALS FOR WASTEWATER AND DRINKING WATER TREATMENT

Sealed Solicitations: Sealed Solicitations for the project entitled **FY2027 Chemicals for Wastewater and Drinking Water Treatment** will be received until Tuesday, April 21, 2026 at 1:00 p.m. EST at City Hall, 5410 Pine Street, Flowery Branch, GA 30542, at which time and place they will be opened and reviewed privately by the City. No Solicitation may be withdrawn after the closing time for the receipt of Solicitations for a period of ninety (90) days.

Work To Be Done: The Work to be completed for **FY2027 Chemicals for** to NSF/ANSI/CAN 60. Purchases will be made strictly on an as⊠needed basis, with no guaranteed order volumes. Vendors must use box trucks equipped with liftgates for all drinking water deliveries, and all deliveries must occur at designated City facilities with City staff present.

Specifications and Documents: A mandatory pre-bid meeting will be held on Tuesday, March 24, 2026, at 9:30 a.m. EST at City Hall Community Room, 5410 Pine Street, Flowery Branch, GA 30542. Complete specifications and documents are available at www.flowerybranchga.org/bids. All communication regarding this solicitation must be directed to the Finance Department contact, Nancy Rodriguez, at 770⊠967⊠6371 ext. 111 or Nrodriguez@flowerybranchga.org. Contact with any other City of Flowery Branch employee is unauthorized and may result in disqualification. Oral statements are unofficial and non⊠binding; respondents should rely solely on written communications issued by the designated correspondent.

Reservation of Rights: The Owner reserves the right to reject any or all Solicitations, including, without limitation, the right to reject any nonconforming, nonresponsive, unbalanced, or conditional submissions. The Owner may also reject the Solicitation of any Respondent if it is determined that an award would not be in the best interest of the Project, whether due to lack of responsiveness, insufficient qualifications, doubtful financial ability, or failure to meet any other standard or criterion established by the Owner. Respondents must comply with all applicable Federal, State, and Local laws.

157490 3/4, 3/18

Request for Proposals
WATER TREATMENT PLANT CHEMICAL IMPROVEMENTS (PROCUREMENT DATES EXTENDED)
CITY OF GAINESVILLE, GEORGIA

The City of Gainesville is requesting proposals for the Water Treatment Plant Chemical Improvements Project. The Project will consist of the chemical system improvements at the Riverside WTP and the Lakeside WTP. The Riverside WTP improvements consist of the replacement of the fluoride and polyphosphate feed systems with bulk storage tanks, chemical day tanks, and chemical transfer and feed pumps. The Lakeside WTP improvements consist of the installation of a pre-purchased onsite sodium hypochlorite

April 23, 2026.
158022 3/18, 3/25

Request for Proposal
FY 26 New Water Meter Installations
City of Gainesville, Georgia

The City of Gainesville is requesting individual Proposals for furnishing materials, labor, tools, equipment and appurtenances necessary for the FY 26 New Water Meter Installations project. This Project will consist of the installation of new ¾-inch water meters, on an as needed basis by the City of Gainesville, Department of Water Resources. Beginning on **Thursday, March 5, 2026,** a copy of the request for proposal and contract documents can be obtained, via email from Chris Thornhill at CThornhill@gainesvillega.gov There will be a mandatory Pre-Proposal meeting for this project on **Thursday, March 12, 2026 at 2:00 p.m.** in the 3rd Floor Conference Room at the Department of Water Resources, 757 Queen City Parkway, Gainesville, Georgia 30501. Sealed proposals may be submitted until 2:00 p.m., local time, on **Thursday, April 2, 2026**, to Chris Thornhill, City of Gainesville, Department of Water Resources Administration Building, 1st Floor, Engineering and Construction Services Division, 757 Queen City Parkway, Gainesville, GA 30501

157418 3/4, 11, 18

Request for Proposals
RIVERSIDE WTP RAW WATER PUMP NO. 5
CITY OF GAINESVILLE, GEORGIA

The City of Gainesville is requesting proposals for the Riverside WTP Raw Water Pump No. 5. The Project will consist of a new 1,000-hp vertical turbine pump, equipped with a VFD. New pump discharge piping and valving which shall include a swing check valve, combination air-vacuum release valve, and butterfly valve. New electrical line-up in the raw water pump station electrical building for the new pump. New supplemental HVAC and roofing upgrades for the raw water pump station and the raw water pump station electrical building. Integration of the new pump and VFD into the existing SCADA system and replacement of the site-wide fiber optic network with single mode fiber optic cable and components. Beginning on **Monday, April 6, 2026,** Contract Documents can be obtained from QuestCDN (Project #10097279). Visit the Quest CDN webpage (www.questcdn.com). Prior to downloading the Proposal Documents, Proposers will be required to

Improvements project.

Beginning on February 25, 2026, a copy of the contract documents can be obtained, via the City of Gainesville website, www.gainesville.org. Bids are to be submitted to the Financial Services Department Attn: Mr. Kevin Hutcheson, 300 Henry Ward Way, Suite 201, Gainesville, GA 30501, until 2:00 p.m., local time, on Thursday, March 26, 2026. For more information visit www.gainesville.org "current bid opportunities".

The City of Gainesville is an equal opportunity owner/employer and will not discriminate against any vendor because of race, creed, color, religion, sex, national origin, or ADA disability status.

CITY OF GAINESVILLE
Bryan Lackey, City Manager

157245 2/25, 3/4, 11, 18

Millside Parkway at Clubside Drive / Mundy Mill Academy Intersection Improvements
Bid No. 26011
City of Gainesville, Georgia

The City of Gainesville is requesting individual sealed Bids for furnishing all materials, labor, tools, equipment and appurtenances necessary to construct the Millside Parkway at Clubside Drive / Mundy Mill Academy Intersection Improvements project.

Beginning on February 25, 2026, a copy of the contract documents can be obtained, via the City of Gainesville website, www.gainesville.org. Bids are to be submitted to the Financial Services Department Attn: Mr. Kevin Hutcheson, 300 Henry Ward Way, Suite 201, Gainesville, GA 30501, until 2:00 p.m., local time, on Thursday, March 26, 2026. For more information visit www.gainesville.org "current bid opportunities".

The City of Gainesville is an equal opportunity owner/employer and will not discriminate against any vendor because of race, creed, color, religion, sex, national origin, or ADA disability status.

CITY OF GAINESVILLE
Bryan Lackey, City Manager

157253 2/25, 3/4, 11, 18

Kelly Towers III LLC proposes to build a 199-foot monopole communications tower at the approx. vicinity of 2378 Pine Circle Drive, Gainesville, Hall County, GA 30503. Public comments regarding potential effects from this site or historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Anna Ni, a.ni@trileaf.com, 1775 The Exchange SE, Suite 525, Atlanta, GA 30339, 678-653-8673, ex. 615.

158020 3/18

M. B. Kahn Waterworks LLC is in some instances waiving of credit that may be ordinarily required, obtaining unit pricing to help establish credit, and offer payment terms to assist in meeting cash-flow demands. M. B. Kahn can also arrange to pay requesting minority contractors and suppliers twice monthly on submission of qualified invoice to assist with cash flow demands. Subs must self-perform at least 50% of their portion of the work. M. B. Kahn does not discriminate in the recruitment of subs or hiring based on race, creed, color, religion, ancestry, sex, sexual orientation, or national origin and will take affirmative steps to ensure against discrimination in all aspects of operations including subs for service work.

156744 2/11, 18, 25, 3/4, 11, 18

Corporations & Business Organizations

GEORGIA, HALL COUNTY TRADE NAME REGISTRATION

NOTICE IS HEREBY GIVEN THAT A TRADENAME REGISTRATION STATEMENT, VERIFIED BY AFFIDAVIT OF **SEAN NICHOLAS JOHNSON** HAS BEEN FILED IN THIS OFFICE, WHICH AFFIDAVIT STATES THAT **SEAN NICHOLAS JOHNSON** IS CONDUCTING A BUSINESS IN THE CITY OF **FLOWERY BRANCH**, HALL COUNTY, GEORGIA UNDER THE TRADENAME OF **JOHNSON BOYS WINDOW CLEANING** AND THAT THE NATURE OF SAID BUSINESS IS **RESIDENTIAL AND COMMERCIAL WINDOW CLEANING**. WITNESS MY OFFICAL SIGNATURE AND SEAL OF THE SUPERIOR COURT. THIS **27 DAY OF FEBRUARY, 2026.**

MARK PETTITT, CLERK

157827 3/11, 18

GEORGIA, HALL COUNTY TRADE NAME REGISTRATION

NOTICE IS HEREBY GIVEN THAT A TRADENAME REGISTRATION STATEMENT, VERIFIED BY AFFIDAVIT OF **STEPHANIE N BERBERICH** HAS BEEN FILED IN THIS OFFICE, WHICH AFFIDAVIT STATES THAT **TOTAL RENAL CARE INC** IS CONDUCTING A BUSINESS IN THE CITY OF **GAINESVILLE**, HALL COUNTY, GEORGIA UNDER THE TRADENAME OF **JESSE JEWELL DIALYSIS** AND THAT THE NATURE OF SAID BUSINESS IS **KIDNEY CARE** SERVICES. WITNESS MY OFFICAL SIGNATURE AND SEAL OF THE SUPERIOR COURT.

THIS **2 DAY OF MARCH, 2026.**

MARK PETTITT, CLERK

157829 3/11, 3/18

GEORGIA, HALL COUNTY TRADE NAME REGISTRATION

NOTICE IS HEREBY GIVEN

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 11. SHPO Specific Forms

GA HPD Research File Checklist

HPD Research File Checklist

For Tower Project Consultants

Please fill out and check off the following form, which will allow HPD to better evaluate and review your tower project (Form 620 or 621). **Attach this to your project submission packet or cover letter.**

Name and Title: Mackenzie Mulkey, M.A., RPA, Senior Project Archaeologist

Company: Trileaf Corporation

Tower Address (include city and county): 2378 Pine Circle Drive, Gainesville, Hall County, Georgia 30503

Date Research was compiled at HPD: 03/06/26

Please check off that you have researched the project site and APE in the following locations. Please write or attach your findings (maps, survey forms, etc.) from these records, as applicable:

_X_ GA Archaeological Site File (UGA, Athens)

_X_ Historic Resources Survey Files (HPD)

_X_ National Register Files (HPD)

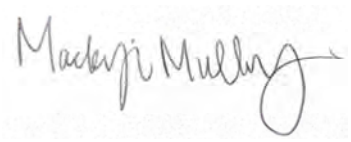
_X_ Identified Sites Files (HPD)

_X_ Centennial Farms Files (HPD)

_X_ Topical Files (HPD)

_X_ Environmental Review Files (HPD)

_X_ NAHRGIS (online)

Signature and Date:  03/09/2026

Brian P. Kemp
Governor

Christopher Nunn
Commissioner

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

April 13, 2026

Anna Ni
Senior Project Scientist
Trileaf Corporation
1775 The Exchange SE, Suite 525
Atlanta, Georgia 30339

RE: Cell Tower: 199' Monopole, Green Hill Circle near Pine Circle Drive, Gainesville
Hall County, Georgia
HP-260313-006

Dear Ms. Ni:

The Historic Preservation Division (HPD) has received the information submitted concerning the proposed construction of a cellular communications facility at the above location. Our review is in accordance with the 2005 *Nationwide Programmatic Agreement among the Federal Communications Commission, the National Conference of State Historic Preservation Officers, and the Advisory Council on Historic Preservation* (NPA), for review under the National Historic Preservation Act of 1966, as amended (NHPA).

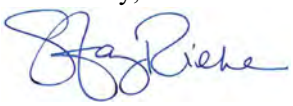
The subject project consists of constructing a 199-foot (ft) overall height monopole cellular communications tower on a portion of the vacant parcel 00116 002023 on Green Hill Circle near Pine Circle Drive in Gainesville. Based on the information provided and desktop research, HPD finds multiple historic resources within the proposed project's area of potential effect (APE), some of which may be eligible for listing in the National Register of Historic Places (NRHP). However, it is HPD's opinion that the tower, as proposed, will have **no adverse effect** to historic resources within its APE, as defined in 36 CFR Part 800.5(d)(1), due to the tower location, distance, and intervening vegetation.

Please note that NRHP-eligible historic properties that have not been previously identified may be among the above-noted historic resources located within this project's APE. In the Section 106 process, it is the responsibility of the federal agency and its applicants to account for historic resources in the APE. However, requirements for identification and evaluation of historic properties established by the NPA do not address circumstances where only dated, incomplete, inadequate, or questionable resource identification information is available. Therefore, determinations noted herein are specific to FCC involvement as the federal agency and are in accordance with the requirements of the NPA.

This letter evidences consultation with our office for compliance with Section 106 of the NHPA. It is important to remember that any future changes to this project as it is currently proposed may require additional consultation. HPD encourages federal agencies and project applicants to discuss such changes with our office to ensure that potential effects to historic resources are adequately considered in project planning. For your information, as the above referenced report appears to serve as a final report, HPD will transmit an electronic copy of the report to the Georgia Archaeological Site File at the University of Georgia-Athens for permanent retention.

Please reference project number **HP-260313-006** in any future correspondence regarding this project. If we may be of further assistance, please contact Michelle Bard, Environmental Review Historian, at Michelle.Bard@dca.ga.gov or (404) 327-6812 or Lucas Chapman, Compliance Review Archaeologist, at Lucas.Chapman@dca.ga.gov or (404) 679-0649.

Sincerely,



Stacy Rieke, MHP
Program Manager
Environmental Review & Preservation Planning

SMR/mlb

cc: Joe Rothwell, Georgia Mountains Regional Commission
Kathy Papa, DCA Regional Services, Region 2

From: towernotifyinfo@fcc.gov
To: Anna Ni
Subject: Section 106 New Filing Submitted- Email ID #12257876
Date: Friday, March 13, 2026 10:16:57 AM

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

The following new Section 106 filing has been submitted:

File Number: 0011944275
TCNS Number: 306660
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 03/16/2026

Applicant: Kelly Towers III LLC
Consultant: Trileaf Corporation
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Gainesville
Site Address: 2378 Pine Circle Drive
Detailed Description of Project: Our client proposed to construct a 199-foot monopole communications structure within a 100-foot by 100-foot lease area.
Site Coordinates: 34-17-33.3 N, 83-51-39.9 W
City: Gainesville
County: HALL
State:GA
Lead SHPO/THPO: Georgia Historic Preservation Division

Consultant Contact Information:
Name: Trileaf Corporation
Title:
PO Box:
Address: 1775 The Exchange SE
Suite 525
City: Atlanta
State: GA
Zip: 30339
Phone: 347-255-3360
Fax:
Email: a.ni@trileaf.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Appendix F

Native American Correspondence

Tribal Summary Table

Site: Gainesville	Site ID: GA2012
TCNS Number: 306660	FCC Start: February 6, 2026

Tribe	TCNS auto-reply	Follow Up Request from Tribe		Follow Up(s) to Tribe		Final Reply		FCC Referral	Standing Agreements & Comments
		Date	Requested Information	Date	Sent	Date	Comments		
Alabama Quassarte Tribal Town	Notify of inadvertent discovery					2/6/2026	Cleared per NOO		
Cherokee Nation				3/16/2026	Sent Letter & Form 620/621	4/22/2026	The Nation does not object to the project proceeding. Requests scope change and inadvertent discovery notification.		
Coushatta Indian Tribe				3/16/2026	Sent Letter & Form 620/621	5/8/2026	Cleared by Referral	4/23/2026	
Eastern Band of Cherokee Indians	30 days no interest Notify of inadvertent discovery			3/16/2026	Sent Letter & Form 620/621	4/15/2026	Cleared per NOO		
Eastern Shawnee Tribe of Oklahoma	30 days no interest Notify of inadvertent discovery					2/12/2026	We have no interest in this site. Requests inadvertent discovery notification.		
Kialegee Tribal Town				3/16/2026	Sent Letter & Form 620/621	5/8/2026	Cleared by Referral	4/23/2026	
Muscogee Creek Nation				3/16/2026	Sent Letter & Form 620/621	3/30/2026	We recommend a finding of "No Historic in the APE" for the proposed. Requests inadvertent discovery notification.		
Poarch Band of Creek Indians	30 days no interest Notify of inadvertent discovery			3/16/2026	Sent Letter & Form 620/621	4/15/2026	Cleared per NOO		
Seminole Nation of Oklahoma	30 days no interest Notify of inadvertent discovery			3/16/2026	Sent Letter & Form 620/621	4/15/2026	Cleared per NOO		
Seminole Tribe of Florida				3/16/2026	Sent Letter & Form 620/621	5/8/2026	Cleared by Referral	4/23/2026	
Shawnee Tribe				3/16/2026	Sent Letter & Form 620/621	5/8/2026	Cleared by Referral	4/23/2026	
Thlopthlocco Tribal Town				3/16/2026	Sent Letter & Form 620/621	5/8/2026	Cleared by Referral	4/23/2026	
United Keetoowah Band of Cherokee Indians in Oklahoma				3/16/2026	Sent Letter & Form 620/621	5/8/2026	Cleared by Referral	4/23/2026	

Evan Brotherton

From: towernotifyinfo@fcc.gov
Sent: Friday, February 6, 2026 2:02 AM
To: Tribal
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #9432929

Categories: Evan

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 Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. THPO Dakota John - Coushatta Indian Tribe - 1940 C.C Bel Road Elton, LA - dakotajohn@coushatta.org; kdawsey@coushatta.org - 337-584-1401 - electronic mail

2. Tribal Historic Preservation Specialist Stephen Yerka - Eastern Band of Cherokee Indians - 2877 Governor's Island Road (PO Box: 455) Cherokee, NC - syerka@nc-cherokee.com - 828-359-6852 - electronic mail

If the applicant/tower builder receives no response from the Eastern Band of Cherokee Indians within 30 days after notification through TCNS, the Eastern Band of Cherokee Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Eastern Band of Cherokee Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

4. Tribal Administrator Stephanie Yahola - Kialegee Tribal Town - (PO Box: 332) Wetumka, OK - stephanie.yahola@kialegeetribe.com; jeremiah.hobia@kialegeetribe.net - 405-452-3262 - electronic mail

5. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

6. Gwen Terrapin - Cherokee Nation - (PO Box: 948) Tahlequah, OK - historicpreservation@cherokee.org; gwen-terrapin@cherokee.org - 918-772-4165 - electronic mail
Exclusions: Please email all review documents for FCC Form 620/621 (i.e. archeologist report, photos, SHPO response, etc.) to historicpreservation@cherokee.org or gwen-terrapin@cherokee.org. You may also mail a cover letter and a CD or flash drive containing the review documents and FCC forms to: Cherokee Nation: Attn: Gwen Terrapin, PO Box 948, Tahlequah, OK 74465. Should you have any questions, please do not hesitate to email or call 918.772.4165.

Wado,
Cherokee Nation

7. TCNS Manager Jason Sawyer Mr - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - MCNTCNS@muscogeenation.com; Jsawyer@muscogeenation.com - 918-732-7835 - regular mail

8. THPO Dept THPO Department - United Keetoowah Band of Cherokee Indians in Oklahoma - (PO Box: 746) Tahlequah, OK - tcns@ukb-nsn.gov; rcain@ukb-nsn.gov - 918-871-2852 - electronic mail

9. Director Lora Nuckolls - Eastern Shawnee Tribe of Oklahoma - 70400 East HWY 60 Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1840) - regular mail
Exclusions: Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

If the applicant/tower builder receives no response from the Eastern Shawnee Tribe of Oklahoma within 30 days after notification through TCNS, the Eastern Shawnee Tribe of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Eastern Shawnee Tribe of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

10. THPO Brina Williams - Alabama Quassarte Tribal Town - (PO Box: 218) Wetumka, OK - Brina.Williams@alabama-quassarte.org - 405-452-3987 - electronic mail

Exclusions: The Alabama Quassarte Tribal Town is unaware of any cultural or sacred sites located within the immediate project area. The AQTT's Historic Preservation Department concurs that there should be no adverse effect to any known historic properties and that work should proceed as planned. However, as the project is located in an area that is general historic interest to the Tribe, we request that work be stopped and our office contacted immediately if any Native American cultural materials or human remains are encountered.

If you have any questions, please contact our office at the number below.

Respectfully,

Alabama Quassarte Tribal Town
P.O. Box 187
Wetumka,Ok 74883
(P) 405-452-3881
(F) 405-452-3889

11. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

12. THPO Tonya Tipton - Shawnee Tribe - 29 South 69A Highway Miami, OK - tcns@shawnee-tribe.com - 918-542-2441 (ext: 103) - electronic mail
Exclusions: In the case of projects with NO ground disturbance such as antennae on the sides of buildings or existing poles, the Shawnee Tribe concurs that no known historic properties will be negatively impacted by the project. The Shawnee Tribe DOES NOT wish to consult on those projects with NO ground disturbance.

If the project DOES involve ground disturbance at all, the Shawnee Tribe would like to ACCEPT your invitation for consultation and will provide a review.

If you have any questions, you may contactthe Shawnee Tribe via email at TCNS@shawnee-tribe.com

Thank you for the opportunity to comment.

13. THPO William Bailey Jr - Poarch Band of Creek Indians - 5811 Jack Springs Road Atmore, AL - bbailey@pci-nsn.gov - 251-368-9136 (ext: 2075) - electronic mail

If the applicant/tower builder receives no response from the Poarch Band of Creek Indians within 30 days after notification through TCNS, the Poarch Band of Creek Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Poarch Band of Creek Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

14. Environmental Review Coordinator Renee GledhillEarley - NC State Historic Preservation Office - 4617 Mail Service Center Raleigh, NC - renee.gledhill-earley@ncmail.net - 919-733-4763 - electronic mail

15. Deputy SHPO David Brook - Historic Preservation Office - 4610 Mail Service Center Raleigh, NC - david.brook@ncmail.net - 919-807-7283 - electronic mail

16. Program Manager Jennifer Dixon - Georgia Historic Preservation Division - 2610 Georgia Highway 155 SW Stockbridge, GA - jennifer.dixon@dnr.ga.us - 770-389-7851 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 02/03/2026
Notification ID: 306660
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: Kelly Towers III LLC
Consultant Name: Michael Romanoski

Street Address: 1515 Des Peres Rd. Ste 200
Suite 200
City: St. Louis
State: MISSOURI
Zip Code: 63131
Phone: 314-997-6111
Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 34 deg 17 min 33.3 sec N
Longitude: 83 deg 51 min 39.9 sec W
Location Description: 2378 Pine Circle Drive
City: Gainesville
State: GEORGIA
County: HALL
Detailed Description of Project: Our client proposed to construct a 199-foot monopole communications structure within a 100-foot by 100-foot lease area.
Ground Elevation: 361.2 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 421.9 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.fcc.gov_wireless_available-2Dsupport-2Dservices&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=tVy9dfE6fJUkHc15_Itk39MNoGtgWe1vmeedh3_FbFk&m=kByrKDEwPZ81-kAKF6LzKRdeajPC3pbPu73TRmH8QdnZW_zSKyr5l3jgZsuBHcI2&s=_6ZsgkR1HCbOvZnFpv-uYWr3n75Xl8A7VBcICZYH7Uk&e=

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

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1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Cherokee Nation
Ms. Gwen Terrapin
P.O. Box 948
Tahlequah, OK 74465

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Ms. Terrapin:

This project was originally submitted in TCNS on 2/6/2026. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposed to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area. The project area is within wooded land.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Michael Romanoski
Tribal Consultation Manager

From: towernotifyinfo@fcc.gov
Sent: Wednesday, April 22, 2026 6:57 PM
To: Tribal
Cc: tcns.fccarchive@fcc.gov; historicpreservation@cherokee.org; gwen-terrapin@cherokee.org
Subject: Reply to Proposed Tower Structure (Notification ID: 306660) - Email ID #9498307

Categories:

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 Michael Romanoski,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Gwen Terrapin of the Cherokee Nation in reference to Notification ID #306660:

The Cherokee Nation (Nation) is in receipt of your correspondence for pole project, TCNS No. 306660 located in Hall County, GA and appreciates the opportunity to provide comments upon this project.

The National Historic Preservation Act (NHPA, 54 U.S.C. § 300101 et seq), and its implementing regulations (36 CFR part 800), provide that undertakings subject to the Section 106 review process are referred to in 54 U.S.C. § 306108, which clarifies that historic properties may have religious and cultural significance to Indian tribes.

The Nation maintains proprietary databases and records of cultural, pre-contact, and post-contact archeological resources in this area. Upon completion of our Section 106 review the Nation's Historic Preservation Office researched and cross-referenced the project's legal description against our information and found instances where this project intersects or adjoins such resources. However, the Nation does not object to the project proceeding as long as the following mitigative procedures are followed:

- The Nation requests that Trileaf re-contact this Office if there are any amendments or edits to this project; and

- The Nation requests that Trileaf contact this Office if there are any pre-contact or post-contact artifacts located throughout the course of this project. Examples of pre-contact artifacts may include but are not limited to arrowheads, stone-ground tools, mortars, pestles, pottery shards, or fire pits. Post-contact artifacts may include but are not limited to cellars, cabins, or ceramic vessels.

If the above procedures are observed, the Nation does not object to this project proceeding.

Additionally, due to the historic presence of our people in the project area, inadvertent discoveries of human remains and related NAGPRA items may occur, even in areas of existing or prior development. Should this occur, we request all

work cease and Cherokee Nation be notified immediately at (918) 931-7161. In such discovery, other appropriate agencies will need to be contacted immediately as well.

Should you have any further questions, please do not hesitate to call.

Wado,
Cherokee Nation

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 02/03/2026
Notification ID: 306660
Tower Owner Individual or Entity Name: Kelly Towers III LLC
Consultant Name: Michael Romanoski
Street Address: 1515 Des Peres Rd. Ste 200
Suite 200
City: St. Louis
State: MISSOURI
Zip Code: 63131
Phone: 314-997-6111
Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 34 deg 17 min 33.3 sec N
Longitude: 83 deg 51 min 39.9 sec W
Location Description: 2378 Pine Circle Drive
City: Gainesville
State: GEORGIA
County: HALL

Detailed Description of Project: Our client proposed to construct a 199-foot monopole communications structure within a 100-foot by 100-foot lease area.
Ground Elevation: 361.2 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 421.9 meters above mean sea level

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CHEROKEE NATION®
P.O. Box 948 • Tahlequah, OK 74465-0948
918-453-5000 • www.cherokee.org

Office of the Principal Chief

Chuck Hoskin Jr.
Principal Chief
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Bryan Warner
Deputy Principal Chief
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March 18, 2026

Trileaf
Attn: Michael Romanoski

VIA: Email: tribal@trileaf.com

Re: TCNS 306660

The Cherokee Nation (Nation) is in receipt of your correspondence about **TCNS 306660** and appreciates the opportunity to provide comment upon this proposed facility deployment.

The Nation possesses, maintains, and updates databases and records of cultural, pre-contact, and post-contact historic and archeological resources in this area that are unique to the Nation and the removed Cherokees. In order to ensure that your project review is accurate and complete, the Nation can cross-reference your project and its associated activities against these databases and records. The Nation can provide this review and submit the documentation necessary for your project to move forward without delay.

Please contact the Nation directly at the information provided below this letter to discuss this compensable service. If you require additional information or have any questions, please contact me at your convenience. Thank you for your time and attention to this matter.

Wado,

Elizabeth Toombs

Elizabeth Toombs, Tribal Historic Preservation Officer
Cherokee Nation Tribal Historic Preservation Office
elizabeth-toombs@cherokee.org
918.453.5389

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March 16, 2026

Coushatta Indian Tribe
Mr. Dakota John
1940 C.C Bel Road
Elton, LA 70532

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Mr. John:

This project was originally submitted in TCNS on 2/6/2026. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposed to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area. The project area is within wooded land.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Michael Romanoski
Tribal Consultation Manager

Lee Castile

From: towernotifyinfo@fcc.gov
Sent: Thursday, April 23, 2026 8:02 AM
To: Tribal
Cc: tcnsweekly@fcc.gov
Subject: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #39641

Categories: Lee

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Michael Romanoski
1515 Des Peres Rd. Ste 200
Suite 200
St. Louis, MO 63131

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 04/16/2026 and 04/23/2026. Our contact with these Tribal Nations or NHOs was sent on 04/23/2026.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 04/23/2026, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Ellen Saint Onge
Federal Preservation Officer
Federal Communications Commission

Tribe Name: Lower Sioux Indian Community of Minnesota

TCNS# 306704 Referred Date: 04/22/2026 Location: 50 Citation Boulevard, Palm Coast, FL
Detailed Description of Project: Our client proposes to construct a 150-ft monopole telecommunications tower with an overall height of 170 ft within a proposed 75-ft by 75-ft compound lease area. Access/utilities will be granted via a proposed 15-foot easement extending north.

Tribe Name: Coushatta Indian Tribe
Tribe Name: Seminole Tribe of Florida
Tribe Name: Thlopthlocco Tribal Town

TCNS# 306681 Referred Date: 04/22/2026 Location: 1411 Grove Avenue, Richmond, VA
Detailed Description of Project: Our client proposes to install new antennas at overall heights of 43 feet and 47 feet on a 42-foot building with a current overall height of 46 feet. No ground disturbance is proposed. This building is an existing telecommunications facility.

Tribe Name: Chickahominy Indian Tribe
Tribe Name: Delaware Nation
Tribe Name: Nansemond Indian Tribe
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Rappahannock Tribe / HK Law
Tribe Name: The Upper Mattaponi Indian Tribe

TCNS# 306660 Referred Date: 04/22/2026 Location: 2378 Pine Circle Drive, Gainesville, GA
Detailed Description of Project: Our client proposed to construct a 199-foot monopole communications structure within a 100-foot by 100-foot lease area.

Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Seminole Tribe of Florida
Tribe Name: Shawnee Tribe
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma

TCNS# 306656 Referred Date: 04/22/2026 Location: East of 1063 190th Street, Victor, IA
Detailed Description of Project: The Towers, LLC proposes to build a 255ft (265.5ft overall) lattice telecom tower and assoc equip in a 10,000sqft lease area. A 30ft-wide access/utility easement and 10ft utility easement will extend S to connect to 190th Street. Site is an ag field.

Tribe Name: Crow Tribe
Tribe Name: Ho-Chunk Nation
Tribe Name: Iowa Tribe of Oklahoma
Tribe Name: Kaw Nation
Tribe Name: Lower Brule Sioux Tribe
Tribe Name: Omaha Tribe of Nebraska
Tribe Name: Otoe-Missouria Tribe of Indians
Tribe Name: Ottawa Tribe of Oklahoma
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Ponca Tribe of Nebraska
Tribe Name: Rosebud Sioux Tribe
Tribe Name: Sac and Fox Nation
Tribe Name: Santee Sioux Nation of Nebraska
Tribe Name: Sisseton-Wahpeton Oyate of the Lake Traverse Reservation
Tribe Name: Yankton Sioux Tribe

TCNS# 306626 Referred Date: 04/22/2026 Location: 3173 East 2nd Avenue, Denver, CO

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1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Eastern Band of Cherokee Indians
Mr. Stephen Yerka
P.O. Box 455
Cherokee, NC 28719

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Mr. Yerka:

This project was originally submitted in TCNS on 2/6/2026. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposed to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area. The project area is within wooded land.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Michael Romanoski
Tribal Consultation Manager

Evan Brotherton

From: towernotifyinfo@fcc.gov
Sent: Thursday, February 12, 2026 9:54 AM
To: Tribal
Cc: tcns.fccarchive@fcc.gov; celltower@estoo.net
Subject: Reply to Proposed Tower Structure (Notification ID: 306660) - Email ID #9440928

Categories: Responses to File

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Dear Michael Romanoski,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Director Lora Nuckolls of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #306660:

We have no interest in this site. However, if the Applicant discovers archaeological remains or resources during construction, the Applicant should immediately stop construction and notify the appropriate Federal Agency and the Tribe.

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 02/03/2026
Notification ID: 306660
Tower Owner Individual or Entity Name: Kelly Towers III LLC
Consultant Name: Michael Romanoski
Street Address: 1515 Des Peres Rd. Ste 200
Suite 200
City: St. Louis
State: MISSOURI
Zip Code: 63131
Phone: 314-997-6111
Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 34 deg 17 min 33.3 sec N
Longitude: 83 deg 51 min 39.9 sec W

Location Description: 2378 Pine Circle Drive
City: Gainesville
State: GEORGIA
County: HALL

Detailed Description of Project: Our client proposed to construct a 199-foot monopole communications structure within a 100-foot by 100-foot lease area.
Ground Elevation: 361.2 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 421.9 meters above mean sea level

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TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Kialegee Tribal Town
Stephanie Yahola
P.O. Box 332
Wetumka, OK 74883

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Yahola:

This project was originally submitted in TCNS on 2/6/2026. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposed to construct a 195-foot monopole communications tower with an overall height of 199-feet within a 100-foot by 100-foot (10,000 square-foot) lease area. The project will include a 30-foot wide access/utility easement, including an asphalt drive, that extends approximately 750-feet generally northeast from Pine Circle Drive to the lease area. The project area is within wooded land.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Michael Romanoski
Tribal Consultation Manager

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Muscogee Creek Nation
Mr. Jason Sawyer
P.O. Box 580

Okmulgee, OK 74447

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Mr. Sawyer:

This project was originally submitted in TCNS on 2/6/2026. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

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Sincerely,

Michael Romanoski
Tribal Consultation Manager

DAVID W. HILL
PRINCIPAL CHIEF

DEL BEAVER
SECOND CHIEF

March 30, 2025

Historic and Cultural Preservation
P.O. Box 580 | Okmulgee, OK 74447
T. 918.732.7732 | F 918.758.0649

TRILEAF
1515 Des Peres Rd Suite 200
Saint Louis, MO 32803

TCNS# 306660
Gainesville
2378 pine Circle Dr, Gainseville, Hall Co, GA

Dear Mr. Romanoski,

In keeping with the Federal Communications Commission (FCC), the National Environmental Policy Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA), 36 CFR Part 800, this letter is to acknowledge that the Muscogee (Creek) Nation has received notice of for TCNS # 306660 60.7 meter monopole.

After reviewing all pertinent information and our records, at this time we are currently unaware of any historic, cultural, religious or sacred sites at this exact location. Therefore, we recommend a finding of "No Historic in the APE" for the proposed Thank you for contacting the Muscogee (Creek) Nation Historic and Cultural Preservation Department.

Furthermore, due to the historic presence of our people in the project area, inadvertent discoveries of human remains and related NAGPRA items may occur, even in areas of existing or prior development. Should this occur, we request all work cease and the Muscogee (Creek) Nation and other appropriate agencies be notified immediately.

Should further information or comment be required please do not hesitate to contact me at (918) 732-7835, fax: (918) 758-0649, or by e-mail: jasawyer@mcn-nsn.gov

Sincerely,
J.Sawyer, TCNS Manager
Muscogee (Creek) Nation

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Poarch Band of Creek Indians
Poarch Band of Creek Indians
5811 Jack Springs Road
Atmore, AL 36502

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear :

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Sincerely,

Michael Romanoski
Tribal Consultation Manager

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Seminole Nation of Oklahoma
Mr. Ben Yahola
P.O.Box 1498
Wewoka, OK 74884

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Mr. Yahola:

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Sincerely,

Michael Romanoski
Tribal Consultation Manager

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Seminole Tribe of Florida
Compliance Review Supervisor THPO Compliance
30290 Josie Billie Hwy PMB 1004

Clewiston, FL 33440

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Compliance Review Supervisor THPO Compliance:

This project was originally submitted in TCNS on 2/6/2026. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

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Sincerely,

Michael Romanoski
Tribal Consultation Manager

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environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Shawnee Tribe
Ms. Tonya Tipton
29 South Highway 69A
Miami, OK 74354

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Ms. Tipton:

This project was originally submitted in TCNS on 2/6/2026. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

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Sincerely,

Michael Romanoski
Tribal Consultation Manager

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

Thlopthlocco Tribal Town
Mekko Ryan Morrow
P.O. Box 188
Okemah, OK 74859

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Mekko Morrow:

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Sincerely,

Michael Romanoski
Tribal Consultation Manager

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

March 16, 2026

United Keetoowah Band of Cherokee Indians in Oklahoma
Ms. Whitney Warrior
ATTN: Cultural Resource Dept.
P.O. Box 746
Tahlequah, OK 74464

RE: Kelly Towers III LLC
Trileaf Project # 782453 / GA2012 / Gainesville
2378 Pine Circle Drive, Gainesville, Hall County, GA 30503
Latitude: 34° 17' 33.26" N, Longitude: 83° 51' 39.91" W
TCNS # 306660

Dear Ms. Warrior:

This project was originally submitted in TCNS on 2/6/2026. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

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Sincerely,

Michael Romanoski
Tribal Consultation Manager

Appendix G

Resumes

TRILEAF

Professional Resume

ANNA NI

SENIOR PROJECT SCIENTIST

Education

Biology, B. S.
Virginia Commonwealth University/ Richmond, VA

Areas of Expertise

Ms. Anna Ni has experience performing site inspections and conducting due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) for commercial real estate and lending projects. Additionally, Ms. Anna Ni has experience delineating and characterizing waters and wetlands that may be located within a project area in accordance with accepted United States Army Corps of Engineers guidance throughout the United States.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
Information Section 7 Consultation
National Wetland Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Soil Characterization
Field Reconnaissance
NEPA Environmental Assessments
Migratory Bird Evaluations
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Land Use History
Waters/Wetland Delineations
Habitat Surveys

Certifications/Affiliations

Wetland Delineator, The Swamp School, LLC

TRILEAF

Professional Resume

MORGAN RASMUSSEN

SENIOR PROJECT MANAGER

Education

Environmental Science, B. S.
Georgia College & State University / Milledgeville, GA

Areas of Expertise

Ms. Rasmussen has experience performing site inspections and conducting due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) for commercial real estate and lending projects. Additionally, Ms. Rasmussen has experience performing National Environmental Policy Act (NEPA) reviews for wireless telecommunications projects.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
Information Section 7 Consultation
National Wetland Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
NEPA Environmental Assessments
Migratory Bird Evaluations
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Native American Consultation
Land Use History

Certifications/Affiliations

ANSI/FCC RF Radiation Safety Competent Person

Dionne Joubert (Planning)

From: Lisa Poole <LPoole@gainesvillega.gov>
Sent: Tuesday, July 7, 2026 5:02 PM
To: Kathy Kelly
Subject: Re: [EXTERNAL] FW: Online Form Submittal: Contact Us - Public Works - Lisa Poole
Attachments: ~WRD0000.jpg

Good afternoon Kathy,

We don't see any reason for this to not move forward.

Thanks
Lisa Poole
Sent from my iPhone

On Jun 30, 2026, at 2:21 PM, Kathy Kelly <kathy.kelly@kellycomss.com> wrote:

CAUTION:*This email originated from outside the City of Gainesville networks. Be aware of phishing, and remember CoG DoIT will never ask for your password or other personal information in email. Do not open up attachments or click on links unless you are absolutely sure it is legit and safe.. When in doubt, click the Phish Alert button or contact the CoG DoIT Help Desk***

Good afternoon!

Please let me know if you need any additional information for review.

Do you know when I can expect a response? This is the last piece I need for our zoning submittal.

Thank you!

Kathy Kelly
[redacted]

From: Kathy Kelly
Sent: Thursday, June 25, 2026 3:32 PM
To: 'Lisa Poole' <LPoole@gainesvillega.gov>
Cc: Phil Eberly <peberly@leadedgedesign.com>
Subject: RE: Online Form Submittal: Contact Us - Public Works - Lisa Poole

Hi Lisa!

Thank you for the quick response! Please find attached the 1A Survey along with our FAA Determination. We are seeking to build a 175' monopole.

If you need anything else for review, please let me know. Upon review, if you could email me back your response, I will forward to the county for our zoning file.

Thank you!

Kathy Kelly
[redacted]

From: Lisa Poole <LPoole@gainesvillega.gov>
Sent: Thursday, June 25, 2026 2:56 PM
To: Kathy Kelly <kathy.kelly@kellycomss.com>
Cc: Phil Eberly <peberly@leadedgedesign.com>
Subject: Fwd: Online Form Submittal: Contact Us - Public Works - Lisa Poole

Kathy,

Thank you for your email. Please send the information. I have copied my airport engineers for their expertise as well.

Thanks
Lisa Poole

Sent from my iPhone

Begin forwarded message:

> **From:** noreply@civicplus.com
> **Date:** June 25, 2026 at 2:04:27 PM EDT
> **To:** Lisa Poole <LPoole@gainesvillega.gov>
> **Subject: Online Form Submittal: Contact Us - Public Works - Lisa Poole**
> **Reply-To:** noreply@civicplus.com

Contact Us - Public Works - Lisa Poole

Thank you for reaching out to the City of Gainesville, Georgia. Please fill out the form below to contact Lisa Poole.

First Name	Kathy
Last Name	Kelly
Phone Number	[redacted]

Email Address	Kathy.kelly@kellycomss.com
Comments / Questions	Good Afternoon! I am in the process of zoning a cell tower in Hall county. The property is approximately 2.25 miles Northwest of the airport. As part of our zoning review, they have asked that I sent the tower information to the local airport for review. Can you please respond to this email so that I may include attachments? I appreciate your assistance. You can reach me at [redacted] Kathy Kelly

Email not displaying correctly? View it in your browser.

<~WRD0000.jpg>

<GA2012_1A 122325.pdf>
<GA2012_Gainesville_FAA 042026.pdf>

River Oaks Communications Corporation

Denver Office:

10940 S Parker Road, Suite #766
Parker, Colorado 80134
Telephone: (303) 947-6133
E-Mail: bduchen@rivoaks.com

Colorado Springs Office:

710 Count Pourtales Drive
Colorado Springs, Colorado 80906
Telephone: (719) 339-4604
E-Mail: tduchen@rivoaks.com

June 25, 2026

Vamsee Polamarasetty
Senior Planner
Hall County Planning & Zoning
2829 Browns Bridge Road
Gainesville, GA 30503

Re: Completeness Report – Proposed T-Mobile Tower-Site ID 9AT5639 (Gainesville)

Dear Vamsee:

Our company, River Oaks Communications Corporation ("Company"), was retained by Hall County ("County") to perform a completeness review regarding the Application and supporting documents for a new tower to be owned by T-Mobile. Specifically, T-Mobile's proposed tower is to be constructed on property owned by Pine Circle Titshaw, LLC. The land is located in Hall County near Gainesville, Georgia.

At the outset, it is worth noting that the applicant, Kelly Towers III, LLC, submitted a very thorough Application packet. It is also apparent that the applicant was very familiar with Section 7.4.5 (Telecommunications Antennas and Towers) of the Unified Development Code ("UDC"). We in turn also reviewed Section 7.4.5 of the UDC and documents to determine if the Application was complete, taking into account the purpose and goals of that Section.

As you know, our Scope with the County does not include any type of engineering review (for example, frequency coverage analysis, RF emissions or structural capacity of the tower).

The proposed project includes:

TOWER: Installing a monopole 175 feet in height which, inclusive of a lightning rod, will be 179 feet in height.
ZONING: The applicant is seeking approval for rezoning of parcel 00116 002023 from R-1 to S-S.
PERMIT: The applicant is also requesting the issuance of a Tall Structure Permit.
VARIANCE: The applicant is seeking a variance from certain setback requirements in the UDC.
TOPOGRAPHY AND FOLIAGE: The parcel is not usable for residential purposes, and the proposed tower will be built in a wooded area. Based on photographs provided, that will obviate the need for separate landscaping.
DRIVEWAY AND EASEMENT: The parcel contains an existing driveway along with a 20-foot easement for ingress and egress.
LIGHTING: Lighting is not required by the FAA.

NO HAZARD FINDING: The FAA issued a finding of no hazard regarding the location of the proposed tower.
ENVIRONMENTAL: From the applicant's cover letter, there was a NEPA review pending. We do not know if that has been completed.
HISTORIC PRESERVATION: Although there are multiple historic resources in the area, the HPD letter which was provided indicated that there will be no adverse effect to historic resources.
INVENTORY: An Affidavit accompanied by an extensive list of towers within Hall County, within municipalities located within the County or within one mile of the border of the County, was provided. Also, according to another Affidavit submitted by the applicant, one tower (Jackson EMC Tower) was not structurally suitable for collocation, while T-Mobile is already on a Crown Castle tower (however, that location is not capable of filling in existing coverage and capacity gaps). In addition, the proposed tower has been designed to accommodate at least four (4) providers.
STEALTH FEATURES: The monopole will have stealth panels to diminish the view of tower-mounted equipment.
SAFETY and APPEARANCE: There will be a 6-foot chain link fence with green privacy slats around the facility. An anti-climbing device will be installed for public safety, and the tower will have a galvanized steel finish.
SITE PLAN AND ELEVATION DRAWINGS: A site plan, elevation views and supporting drawings signed and sealed by a licensed professional engineer or land surveyor were submitted.
COMMERCIAL SIGNAGE ON THE TOWER: None.
BOND OR LETTER OF CREDIT: Before a permit is issued, a bond or letter of credit in an amount not less than $25,000 will be procured to cover the cost of removal of the tower should it be abandoned, and the security will be renewed every two years.
FEDERAL REQUIREMENTS: Th applicant has indicated that the proposed tower will meet current standards and regulations of the FAA and FCC.

We previously had a meeting with County Staff and Kathy Kelly of Kelly Towers III, LLC. A follow-up discussion occurred with Kathy today to address our remaining questions.

From an overall standpoint, we are satisfied with the completeness of the Application packet. We would, though, encourage the County to get a copy of the NEPA review and letter from the Lee Gilmer Memorial Airport indicating that it has no objection to the proposed tower.

Sincerely,

Robert M. Duchen
Vice President

NARRATIVE

Road Frontage and Setback Variance

0, 0 & 2378 Pine Circle, Gainesville, GA

Tax Parcels: 00116 002023, 00116 002005, 08005 000025

July 29, 2026

In association with the applications to allow a telecommunication tower on Tax Parcel 00116 002023, road frontage must be established for this landlocked parcel. A 25-foot-wide fee-simple access is proposed along the east side of Tax Parcels 08005 000025 and 00116 002005. Although rezoning the northern parcel to Suburban Shopping (S-S) and the would typically require a minimum road width of 100 feet, such a width is not reasonable in this case given that the property is proposed solely for use as a telecommunication tower. A 100-foot right-of-way would also negatively impact the existing residential use on Tax Parcel 08005 000025.

To create road frontage for the rear parcel, the front parcels—Tax Parcels 08005 000025 and 00116 002005—must be combined. The existing residence on Tax Parcel 08005 000025 has been in place since approximately 1975 and appears to encroach into the required 10-foot side yard setback. A setback variance would therefore be required to recognize this reduced setback before a reconfiguration plat for the three parcels can be approved. The garage adjacent to the residence is proposed to be removed.

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

We want to provide road frontage to a landlocked parcel and an existing residence established in 1975 would encroach into setbacks of the new property line.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Hardship is created as a result of trying to provide road frontage for a landlocked parcel.

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 condition is peculiar to this property as there is a need to provide road frontage to a landlocked parcel and maintain an existing residence.

4. Such conditions are not the result of any actions of the property owner.

These properties were inherited in the current conditions.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

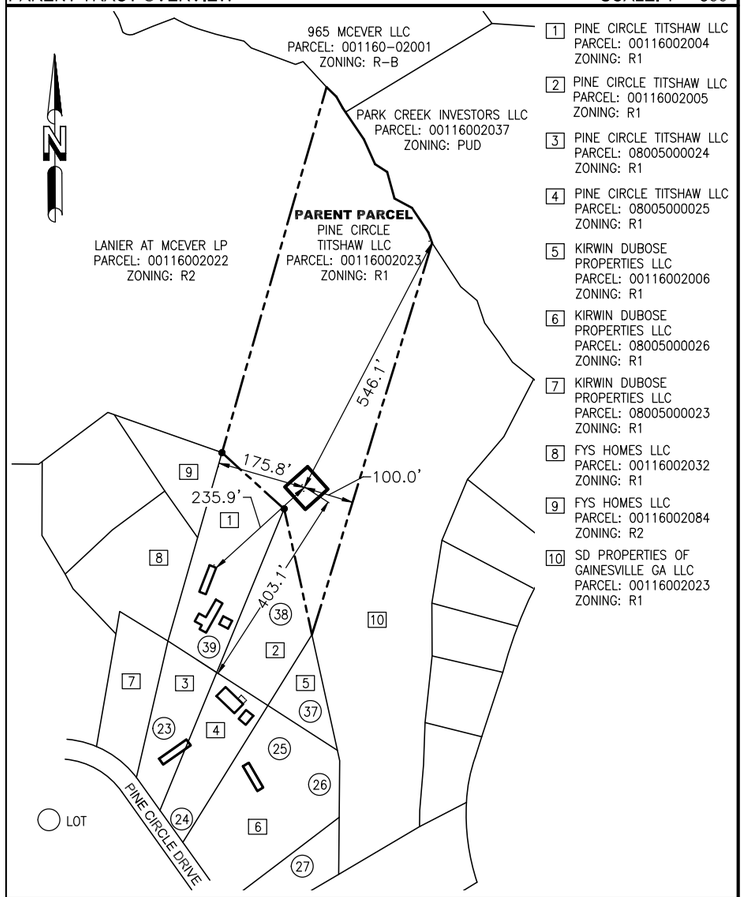
Granting a setback variance to the existing residence would not be detrimental to the public good.

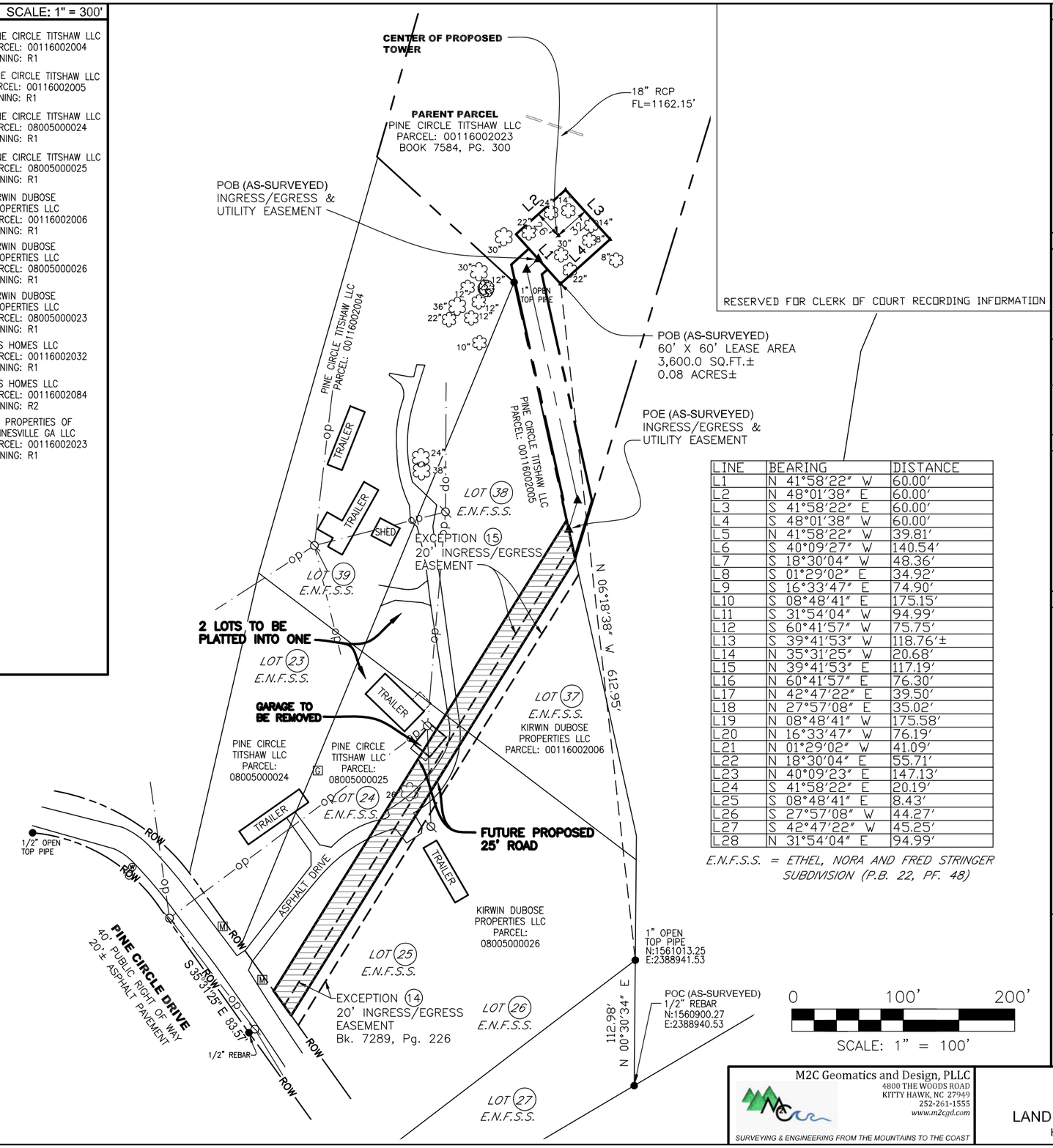
I hereby certify that the above information and all attached information is true and correct.

Applicant Kaye Kelly **Date** 7/29/26

PARENT TRACT OVERVIEW

SCALE: 1" = 300'





LINE	BEARING	DISTANCE
L1	N 41°58'22" W	60.00'
L2	N 48°01'38" E	60.00'
L3	S 41°58'22" E	60.00'
L4	S 48°01'38" W	60.00'
L5	N 41°58'22" W	39.81'
L6	S 40°09'27" W	140.54'
L7	S 18°30'04" W	48.36'
L8	S 01°29'02" E	34.92'
L9	S 16°33'47" E	74.90'
L10	S 08°48'41" E	175.15'
L11	S 31°54'04" W	94.99'
L12	S 60°41'57" W	75.75'
L13	S 39°41'53" W	118.76'±
L14	N 35°31'25" W	20.68'
L15	N 39°41'53" E	117.19'
L16	N 60°41'57" E	76.30'
L17	N 42°47'22" E	39.50'
L18	N 27°57'08" E	35.02'
L19	N 08°48'41" W	175.58'
L20	N 16°33'47" W	76.19'
L21	N 01°29'02" W	41.09'
L22	N 18°30'04" E	55.71'
L23	N 40°09'23" E	147.13'
L24	S 41°58'22" E	20.19'
L25	S 08°48'41" E	8.43'
L26	S 27°57'08" W	44.27'
L27	S 42°47'22" W	45.25'
L28	N 31°54'04" E	94.99'

E.N.F.S.S. = ETHEL, NORA AND FRED STRINGER SUBDIVISION (P.B. 22, PF. 48)

PRELIMINARY

0 100' 200'

SCALE: 1" = 100'

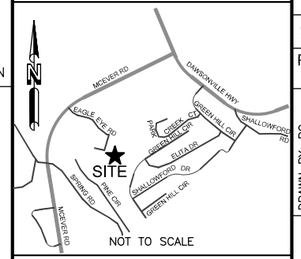
TOWER INFO

TOWER TYPE: MONOPOLE

LATITUDE: 34°17'33.263" NORTH
LONGITUDE: 83°51'39.914" WEST
(NAD 83)
GROUND ELEVATION: 1185'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
PINE CIRCLE DRIVE
GAINESVILLE, GA 30503

VICINITY MAP



GEORGIA WEST

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
0°10'

TRUE NORTH TO MAGNETIC
DECLINATION
5°59' W

COMBINED SCALE FACTOR
0.999909750

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- = POWER POLE
- = GUY ANCHOR
- = FIRE HYDRANT
- = WATER VALVE
- = MAILBOXES
- = GAS MARKER
- x99.9 = SPOT ELEVATION
- = HARDWOOD TREE
- = PINE TREE
- ROW = RIGHT-OF-WAY
- op = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13139C0186G, which bears an effective date of 04/04/2018 and IS NOT in a special flood hazard area.
Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	2/10/26	KM
2	TITLE	03/04/26	DG
3	ADDED TREES	06/26/26	BC

PROJECT NO. 25-1499

DRAWN BY: BC
CHECKED BY: PWK
FIELD CREW: BS
APPROVED BY: TLF
DATE: 01/16/26
SCALE: AS NOTED
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR: KELLY TOWERS III, LLC
8051 Congress Avenue
Boca Raton, FL 33487

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GAINESVILLE
GA2012
LAND LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

PARENT TRACT (PER TITLE)

Situated in the 9th Land District of Hall County, State of Georgia:
All that tract or parcel of land lying and being in Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Tract 1, consisting of 4.77 acres, more or less, as shown on a plat prepared for Sherry Dubose by Thomas Wood and Associates, registered land surveyor, dated June 15, 2015, which plat is attached hereto and incorporated herein by this reference for a more complete description.
TAX I.D.: 00116 002023
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, GRANTEE, FROM MITCHELL PAUL COCHRAN AND SHERRY LYNN DEBOSE, AS CO-EXECUTORS OF THE ESTATE OF PAUL COCHRAN, DECEASED, GRANTOR, BY DEED RECORDED 09/14/2015, IN BOOK 7584, PAGE 300 OF THE HALLCOUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 39 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records. TAX I.D.: 00116 002004
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/21/2013, IN BOOK 7289, PAGE 228 OF THE HALL COUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 24 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.
TAX I.D.: 00116 000025
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/21/2013, IN BOOK 7289, PAGE 228 OF THE HALL COUNTY RECORDS. And Also All that tract or parcel of land lying and being in Land Lot 5 of the 8th Land District of Hall County, Georgia, and Land Lot 171 of the 9th Land District of Hall County, Georgia, and being all of Lot 38 of the Ethel, Nora and Fred Stringer Subdivision as shown on a subdivision plat recorded in Plat Book 22, page 48, which plat is incorporated herein by this reference for a more complete description. This is the same property shown on a plat prepared by Dwight Kilby & Associates dated December 30, 1982, entitled Survey for Stanley and Paul Cochran" and recorded in Plat Book 89, pages 20-21, Hall County Plat Records.
TAX I.D.: 00116 002004
BEING THE SAME PROPERTY CONVEYED TO PINE CIRCLE TITSHAW LLC, A GEORGIA LIMITED LIABILITY COMPANY, GRANTEE, FROM COCHRAN PROPERTY MANAGEMENT, INC., A GEORGIA CORPORATION, GRANTOR, BY DEED RECORDED 11/20/2013, IN BOOK 7288, PAGE 556 OF THE HALL COUNTY RECORDS.

60' X 60' LEASE AREA (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Book 7584, Page 300 in the Office of the Clerk of Court, Hall County, Georgia, lying in Land Lot 171, 9th District, said Hall County and being more particularly described as follows:

Commencing at a 1/2" rebar found at the northeast corner of Lot 27 of the Ethel, Nora and Fred Stringer Subdivision as recorded in Plat Book 22, Page 48 in said Office of the Clerk of Court and having Georgia West State Plane Coordinates N:1560900.27 E:2388940.53; thence N 00°30'34" E a distance of 112.98 feet to a 1" open top pipe found the at the northwest corner of said Lot 27 and having Georgia West State Plane Coordinates N:1561013.25 E:2388941.53; thence N 06°18'38" W a distance of 612.95 feet to the Point of Beginning; thence N 41°58'22" W a distance of 60.00 feet to a point; thence N 48°01'38" E a distance of 60.00 feet to a point; thence S 41°58'22" E a distance of 60.00 feet to a point; thence 48°01'38" W a distance of 60.00 feet to the Point of Beginning. Said above-described Lease Area contains 3,600.0 square feet or 0.08 acres, more or less.

PRELIMINARY

RESERVED FOR CLERK OF COURT RECORDING INFORMATION

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is December 29, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID ED2699. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Alta Commitment for Title Insurance Commitment No. 01-26005972-01T
Commitment Date: February 04, 2026 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-11		Standard exceptions. Contain no survey matters.
(12)	Bk. 22, Pg. 48	Does affect and is blanket in nature.
(13)	Bk. 89, Pg. 70	Plat contains no easements or encumbrances that affect the lease area or easement.
(14)	Bk. 7289, Pg. 226	Does affect the easement as shown hereon.
(15)	Bk. 7288, Pg. 566	Does affect the easement as shown hereon.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

_____

TIMOTHY L FISH GAPLS # 003403

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GAINESVILLE
GA2012
LAND LOT 171, 9TH DISTRICT
HALL COUNTY, GEORGIA

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	2/10/26	KM
2	TITLE	03/04/26	DG
3	ADDED TREES	06/26/26	BC

PROJECT NO.
25-1499

DRAWN BY: BC
CHECKED BY: PWK
FIELD CREW: BS
APPROVED BY: TLF
DATE: 01/16/26
SCALE: NO SCALE

SHEET 2 OF 2

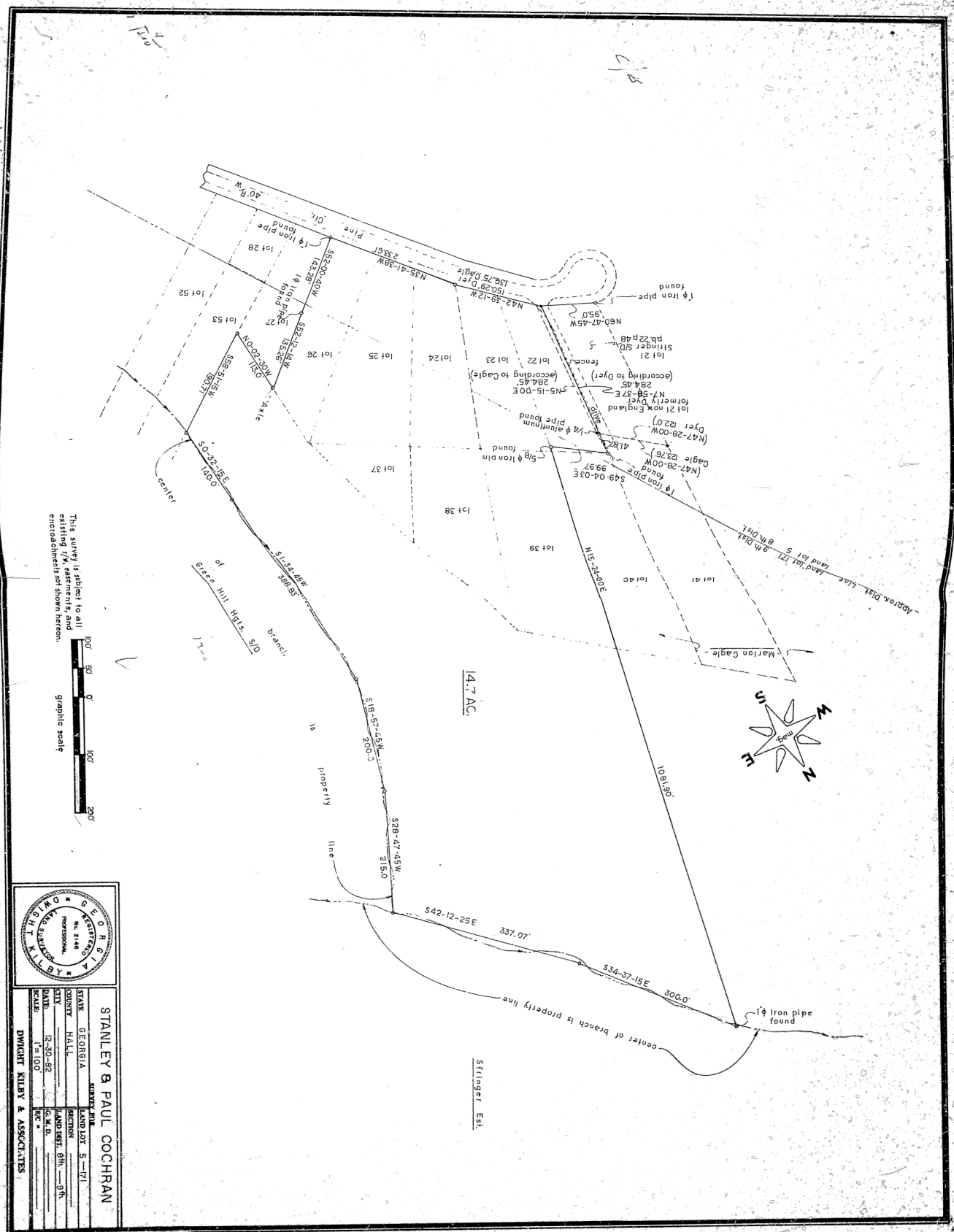
RAWLAND TOWER SURVEY

FOR:
KELLY TOWERS III, LLC
8051 Congress Avenue
Boca Raton, FL 33487

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

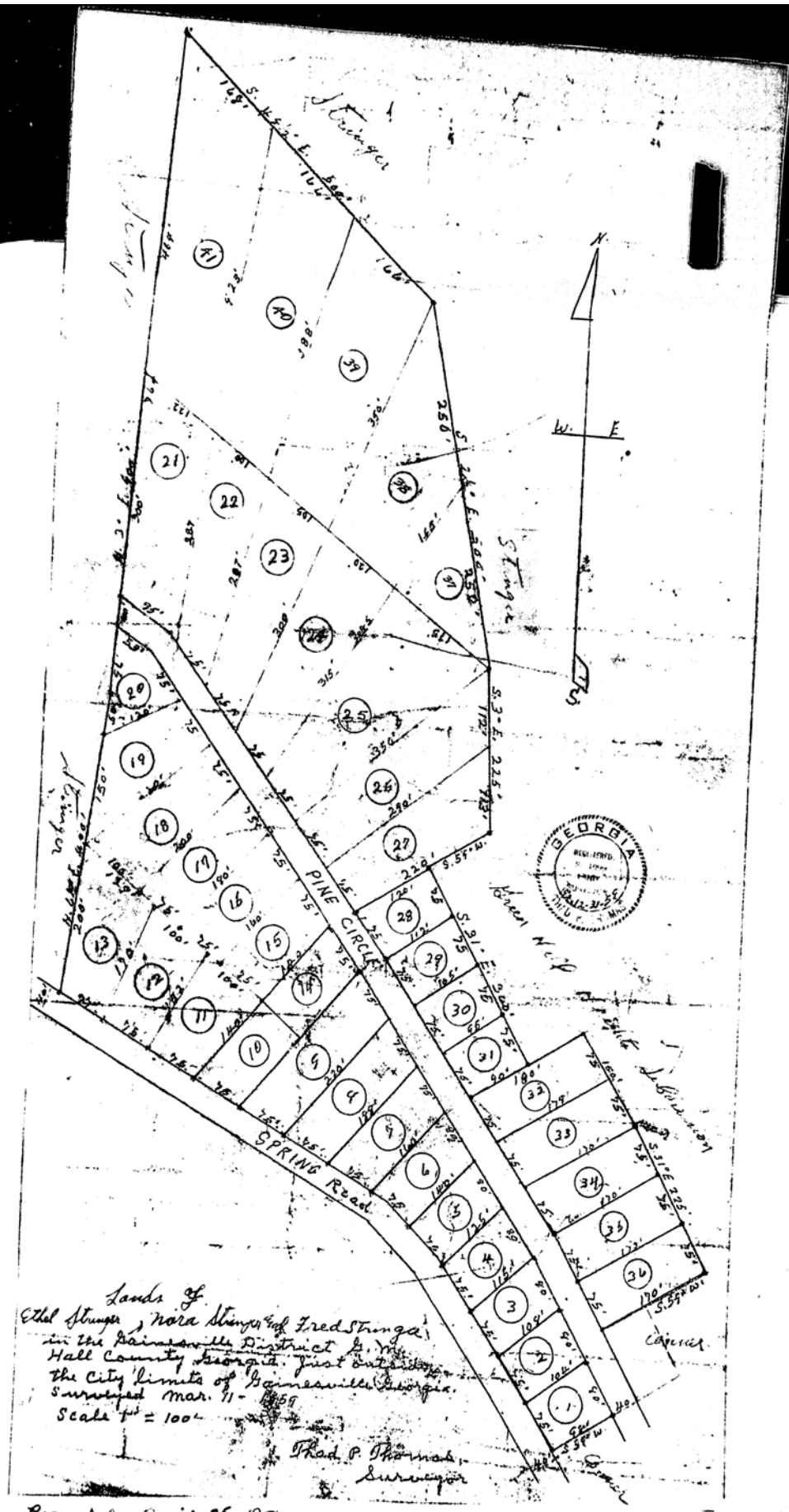
SMW ENGINEERING GROUP, INC.

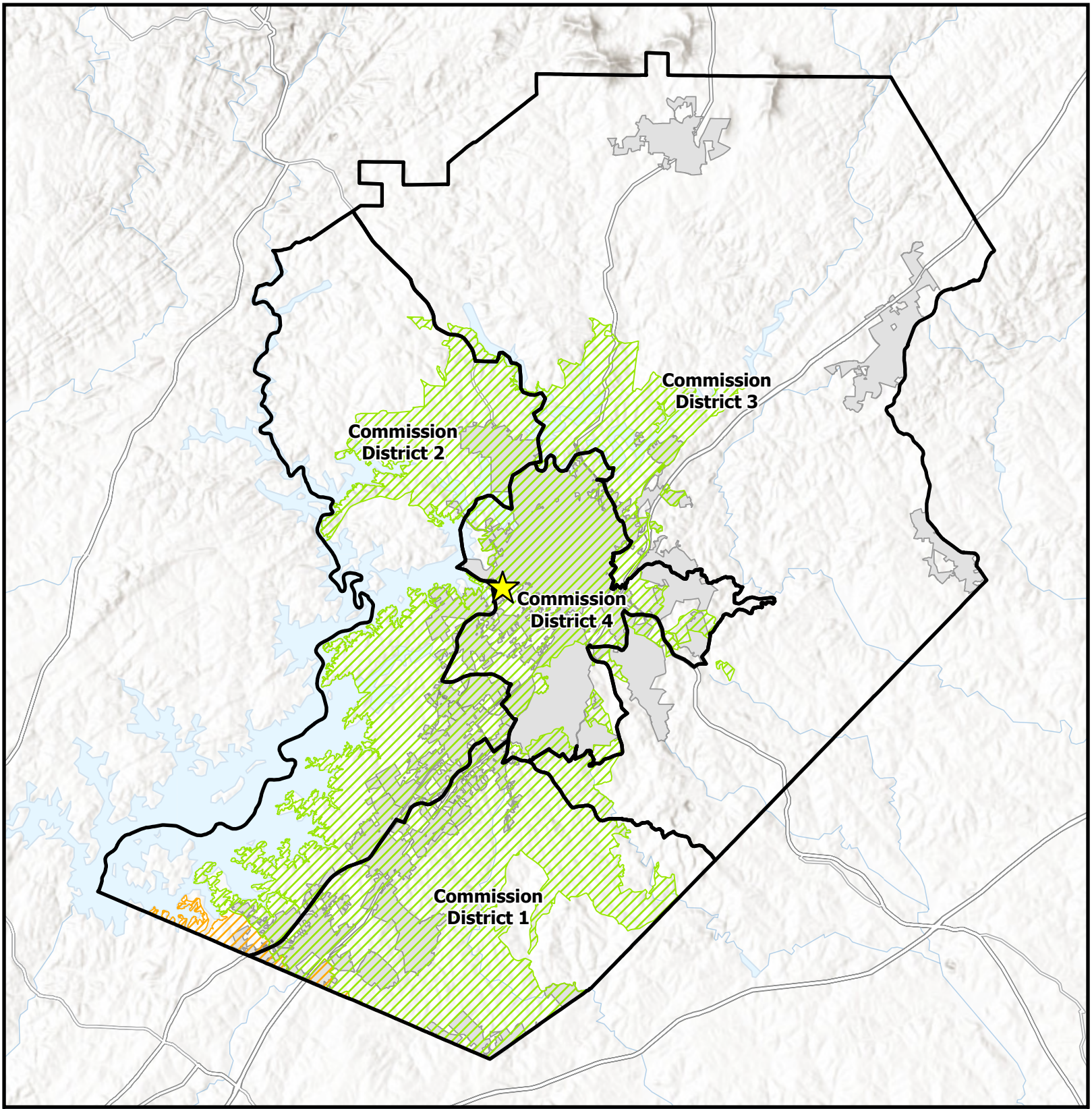
Recorded February 28, 1983 ~ H. Grady Watson, Clerk



Recorded February 28, 1983 ~ H. Grady Watson, Clerk

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O0089&key2=70&county=69&countyname=HALL&userid=891638&appid=28 1/1


PINE CIRCLE
SPRING Road
Stringer
GEORGIA
Lands of
Ethel Stringer, Nora Stringer and Fred Stringer
in the Gainesville District G. M.
Hall County Georgia. Just outside
the City limits of Gainesville Georgia.
Surveyed Mar. 11 - 1959
Scale 1" = 100'
Thad P. Thomas,
Surveyor
Recorded April 25, 1959
H. Brady Watson, C.S.C.



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

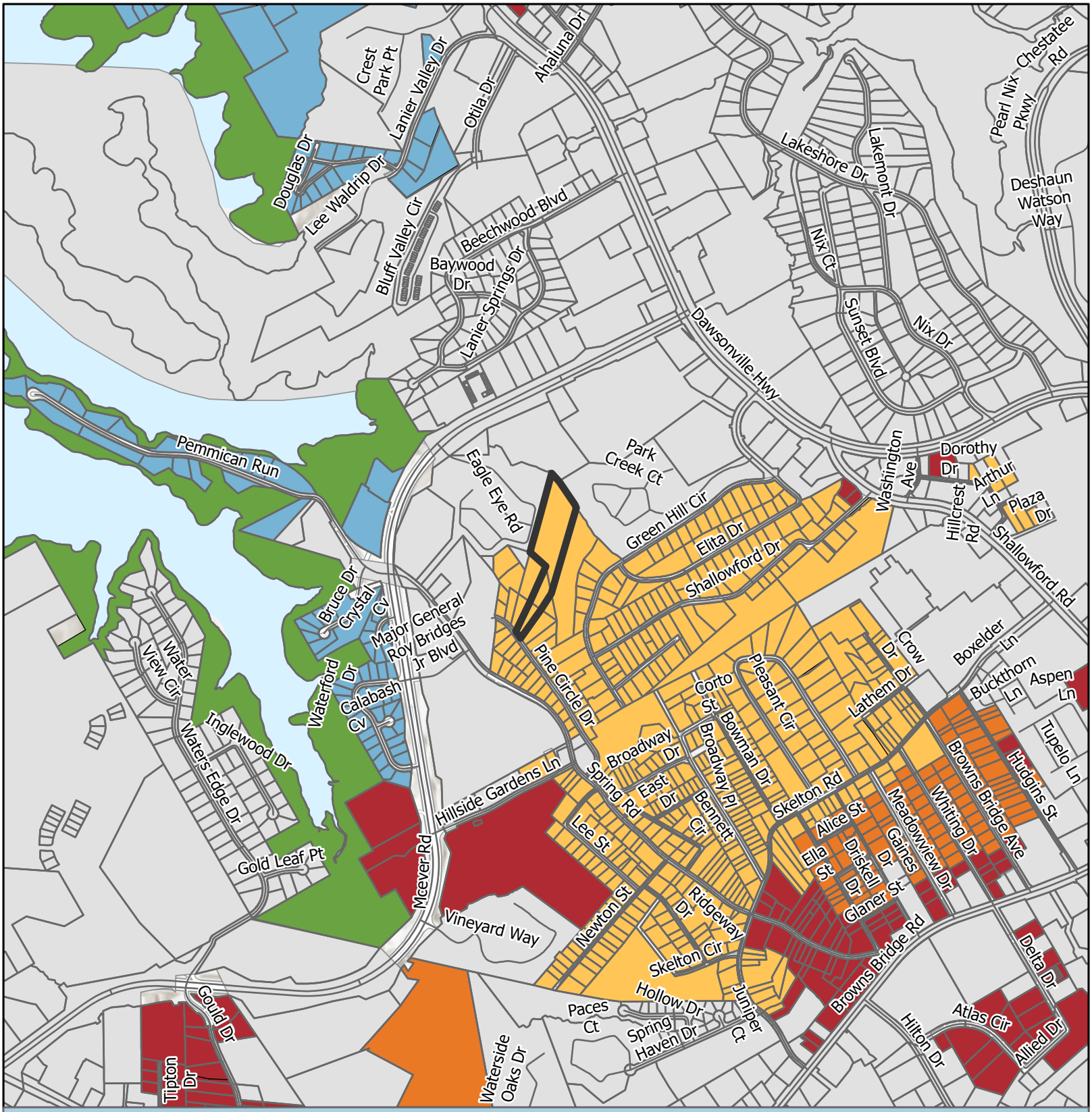
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Kelly Towers III, LLC
Tax Parcel #: 00116 002023, 00116 002005 (pt), & 08005 000025 (pt)
Location: 0, 0, & 2378 Pine Circle Drive
Commission District: 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/3/2026



Future Land Use Map

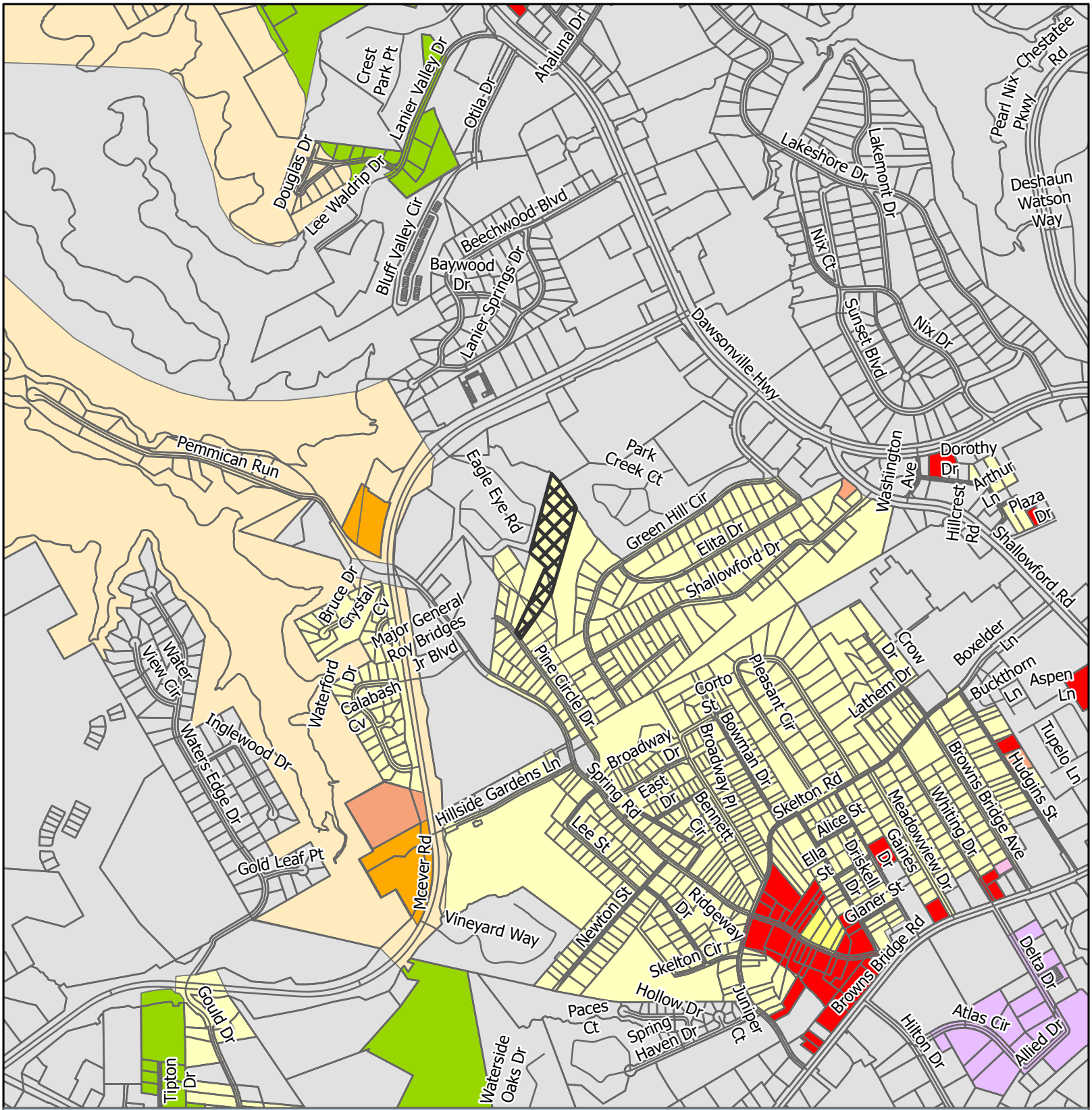
Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Lakeside Residential
- Suburban Multi-family
- Suburban Neighborhood, Medium-Density

Applicant: Kelly Towers III, LLC
Tax Parcel #: 00116 002023, 00116 002005 (pt), & 08005 000025 (pt)
Location: 0, 0, & 2378 Pine Circle Drive
Commission District: 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/4/2026



Zoning Map

Subject Area
City Limits

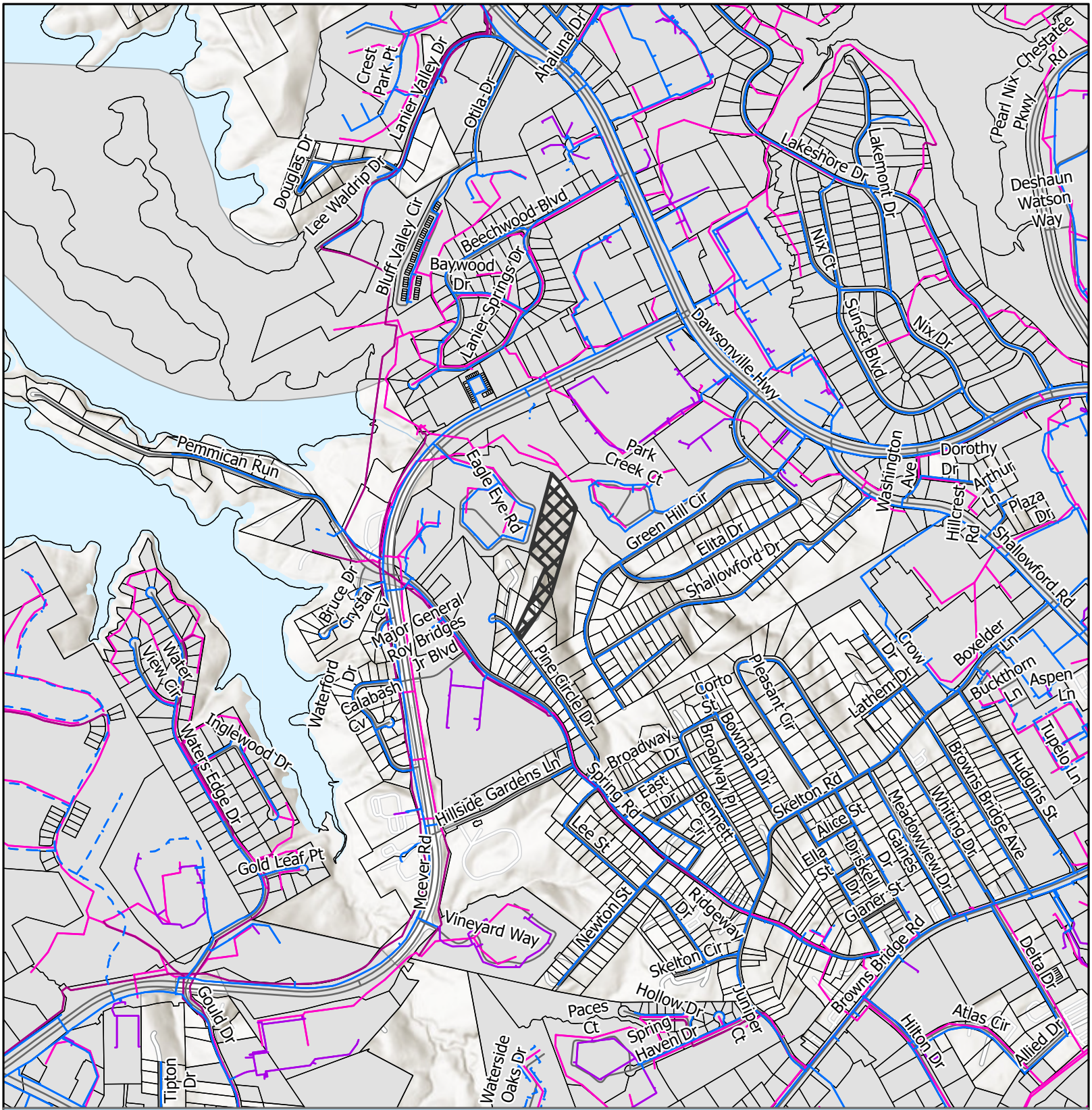
Zoning

- AR-1
- H-B
- I-1
- O-I
- PCD
- POD
- PRD
- R-1
- S-S
- V-C

Applicant: Kelly Towers III, LLC
Tax Parcel #: 00116 002023, 00116 002005 (pt), & 08005 000025 (pt)
Location: 0, 0, & 2378 Pine Circle Drive
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/4/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Kelly Towers III, LLC
Tax Parcel #: 00116 002023, 00116 002005 (pt), & 08005 000025 (pt)
Location: 0, 0, & 2378 Pine Circle Drive
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/4/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Kelly Towers III, LLC
Tax Parcel #: 00116 002023, 00116 002005 (pt), & 08005 000025 (pt)
Location: 0, 0, & 2378 Pine Circle Drive
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/4/2026

GEORGIA DEPARTMENT OF PUBLIC HEALTH
District 2 Public Health

Hall County Environmental Health

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

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

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: July 29, 2026

Subject: August 27, 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.

* 5578 Stone Trace, Barr: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 6820 Holly Springs Rd, Meeler: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* 0 Pine Circle, Towers: No comment.

Outlook

RE: Tentative Planning Items August 27, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 7/21/2026 9:48 AM
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 Morning Kaitlyn,

Please see the below comments from our office.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, July 17, 2026 3:13 PM
Subject: Tentative Planning Items August 27, 2026 Hall County Board of Commissioners Voting Meeting

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

Good afternoon,

The Tentative Planning Items for the **August 27, 2026,** Hall County Board of Commissioners Voting Meeting are now available. For consistency, please submit your comments in memorandum format. We would greatly appreciate it. Please note that late comments may not be included in the staff report.

Reminder: These items will be discussed at next week's Development Review meeting.

When submitting comments, be sure to include:

- **Applicant's name**
- **Property address**
- **Your corresponding comment**

Comments are due **Wednesday, July 29, 2026.**
Please email all comments to:
- Lynn – ltaylor@hallcounty.org
- Kaitlyn – kelliott@hallcounty.org

Please use the links below.

- **5578 Stone Trace | Special Use** | amend conditions of zoning | on a 2.37± acre tract located on the northeast corner of Stone Trace approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 | **Proposed use: Remove designation of parcel as "reserved for community development" to allow a single family residence** | Commission District 2 | **William Barr, applicant**
  Off-system, no impacts expected to the State Highway System.
- **(A) 6820 Holly Springs Road | Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.46 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**
  On-system. Residential driveway to be permitted by the Area 1 - Gainesville Office. Driveways may be required to be shared. If combined into one access, a commercial driveway permit will be required.
- **(B) 6820 Holly Springs Road | Variance to Section 9.2.4** | to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.46 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

- **(A) 0 Pine Circle Drive | Rezone** | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.9± acre tract located approximately 460 feet north of Pine Circle Drive accessed through a private easement | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**
  Off-system, no impacts expected to the State Highway System.
- **(B) 0 Pine Circle Drive | Special Use** | for a telecommunication tower | on a 4.9± acre tract located _____ | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

- **(C) 0 Pine Circle Drive | Variance to Section 7.4.5** | for a tall structure t permit | on a 4.9± acre tract located _____ | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: July 29, 2026

Subject: August 27, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the August 27, 2026, meeting. Upon review, we provide the following comments.

5578 Stone Trace | Special Use | amend conditions of zoning | on a 2.37± acre tract located on the northeast corner of Stone Trace approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 | **Proposed use: Remove designation of parcel as "reserved for community development" to allow a single family residence** | Commission District 2 | **William Barr, applicant**

- **Engineering**: No comment.
- **Traffic:** There are no concerns with traffic for the proposed use as a single-family residential home.
- **Utilities:** No comment. This property is located in the Oakwood sewer district.

(A) 6820 Holly Springs Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.46 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

(B) 6820 Holly Springs Road | Variance to Section 9.2.4 | to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.46 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

- **Engineering**: As this subdivision is less than 6 lots, a stormwater management report is not required.
- **Traffic:** Access is on a State Route and will require approval from the Georgia Department of Transportation.

- **Utilities:** No comment. This property is located in the Hall County sewer district, but not available near this location.

(A) 0 Pine Circle Drive | Rezone | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.9± acre tract located approximately 460 feet north of Pine Circle Drive accessed through a private easement | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(B) 0 Pine Circle Drive | Special Use | for a telecommunication tower | on a 4.9± acre tract located _____ | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(C) 0 Pine Circle Drive | Variance to Section 7.4.5 | for a tall structure t permit | on a 4.9± acre tract located _____ | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

- **Engineering**: Bond will be required.
- **Traffic:** Please provide an intersection sight distance certification at the Pine Cricle drive at driveway access point. This is to ensure the safe operation of the intersection during construction and ongoing use by telecommunication vehicles serving the facility.
- **Utilities:** No comment. Property is connected to Gainesville sewer district.

Hall County Government
FIRE RESCUE

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POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 7/20/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 8-27-2026 BOC Fire Comments
Please be advised that our office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 8/27/26 meeting. Upon review, we provide the following comments.

- **5578 Stone Trace | Special Use** | amend conditions of zoning | on a 2.37± acre tract located on the northeast corner of Stone Trace approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 | **Proposed use: Remove designation of parcel as "reserved for community development" to allow a single family residence** | Commission District 2 | **William Barr, applicant**

The Hall County Fire Marshal's Office has no comment s as proposed.

- **(A) 6820 Holly Springs Road | Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.46 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

The Hall County Fire Marshal's Office has no comment s as proposed.

- **(B) 6820 Holly Springs Road | Variance to Section 9.2.4** | to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.46 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

The Hall County Fire Marshal's Office has no comment s as proposed.

- **(A) 0 Pine Circle Drive | Rezone** | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.9± acre tract located approximately 460 feet north of Pine Circle Drive accessed through a private easement | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

  The Hall County Fire Marshal's Office has no comment s as proposed.

- **(B) 0 Pine Circle Drive | Special Use** | for a telecommunication tower | on a 4.9± acre tract located _____ | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

  The Hall County Fire Marshal's Office has no comment s as proposed.

- **(C) 0 Pine Circle Drive | Variance to Section 7.4.5** | for a tall structure t permit | on a 4.9± acre tract located _____ | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

  The Hall County Fire Marshal's Office has no comment s as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

To: Katie Ahmed, Planning and Zoning Director

From: Kristie Turner, Development Services Director

Date: July 28, 2026

Subject: August 27, 2026 Board of Commissioners Agenda

---

1. **5578 Stone Trace** | **Special Use** | amend conditions of zoning | on a 2.40± acre tract located on the northeast corner of Stone Trace approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 | **Proposed use: Remove designation of parcel as "reserved for community development" to allow a single-family residence** | Commission District 2 | **William Barr, applicant**

   No structures on property, Building Inspections has no comment.

2. **(A) 6820 Holly Springs Road** | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

   (B) 6820 Holly Springs Road | **Variance to Section 9.2.4** | to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | **Proposed use: 5-lot subdivision** | Commission District 3 | **Henry Meeler, applicant**

   No structures on property, Building Inspections has no comment.

3. **(A) 0 Pine Circle Drive** | **Rezone** | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.77± acre tract located on the north side of Pine Circle Drive approximately 473 feet from its intersection with Pine Circle Drive and a private easement to the property | Zoned R-

1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(B) 0 Pine Circle Drive | **Special Use** | for a telecommunication tower | on a 4.77± acre tract located on the north side of Pine Circle Drive approximately 473 feet from its intersection with Pine Circle Drive and a private easement to the property | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(C) 0 Pine Circle Drive | **Variance to Section 7.4.5** | to telecommunication height standards | on a 4.77± acre tract located on the north side of Pine Circle Drive approximately 473 feet from its intersection with Pine Circle Drive and a private easement to the property | Zoned R-1; Tax Parcel 00116 002023 | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

No structures on property, Building Inspections has no Comment.

Outlook

Fw: 0, 0 & 2378 Pine Circle Drive - Notice Signs

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 8/5/2026 4:47 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (6 MB)
IMG_2389.jpeg; IMG_2390.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Wednesday, August 5, 2026 12:44 PM
To: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>
Subject: Re: 0, 0 & 2378 Pine Circle Drive - Notice Signs

Good afternoon,

It's only allowing me to attach a couple pictures at a time. This is the first two sets of 2 posted at the front of the property at the beginning of the driveway and the second set is posted behind the mobile home across the driveway on the other property. I will send the third set in a separate email.

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

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Outlook

Fw: 0, 0 & 2378 Pine Circle Drive - Notice Signs

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 8/5/2026 4:48 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

3 attachments (9 MB)
IMG_2391.jpeg; IMG_2395.jpeg; IMG_2394.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Wednesday, August 5, 2026 12:49 PM
To: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>
Subject: Re: 0, 0 & 2378 Pine Circle Drive - Notice Signs

Good afternoon,

This is the third set of 2 posted on the back landlocked property. I went to the edge of the driveway and walked about 20 yards before it drops down a hill another 20 or so yards where I found the stake for the other property line. I posted these just inside where the stake is located. I have added a picture showing the stake and where the signs are posted just inside the property line. As well as a picture from where the signs are posted and looking back towards the other properties. At the top of the hill there is about 20 more yards to where the edge of the driveway is for reference. If there is anything else I can do to help with this please let me know.

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

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Outlook

Fw: 0, 0 & 2378 Pine Circle Drive - Notice Signs

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 8/5/2026 4:49 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (3 MB)
IMG_2396.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Wednesday, August 5, 2026 12:50 PM
To: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>
Subject: Re: 0, 0 & 2378 Pine Circle Drive - Notice Signs

Good Afternoon,

I forgot to add the picture of the signs from the top of the hill. Showing the stake and the signs from about 20 yards away.

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

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ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: KELLY TOWERS III, LLC

REQUEST: VARIANCE TO REDUCE MINIMUM YARDS AND ROAD FRONTAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG 27, 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: KELLY TOWERS III, LLC

REQUEST: REZONE FROM R-1 TO S-S FOR TELECOM TOWER; W/ A SPECIAL USE & VARIANCE TO 7.4.5

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG 27, 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

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APPLICANT: KELLY TOWERS III, LLC

REQUEST: REZONE FROM R-1 TO S-S FOR TELECOMMUNICATION TOWER; W/A SPECIAL USE & VARIANCE TO 7.4.5

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG 27, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

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APPLICANT: KELLY TOWERS III, LLC

REQUEST: VARIANCE TO REDUCE MINIMUM YARDS AND ROAD FRONTAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG 27, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

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APPLICANT: KELLY TOWERS III, LLC

REQUEST: VARIANCE TO REDUCE MINIMUM YARDS AND ROAD FRONTAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG 27, 2026
Time: 6:00 PM

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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APPLICANT: KELLY TOWERS III, LLC

REQUEST: REZONE FROM R-1 TO S-S FOR TELECOM TOWER; W/A SPECIAL USE & VARIANCE

PUBLIC HEARINGS WILL BE HELD ON: TO 7.4.5

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: AUG 27, 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

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APPLICANT: KELLY TOWERS III, LLC

REQUEST: VARIANCE TO REDUCE MINIMUM YARDS AND ROAD FRONTAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION Date: N/A Time: N/A

COUNTY COMMISSION Date: AUG 27, 2026 Time: 6:00 PM

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: KELLY TOWERS III, LLC

REQUEST: REZONE FROM R-1 TO S-S FOR TELECOM TOWER; W/A SPECIAL USE & VARIANCE TO 74.5

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION Date: N/A Time: N/A

COUNTY COMMISSION Date: AUG 27, 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 NOTIC

Outlook

0, 0 & 2378 Pine Circle Drive - Notice Signs

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Thu 9/3/2026 11:01 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

3 attachments (8 MB)
IMG_2522.jpeg; IMG_2521.jpeg; IMG_2520.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Tuesday, September 1, 2026 10:24 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Cc: Liliana Cortez (Planning) <lcortez@hallcounty.org>
Subject: Re: 0, 0 & 2378 Pine Circle Drive - Notice Signs

Changed 6 signs on property to reflect September 22,2026 BOC meeting date. 2 signs at the front appeared to be downed from someone cutting grass. If you remind me I can recheck in a few weeks to make sure they are still properly posted. If you need anything else please feel free to reach out.

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

HALL COUNTY
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ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: KELLY TOWERS III, LLC

REQUEST: VARIANCE TO REDUCE MINIMUM YARDS AND ROAD FRONTAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	COUNTY COMMISSION
Date: N/A	Date: SEPT 22, 2026
Time: N/A	Time: 6:00 PM

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: KELLY TOWERS III, LLC

REQUEST: REZONE FROM R-1 TO S-S FOR TELECOM TOWER; W/A SPECIAL USE & VARIANCE

PUBLIC HEARINGS WILL BE HELD ON: TO 7.4.5

PLANNING COMMISSION	COUNTY COMMISSION
Date: N/A 03,2024	Date: SEPT 22, 2026
Time: N/A A.M.	Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

LONING NOTICE

APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

PPLICANT: KELLY TOWERS III, LLC

EQUEST: REZONE FROM R-1 TO S-S FOR TELECOMM-

UNICATION TOWER; W/ A SPECIAL USE & VARIANCE TO

PUBLIC HEARINGS WILL BE HELD ON: 7.4.5

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: SEPT 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: KELLY TOWERS III, LLC

REQUEST: VARIANCE TO REDUCE MINIMUM YARDS AND ROAD FRONTAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: SEPT 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: KELLY TOWERS III, LLC

REQUEST: REZONE FROM R-1 TO S-S FOR TELECOM TOWER; W/ A SPECIAL USE & VARIANCE TO 7.45

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: SEPT 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: KELLY TOWERS III, LLC

REQUEST: VARIANCE TO REDUCE MINIMUM YARDS AND ROAD FRONTAGE

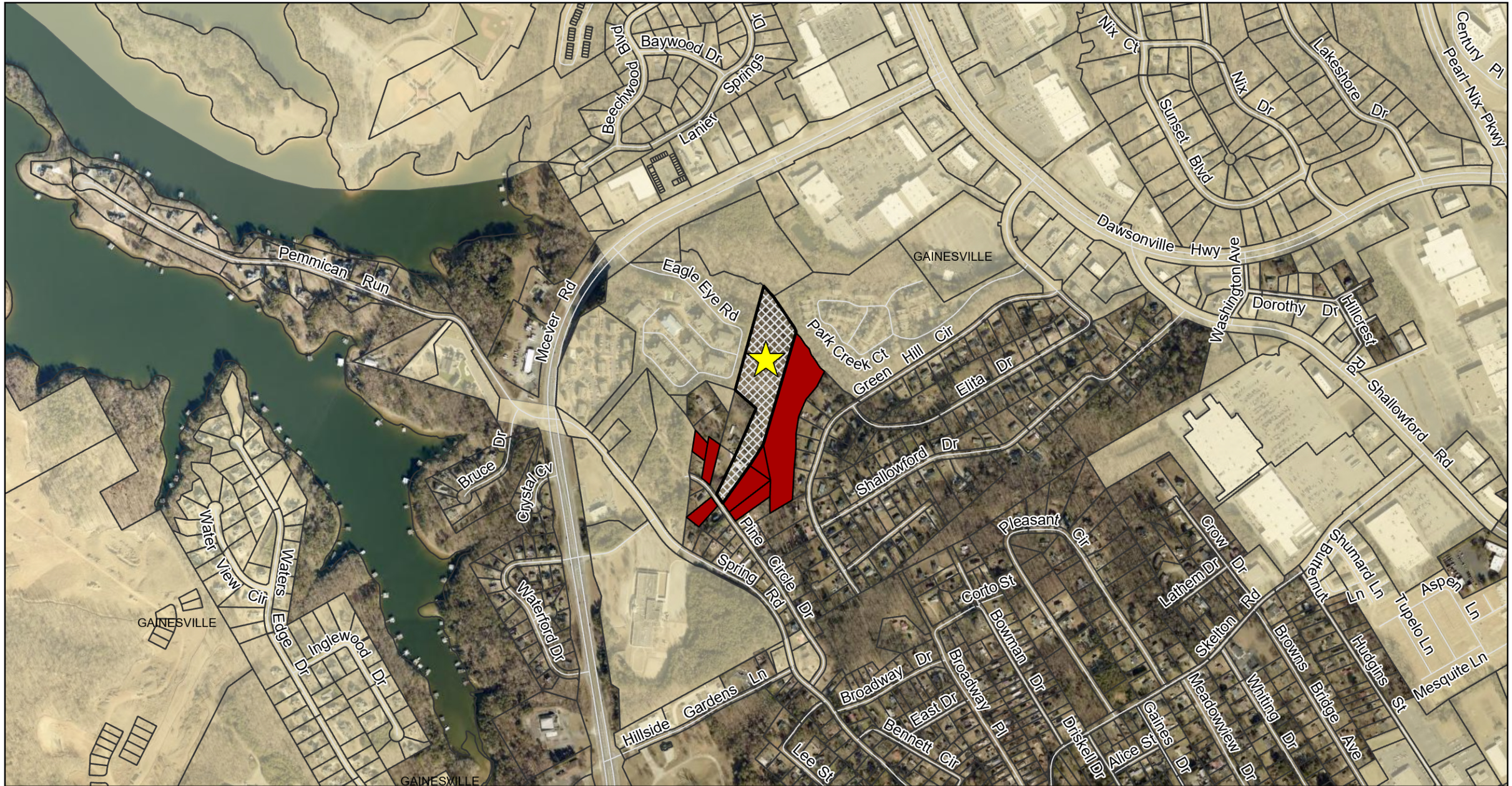
PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: SEPT 22 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



N

Subject Property
Against
Support

0 825 1,650 Feet

Public Comments Map

Subject Property Address:
0, 0, 2378 Pine Circle Drive

Applicant:
Kelly Towers III, LLC

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 3
Support: 0

Date Prepared: 8/26/2026

HALL COUNTY GEORGIA
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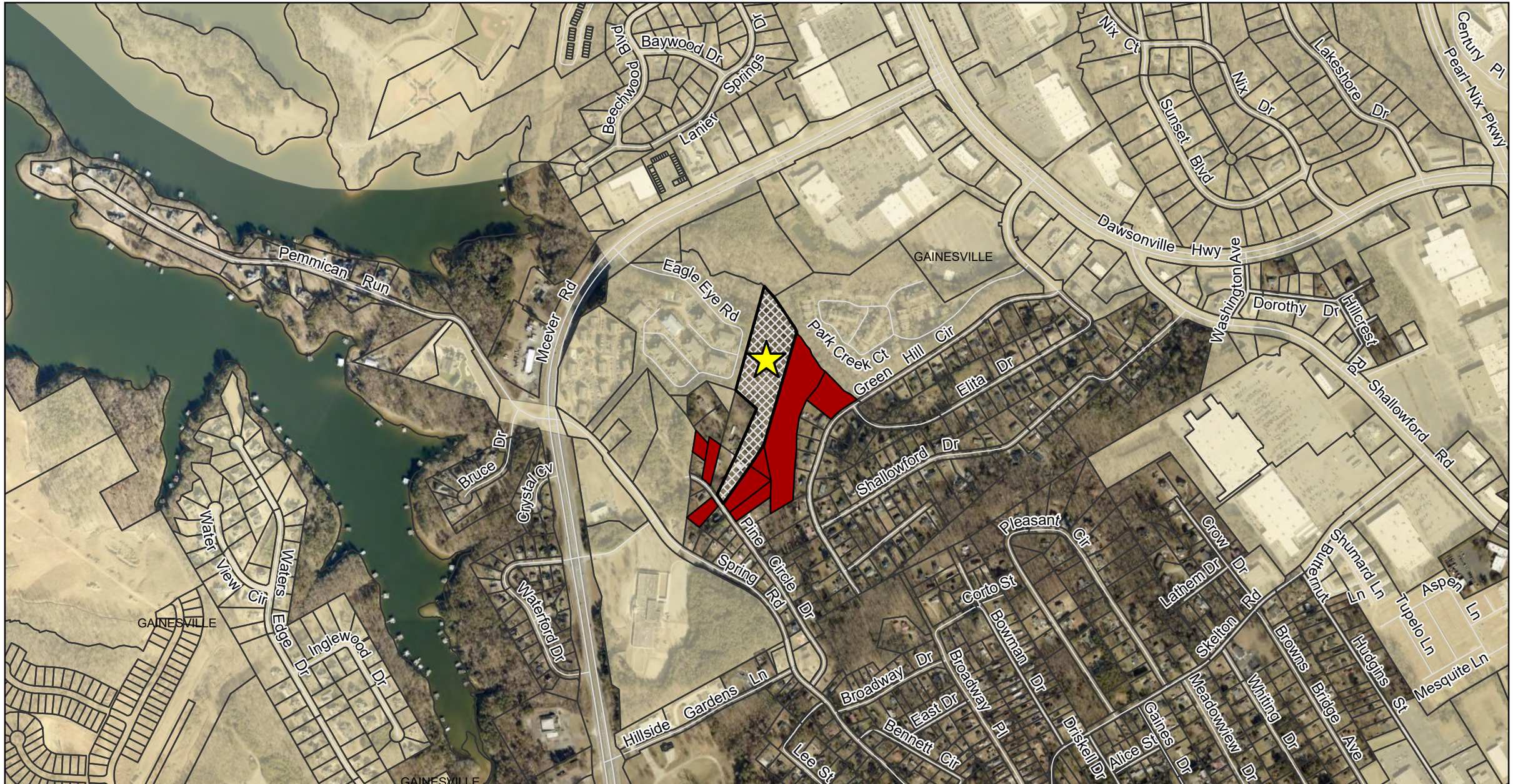


N

Subject Property
Against
Support

0 825 1,650 Feet

Public Comments Map

Subject Property Address:
0, 0, 2378 Pine Circle Drive

Applicant:
Kelly Towers III, LLC

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 5
Support: 0

Date Prepared: 9/21/2026

HALL COUNTY GEORGIA
We have it all in Hall

Outlook

T- Mobile Cell Tower Rezoning Pine Circle Drive

From Sherry Dubose [redacted]
Date Mon 8/17/2026 2:25 PM
To Planning <planning@hallcounty.org>

[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Dear Representatives,
This letter is to inform you of my shock that a cell tower is being considered in a residential neighborhood.

The road that T-Mobile is proposing to use to transport heavy industrial equipment, is also a road for the residents of Pine Circle Drive. Children and pets play and walk on this road. Also, it is a natural cut through and has been used for years to the apartments and shopping areas.

The building of the cell tower would require the transport of heavy industrial equipment through a small narrow street where there are houses and children. (Pictures below)
This structure would be close enough to homes and apartments to where it would also pose a danger of catastrophic collapse during severe storms.

This danger is so real that the cell companies are developing new technology to let them know when parts of the cell towers are damaged and fall.

This 100 to 175 foot cell tower can be seen from up to 16 miles. It would change the entire landscape of our county and city.
The properties on Pine Circle Drive and Green Hill Circle, would decrease in value, along with many of the commercial properties. When driving to the Movie theater instead of seeing trees an unsightly cell tower would be our view.

The owner of the property, contacted the T-Mobile cell company to build the tower. This is not needed for emergency services, it is just purely personal gain of an individual owner.
This owner does not live in the Gainesville or Hall County area.
He is not concerned with:
1. Physical Safety.
2. The loss of Hall County dollars in a lawsuit.
3. The aesthetics of our city and county.
4. Decreased Property values of the home and land owners in the area.

Please consider the reasons above and do not allow this area to be rezoned for a cell tower.

My personal goal was to build a much needed residential community on my seven acres of land at Pine Circle, to improve the quality of life for the many people living at Pine Circle and Green Hill Circle.

I’m a resident and land owner in Hall County.









Thank you,
Sherry DuBose
SD Properties of Gainesville GA
Kirwin DuBose Properties LLC

Sent from my iPhone

Print

Board of Commissioners Work Session Comments - September 8, 2026 - Submission #148993

Date Submitted: 8/31/2026

Comments completed in the form below will be submitted into the record for the September 8, 2026 Work Session of the Hall County Board of Commissioners.

First Name*

Sherry

Last Name*

DuBose

Address1*

4617 Quailwood Drive

Address2

City*

Flowery Branch

State*

GEORGIA

Zip*

30542

Your Comments*

My Name is Sherry DuBose.
I am a Hall County Resident and Property owner. Through Kirwin DuBose Propertie, LLC I own approximately 7.5 acres within the larger Pine Hill Circle Property, along with residential land and property affected by the proposed cell tower and access route. My renters use the same residential access road that Kelly Towers proposes to use for construction and permanent tower access.

This road depends on land that I own.My deed grants me and my tenants a non-exclusive ingress and egress easement 20 ft wide. It does not grant Kelly Towers a Utility corridor, a construction staging area, a crane route, grading rights or an unlimited right to widen the road. The proposed access road is used by families at Pine Circle to Drive to their homes.Children and pets walk and play on this road. The proposed location of the tower is used as a cut through to visit nearby apartments and shopping areas.

Kelly Towers states that " No third Party residential Property owner is adversely affected by either variance". This is simply not true. this is a residential community. It will affect the Property values on Pine Circle Drive and Green Hill Circle, the long time renters of Pine Circle which includes 10 mobile homes, the residents at Park Hill Apartments.

By requesting these Variances, Kelly Towers is asking you to ignore a cell Tower Fall Zone. A cell tower fall zone is the area surrounding the base of a tower where the structure or parts could reasonably be expected to fall. this zone also accounts for hazards like falling ice, detached equipment or debris, accidents or mechanical malfunctions. Fire and lightning is also a problem.
THIS IS WHY OUR CITIES AND COUNTIES HAVE SETBACKS TO DISTANCE TOWERS FROM SCHOOLS AND HOMES. SETBACKS ARE ESSENTIAL FOR PROTECTING PUBLIC HEALTH.

The Topography of the land for the proposed cell tower location is extremely sloped. Cell towers companies routinely spray bare-ground pesticides, herbicides and toxic chemicals around tower bases to control vegetation and fire risk. these chemicals frequently leach or wash downhill during rains. Without any living vegetation to anchor the dirt, stormwater cuts deep gullies and caused massive topsoil loss down the slope.
These toxic chemicals will go across my tract 2, and into the creek below and in and around the homes at Green Hill Circle and Park Hill Apartments. Instead of looking at the woods behind our movie theater, the view will be red mud.

The EMF Score that measures persons exposure to electromagnetic fields from nearby cell tower and power lines is currently elevated or Pine Circle is currently Elevated at 66, where as Green Hill Circle is already High at 84. A 175 ft cell tower in this area would push the moderate rating to High Exposure and Green Hill Circle even Higher. Children absorb proportionally more radiofrequency (RF) Radiation into their brains and bodies than adults due to smaller skulls and thinner tissues.

I am pleading with our Chairmans and Commissioners, Please do not put the children in this area at risk through Fall Zones, chemicals, commercial traffic where they play and Radiation exposure. The long term effects of this tower in a residential neighborhood will be devastating for many years to come if allowed.
Thank You,
Sherry DuBose

Please write your comments in the box above.

File Upload

Choose File No file chosen
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - August 27, 2026 - Submission #148241

Date Submitted: 8/15/2026

Comments completed in the form below will be submitted into the record for the August 27, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Rafael

Last Name*

Sanjuan

Address1*

2371 Pine Circle Dr

Address2

City*

Gainesville

State*

GA

Zip*

30504

Item for Comment*

0, 0 & 2378 Pine Circle Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I'm a resident of the neighborhood that is being used for an antenna and single family residence. Our neighborhood is peaceful, no traffic and there are a lot of kids playing around the neighborhood. Our neighbors are friendly and play on the streets and we wouldn't want traffic causing a commotion and endangering our kids playtime. The antenna that they plan on constructing will devalue our property. We don't know the negative consequences that the antenna could do; it could cause radiation and we don't want any of that. Also, there is an elementary school that is nearby that could affect them as well. I hope you will consider our comments and concerns about having this built near us. There are many commercial sites nearby that could be used to build this. Please help us avoid this issue. Thank you.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - August 27, 2026 - Submission #148766

Date Submitted: 8/26/2026

Comments completed in the form below will be submitted into the record for the August 27, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

josue

Last Name*

tavira

Address1*

232 green hill circle

Address2

City*

gainesville ga

State*

GA

Zip*

30504

Item for Comment*

0, 0 & 2378 Pine Circle Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

To the Hall County Government,
regarding the planning and zoning of Pine Circle Drive. We the property owners of 232 Green Hill respectfully oppose the application of: 0, 0 & 2378 Pine Circle Drive | rezone | from residential (R-1) to suburban shopping (S-S).
We love our back yard and skyline views, as parents we seek the safety of our children, and to protect them from any dangerous situations. As well as our property values we don't want to decrease them.
We believe this matter deserves better input, and community considerations before moving forward.
Thank you for your time and opportunity.
Sincerely 232 Green Hill Cir.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

[redacted] you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Outlook

Pine Circle Letter

From Sherry Dubose <[redacted]>
Date Mon 9/14/2026 10:53 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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

Hi Kaitlyn,

Could you please help submit this letter for the Monday Meeting. I was unable to submit.. it could be too long.

Dear Chairman and Commissioners:

My name is Sherry DuBose. I am a neighboring property owner, landlord, and owner of property directly below the proposed cell-tower site.

I am not opposed to reliable cellular service. I am opposed to placing this 175-foot commercial tower at this particular location. After reviewing the revised site plan, the engineer's letter, and the actual land, I respectfully ask the Board to deny this application.

The revised location does not correct the major problems with this site. It moves the tower approximately 75 feet west, but it does not resolve the steep terrain, erosion and drainage risks, access through an occupied residential community, or the required setbacks from surrounding residential property.

My principal reasons for requesting denial are:

1. The revised location shifts the setback problem

The applicant emphasizes that the tower is now approximately 175 feet from the eastern property line. However, the revised drawing appears to place it only approximately 101 feet from the western property line.

A 175-foot tower-height radius would therefore extend approximately 74 feet beyond the western property line. Moving the tower west may improve the distance

from one property, but it moves the tower closer to another property. It shifts the problem rather than solving it.

The original application stated that the tower was only 58 feet from a southern property line, compared with an 87.5-foot tower setback and a reported 350-foot separation requirement from R-1 property. The revised submission does not clearly explain which variances are still required.

Before any vote, the applicant should be required to provide the exact distance from the tower, foundation, and compound to every surrounding parcel and zoning boundary—not simply the boundary most favorable to the applicant.

Please require a setback table identifying:

- Every adjoining parcel and property owner;
- The zoning of each parcel;
- The distance from the tower to every property line;
- The distance from the compound and fencing to every property line;
- Which properties fall within the tower-height radius; and
- Every variance that remains necessary after the relocation.

2. I own the residential property directly below the tower site

Through SD Properties of Gainesville, GA LLC, I own Parcel 00116002023, identified as Property No. 10 on the revised plan. This R-1 property lies east of and directly downhill from the proposed tower site.

I also own residential lots affected by the access route through Kirwin DuBose Properties LLC.

The danger of erosion, concentrated runoff, slope movement, and construction damage is therefore a direct threat to property I own. Clearing trees, cutting into the hillside, adding compacted fill, and constructing a gravel compound and access road will change how water moves across this land.

The applicant has not provided a sealed drainage analysis demonstrating that additional water, mud, or sediment will not flow onto my property. There is also no complete plan showing retaining walls, fill slopes, drainage pipes, culverts, or discharge locations.

If this development damages or destroys my property through erosion, slope movement, or altered drainage, the damage may be difficult or impossible to reverse. The County should not approve the tower first and require neighboring owners to deal with the consequences later.

3. The video shows that this is not a level construction site

I have provided a video of the actual land. It shows steep, uneven, and heavily wooded terrain with substantial changes in grade.

A 60-by-60-foot tower compound cannot simply be placed on this hillside. The applicant will have to excavate into the upper slope, place fill on the downhill side, construct retaining walls, or use some combination of those methods.

The revised site plan does not show:

- Existing and proposed grades;
- Finished tower-pad elevation;
- Depth and extent of excavation;
- Cut-and-fill quantities;
- Retaining-wall locations and heights;
- Downhill fill slopes;
- Stormwater collection and discharge;
- Soil-boring locations; or
- A global slope-stability analysis.

This drawing shows where the applicant wants to put the tower. It does not demonstrate how the tower can be safely built there.

4. The engineer's letter does not establish that this slope is safe

The engineer's letter discusses the steel monopole and its resistance to wind. It does not provide a site-specific geotechnical report, foundation design, drainage plan, or slope-stability analysis.

The statement that monopole failure is rare and that the tower may theoretically have a "zero-foot fall radius" does not answer whether the soil, foundation, fill, or retaining walls could fail.

The Board should require answers to these questions:

- How deep and wide will the concrete foundation be?
- Has the soil and rock been tested at the relocated tower center?
- Could excavation, retaining-wall anchors, soil nails, utilities, or drainage structures extend under or onto my property?

● Has the entire downhill slope, including my property, been included in the stability analysis?

● Has the analysis considered saturated soil, severe rainfall, erosion, and construction vibration?

● Where would the pole and attached equipment go if a failure occurred?

● How many future carriers and antenna levels will the tower support?

● Could the tower ever be increased above 175 feet?

● Are the structural and foundation calculations based on the maximum possible height and maximum carrier loading?

A monopole can be safely constructed on some sites, but a tall monopole placed on a steep slope requires much more than a general letter about the steel pole. The safety of the pole cannot be separated from the safety of its foundation and the hillside supporting it.

5. The access road runs through an occupied residential community

Construction will require concrete trucks, drilling equipment, cranes, tractor-trailers, and vehicles carrying long, heavy monopole sections. The proposed access passes homes where families live and children and pedestrians may be present.

The documents have referred to three different access widths: a recorded 20-foot ingress-and-egress easement, a proposed 25-foot road, and an earlier 30-foot ingress, egress, and utility route.

The applicant has not demonstrated:

● The exact legal access and utility rights;

● Whether the easement permits commercial tower traffic and utilities;

● Where large trucks and cranes will turn, pass, stage, and unload;

● Whether the road can carry the weight of the equipment;

● How residents and emergency access will be protected; or

● Whether the road will have to be widened onto property that the applicant does not own.

I have not consented to using my property for road widening, utility installation, equipment staging, drainage improvements, or permanent commercial tower access beyond any rights legally established by the recorded documents.

Conclusion

This remains a 175-foot commercial facility proposed on steep land, surrounded by residential property, and reached through an occupied residential community.

The applicant's revision moves the tower, but it does not provide the engineering, setback, access, and property-protection information necessary to show that this location works. The engineer's letter addresses the steel pole but does not establish that the foundation and hillside are stable or that my downhill property will be protected.

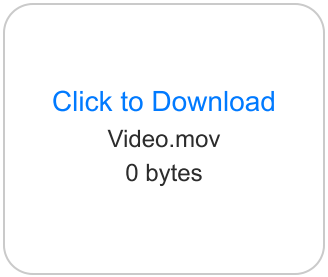
Please follow the concerns already identified in this application and deny the rezoning, special use, and related variances.

A tower can be built somewhere else. Damage to my land, the residential community, and the future use of these properties may be permanent.

Thank you for your consideration.

Respectfully submitted,

Sherry DuBose
SD Properties of Gainesville, GA LLC
Kirwin DuBose Properties LLC



Sent from my iPhone

Jennifer Rivera (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, September 8, 2026 8:26 AM
To: America Lucario
Cc: Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning)
Subject: RE: NO to proposed antenna by Kelly Towers LLC

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Please note: Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal https://hallcountyga.nextrequest.com/.

From: America Lucario [redacted]
Sent: Saturday, September 5, 2026 11:46 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: NO to proposed antenna by Kelly Towers LLC

You don't often get email from [redacted] Learn why this is important

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

To whom it may concern,
My name is America Lucario, and I live at 1911 Driskell Dr. I am writing to respectfully ask that the Hall County Board of Commissioners vote **NO** on the proposed antenna by Kelly Tower LLC in the Pine Circle Drive neighborhood.
This issue is especially important to me because my grandparents live on this street. They are at a point in their lives where they are approaching retirement and hope to enjoy the peaceful, quiet neighborhood they have known and valued for many years. I am willing to advocate on their behalf and make sure their concerns are heard.

I am also concerned that the questions and concerns of residents in this area may not receive the attention they deserve because of the demographics of the neighborhood. Every resident deserves to have their voice heard and their quality of life taken seriously when decisions are being made that could significantly affect their community.

I respectfully urge the Hall County Board of Commissioners to listen to the concerns of the Pine Circle Drive residents and vote **NO** to this proposed development.

Thank you for your time and consideration.

Sincerely,

America Lucario

Print

Board of Commissioners Voting Meeting Comments - September 22, 2026 - Submission #150117

Date Submitted: 9/21/2026

Comments completed in the form below will be submitted into the record for the September 22, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Lara

Last Name*

Morgan

Address1*

145 Meadow Oak Drive

Address2

City*

Talmo

State*

GA

Zip*

30575

Item for Comment*

Other Business

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Please deny:
• The rezoning
• The special-use request
• The requested variances
And require the applicant to find a more appropriate location.
• We are not asking you to stop telecommunications development.
• We are asking you to put telecommunications development in the right place.

Please write your comments in the box above.

File Upload

Pine Circle Opposition Letter.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

September 22, 2026

Re: Formal Opposition to Proposed Telecommunications Tower at 2378 Pine Circle Drive — Gainesville/Hall County, Georgia

To the Hall County Board of Commissioners and Members of the Planning and Zoning Review Process:

I am writing to formally and unequivocally oppose the proposed telecommunications tower at **0, 0 & 2378 Pine Circle Drive**.

I am an **experienced Realtor who has worked in the North Georgia real estate market for many years**, and I understand firsthand what makes a residential property desirable—and what can make a property more difficult to market and sell.

I am not opposed to cell phone service or responsible expansion of telecommunications infrastructure.

I am opposed to placing this tower in this residential neighborhood.

According to Hall County's current agenda, this proposal involves a **4.99-acre tract currently zoned R-1 Residential** and requires the County to approve four separate requests: a rezoning from **R-1 Residential to Suburban Shopping (S-S)**, a **special use for a telecommunications tower**, a variance to the County's telecommunications-tower standards, and a variance to reduce minimum road frontage.

That is significant.

This is not simply a request to install equipment on an appropriately zoned commercial property. It requires changing the existing residential zoning and granting multiple exceptions to the County's development standards.

I respectfully ask the Board to deny all four requests and protect the existing residential character of Pine Circle.

The impact on surrounding homeowners is not theoretical

As a Realtor, one of the first things I consider when evaluating a property is **marketability**.

When I take a home to market, I have to consider what a prospective buyer sees when they arrive, what they see from the windows and yard, what surrounds the property, and what competing homes offer.

A large telecommunications tower can become a permanent and highly visible feature of the surrounding neighborhood.

And buyers have choices.

If a prospective buyer is comparing two otherwise similar homes—one with a large cell tower prominently visible nearby and one without it—that visual difference can become a factor in the buyer's decision.

It can affect the number of buyers willing to consider the property, the amount they are willing to offer, and the length of time the property may remain on the market.

That is not speculation about someone's health or motives. It is a basic reality of residential real estate: location, surroundings, views, aesthetics, and buyer perception affect marketability.

There is published research showing potential resale-value impacts

The concern about property values is also supported by published research.

A study published in the *Journal of Real Estate Finance and Economics* examined more than 23,000 residential sales and analyzed the relationship between home values, wireless-tower proximity, and tower visibility.

The researchers reported that properties within approximately **0.72 kilometers—about 2,362 feet—of the nearest tower experienced an average value decline of 2.46%**, with effects reaching **9.78% for homes within the tower's visibility range** compared with homes outside that visibility range.

Another study examined actual residential transactions in **Savannah, Georgia**, using sales from 2007 through 2016. That research reported that proximity to cellular towers could reduce selling prices by as much as **7.6%**.

I want to be fair and accurate: **the research is not unanimous.** Another market study found no measurable difference within a quarter-mile in the markets it examined.

But that disagreement does not make the concern irrelevant.

It means that the impact can depend upon factors such as **distance, visibility, tower design, neighborhood characteristics, and the local real estate market.**

And that is exactly why the County should not assume that surrounding homeowners will suffer no economic consequence.

I see this from the perspective of a Realtor—and a homeowner

A homeowner may live in a property for ten, twenty, or thirty years.

At some point, however, many homeowners need to sell.

When that day comes, they should not have to explain to prospective buyers why a major telecommunications structure was placed next to their neighborhood.

They should not have to wonder whether buyers will be concerned about the tower's appearance, proximity, or perceived impact.

And they should not have to accept a potentially reduced pool of buyers because a commercial telecommunications facility was approved next to their homes.

Once the tower is constructed, the homeowners cannot move it.

Children's health and residents' well-being

I also believe the concerns of families with children deserve serious consideration.

I recognize that current federal health agencies have not established that properly operating telecommunications facilities cause adverse health effects.

I am not asking the County to make a medical determination.

I am asking the County to recognize that residents have legitimate questions about long-term exposure and deserve complete, objective information before a permanent facility is placed near their homes and where children live and play.

Residents have reported **EMF readings above 80 in this area**.

Residents should not have to accept an unverified number, from either side, as proof of safety or danger.

We need the facts.

Why does this particular location need to be forced into compliance?

This is perhaps the most important question before the Board.

The property is currently residentially zoned.

The applicant wants a rezoning.

The applicant wants a special use.

The applicant wants a variance from telecommunications-tower standards.

The applicant wants another variance concerning road frontage.

Hall County's own agenda confirms these four separate requests.

Why should an established residential neighborhood bear the consequences of making this particular site work?

If there are other technically feasible locations—commercial property, industrial property, existing telecommunications sites, utility corridors, or other appropriate locations—those alternatives should be thoroughly investigated before this neighborhood is asked to accept a permanent structure that may affect its character and marketability.

Please consider the long-term consequences

This Board's decision will not simply affect the applicant.

It will affect the homeowners who already live here.

It will affect their views.

It may affect their ability to market their homes.

It may affect future buyers' perception of this neighborhood.

And it will affect the character of Pine Circle for years, potentially decades, to come.

The homeowners did not create this problem. They should not be required to absorb the consequences of solving it.

I respectfully ask the Board to look beyond the question of whether a tower can technically be constructed on this property.

Ask instead:

Is this the right location?

Is it compatible with the existing residential neighborhood?

Is changing the zoning necessary?

Are the requested variances justified?

Have reasonable alternative locations been fully investigated?

And has the applicant provided enough objective information for the County to confidently conclude that surrounding homeowners will not bear an unreasonable burden?

I respectfully believe the answer to those questions has not been adequately demonstrated.

Please deny the rezoning, deny the special-use request, deny the requested variances, and require the applicant to pursue a more appropriate location.

We are not asking Hall County to stop telecommunications development.

We are asking Hall County to put telecommunications development in an appropriate place.

As a Realtor, I understand the importance of protecting the long-term value and marketability of residential property.

As a resident and concerned member of this community, I understand the importance of protecting the character and quality of life of the people who live here.

And as homeowners, we deserve to know that our County government will carefully consider the consequences before permanently changing the character of our neighborhood.

Please protect Pine Circle.

Thank you for your time and consideration.

Respectfully Submitted,

Lara Morgan

Outlook

Re: Opposition to 175 Foot Cell Tower

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 9/22/2026 9:36 AM
To [redacted]
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Thank you for your comment. It will be forwarded to the Board of Commissioners.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.hallcounty.org

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

Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://hallcountyga.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.

From: Tanya Mulka [redacted]
Sent: Monday, September 21, 2026 8:50 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>
Subject: Opposition to 175 Foot Cell Tower

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September 21, 2026

Hall County Board of Commissioners
Hall County, Georgia

Re: Opposition to Proposed 175-Foot Telecommunications Tower – Pine Circle Drive / Kelly Towers III, LLC

Dear Chairman and Members of the Hall County Board of Commissioners:

I am writing to respectfully request that the Board **deny the applications submitted by Kelly Towers III, LLC for the proposed 175-foot telecommunications tower on Pine Circle Drive.**

This proposal would place a substantial commercial telecommunications structure in an established residential area near Pine Circle Drive and Green Hill Circle. The applicant is seeking to rezone approximately 4.99 acres from Residential (R-1) to Suburban Shopping (S-S), obtain special-use approval for the tower, and receive variances from existing County telecommunications and road-frontage requirements.

I recognize the importance of reliable telecommunications service. My objection is not to telecommunications infrastructure generally, but to **this particular location and the impact a 175-foot tower could have on the surrounding residential community and nearby Lake Lanier.**

Residential Property Values and Marketability

One of my greatest concerns is the potential effect on the value and marketability of surrounding homes.

Hall County's own telecommunications ordinance specifically identifies both **the tower's effect on property values of adjacent and nearby residential properties** and **its effect upon potential purchasers of nearby residentially zoned property** as considerations in evaluating a tall-structure permit.

That is particularly important here.

People purchase homes in this area because of its residential character and its proximity to Lake Lanier. A 175-foot telecommunications tower would introduce a highly visible commercial structure into that environment.

Before approving this proposal, I respectfully ask the County to require credible, site-specific evidence addressing the potential effect of this tower on surrounding residential property values and marketability. General statements that towers do not affect property values should not substitute for an analysis of homes comparable to those surrounding this particular site.

Proximity to Existing Homes

The proximity of a structure this tall to existing homes is also troubling.

Hall County's telecommunications ordinance states that one of its goals is to **encourage the location of towers in nonresidential areas** and to locate telecommunications facilities where adverse effects on the community are minimized.

Yet this proposal requires property currently zoned residential to be rezoned to accommodate the tower.

The County should require the applicant to clearly identify the distance from the proposed tower to **every nearby residence**, not simply the property lines.

Residents and Commissioners should be provided with a map showing those distances before a decision is made.

The Board should also consider what a 175-foot structure would look like from neighboring homes and from the surrounding Lake Lanier community. A structure of that height is fundamentally different in scale from the homes around it.

Stormwater, Erosion and Runoff Toward Lake Lanier

I am also concerned about construction-related and long-term stormwater runoff.
Construction of the tower compound, access drive, equipment areas and associated improvements may require clearing vegetation, disturbing soil and creating additional impervious surfaces.
Given this property's proximity to **Lake Lanier and the watershed that ultimately drains into the lake**, I respectfully request that the County determine exactly where stormwater from the proposed development will flow and what measures will prevent sediment, erosion, pollutants and increased runoff from reaching neighboring properties, streams, drainage systems or Lake Lanier.
Before approval, the public should be provided with a site-specific stormwater and erosion-control analysis showing:
• Existing and proposed drainage patterns;
• The amount of land disturbance and impervious surface created by the project;
• The location of streams, drainage channels and other waters receiving runoff from the property;
• The ultimate destination of stormwater leaving the site;
• Erosion and sediment-control measures during construction; and
• Permanent stormwater controls after construction.
Lake Lanier is far too important a resource for these questions to be addressed only after construction begins.

Existing and Future Radiofrequency Exposure

Residents are also concerned about existing radiofrequency electromagnetic-field levels in this area and what the cumulative RF exposure would be after an additional telecommunications facility begins operating.
I understand that RF emissions from telecommunications facilities are regulated at the federal level and that facilities must comply with applicable FCC exposure requirements.
For that reason, rather than relying solely on assurances of compliance, I respectfully request **objective documentation**.
Before approval, the applicant should provide the County and residents with:

1. Existing baseline RF measurements taken at representative locations within the surrounding residential neighborhood;
2. Engineering calculations showing the anticipated RF exposure after the proposed tower and antennas become operational;
3. An analysis accounting for the cumulative RF contribution of existing nearby telecommunications sources together with the proposed facility; and
4. Certification by an appropriately qualified professional that the completed facility will comply with all applicable FCC RF exposure requirements.

If existing RF levels in this area are already elevated, residents deserve to understand how much additional RF exposure this facility is projected to contribute.
This is not a request for the County to establish its own RF exposure standard. It is a request for **transparency, measurement and verification of compliance with the applicable federal standard.**

Why This Location?

Perhaps the most important question remains unanswered:
Why must a 175-foot telecommunications tower be located here?

Hall County's telecommunications ordinance specifically encourages towers in nonresidential areas and encourages use of existing tower sites and structures.
The applicant should therefore demonstrate, with objective engineering evidence, why existing towers, collocation opportunities, commercial properties, industrial properties or other less intrusive locations cannot provide the required coverage.
The County's ordinance requires more than conclusory statements that an existing tower is unsuitable. If a telecommunications need exists, the appropriate response should be to identify the location that meets that need while imposing the least reasonable burden on surrounding residents—not to change the character of an established residential area simply because this particular parcel is available.

Multiple Exceptions Should Matter

Finally, I ask the Board to consider the proposal as a whole.
The applicant is requesting:
• Rezoning from **Residential (R-1) to Suburban Shopping (S-S);**
• Special-use approval for a telecommunications tower;
• A variance from the County's telecommunications tower standards; and
• A variance reducing minimum road frontage.
When a proposed use requires a rezoning, special-use approval and multiple variances to make a particular site workable, the Board should seriously consider whether **the site itself is inappropriate for the proposed use.**
Hall County adopted telecommunications standards for a reason. Those standards should carry particular weight when the proposed tower would be located among existing residences and near one of Hall County's most important natural and economic resources, Lake Lanier.
I therefore respectfully request that the Hall County Board of Commissioners **deny the rezoning, special-use permit and associated variances requested by Kelly Towers III, LLC.**
At a minimum, no approval should occur until the applicant has provided the Board and surrounding residents with complete, independently verifiable information regarding residential setbacks and proximity, property-value impacts, stormwater and drainage impacts, alternative tower locations, and projected RF exposure and FCC compliance.
Once a 175-foot tower is constructed, its impact on this neighborhood cannot easily be reversed. This decision deserves the highest level of scrutiny before a permanent change is made to an established residential community.
Thank you for considering the concerns of the residents who will live with the consequences of this decision.
Respectfully,
Tanya Mulka
4415 T Mor Cove
Oakwood, Georgia

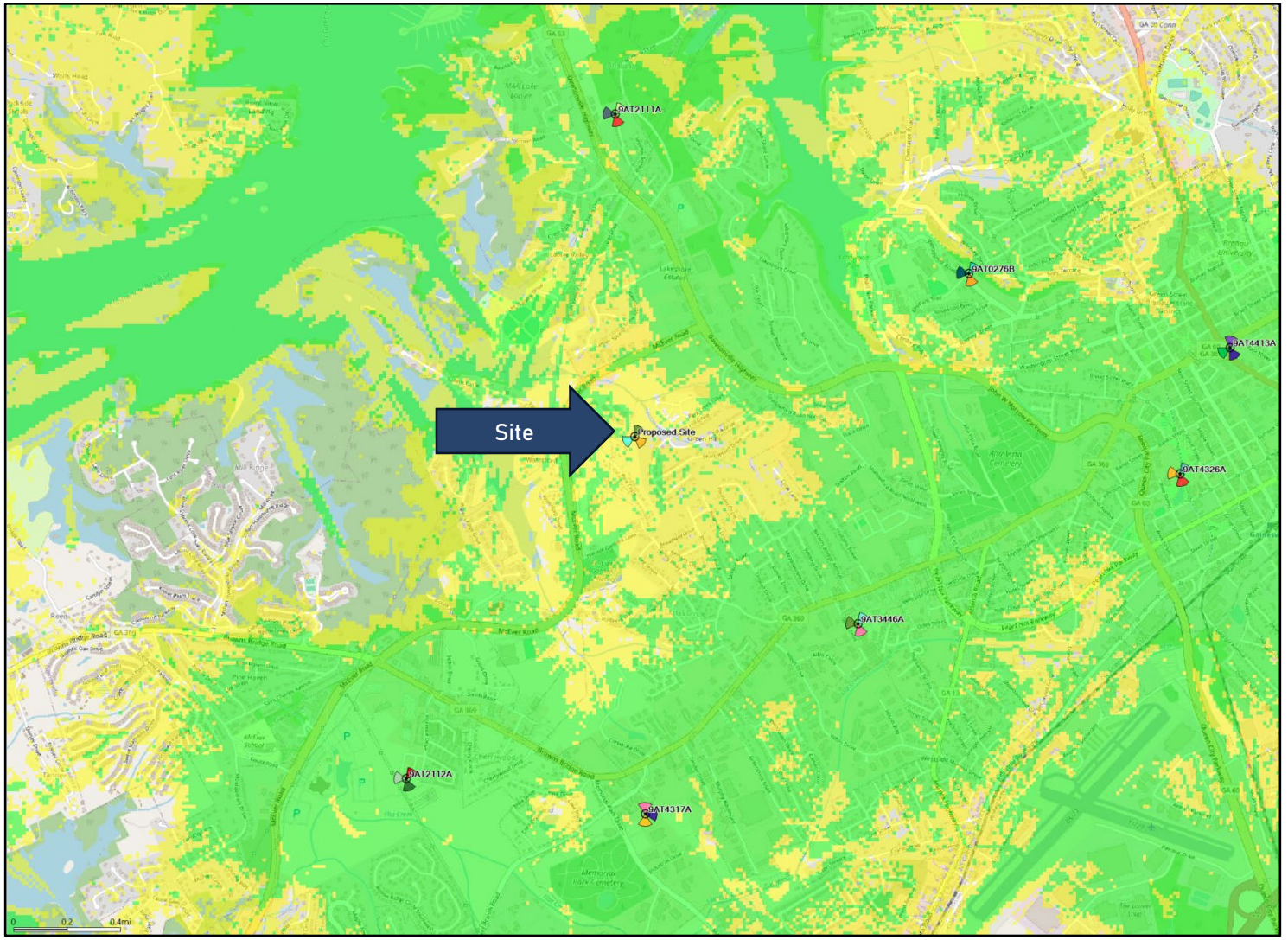
KELLY TOWERS III, LLC

PROPOSED

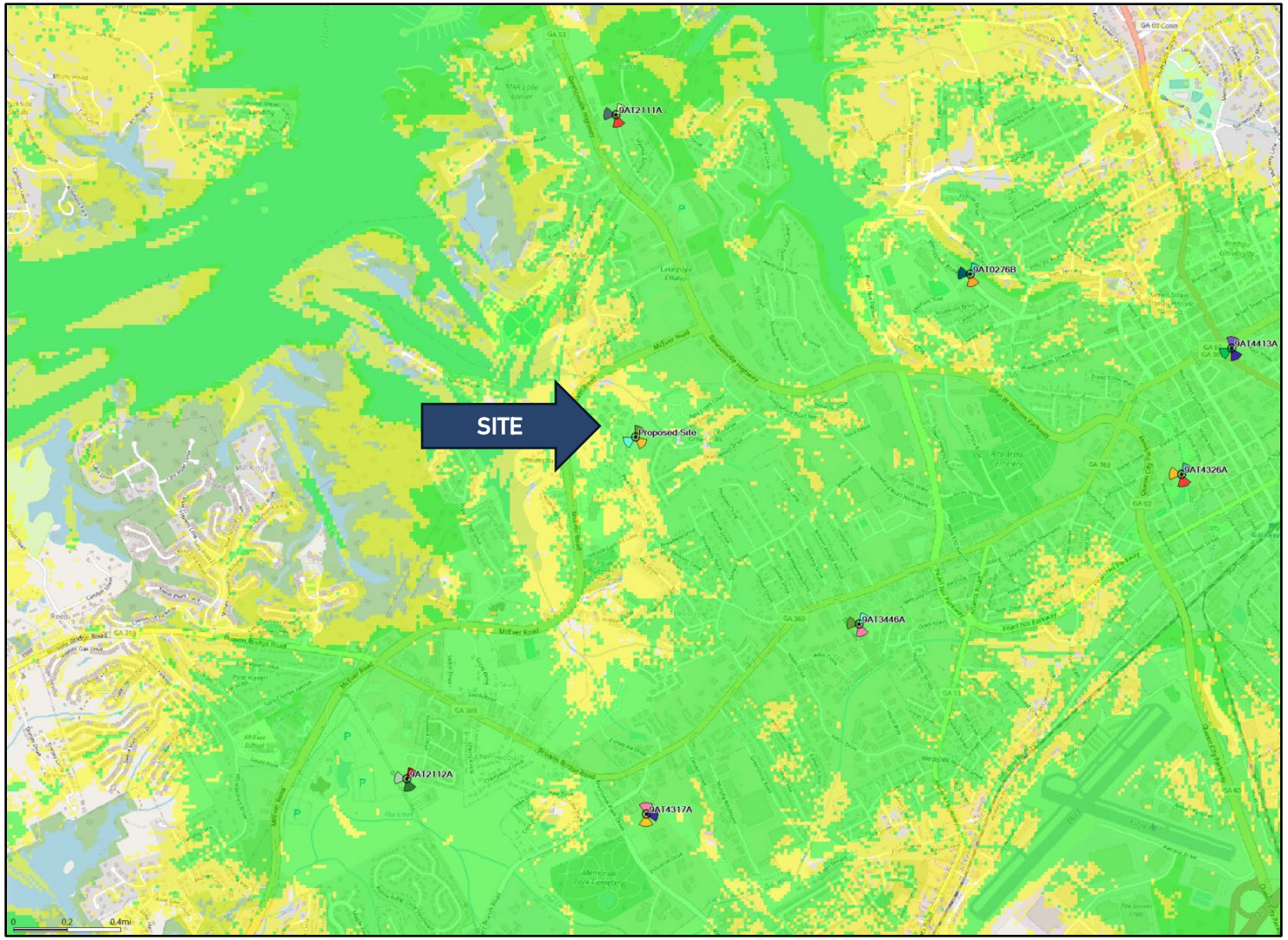
175' STEALTH MONOPOLE

2378 Pine Circle Drive

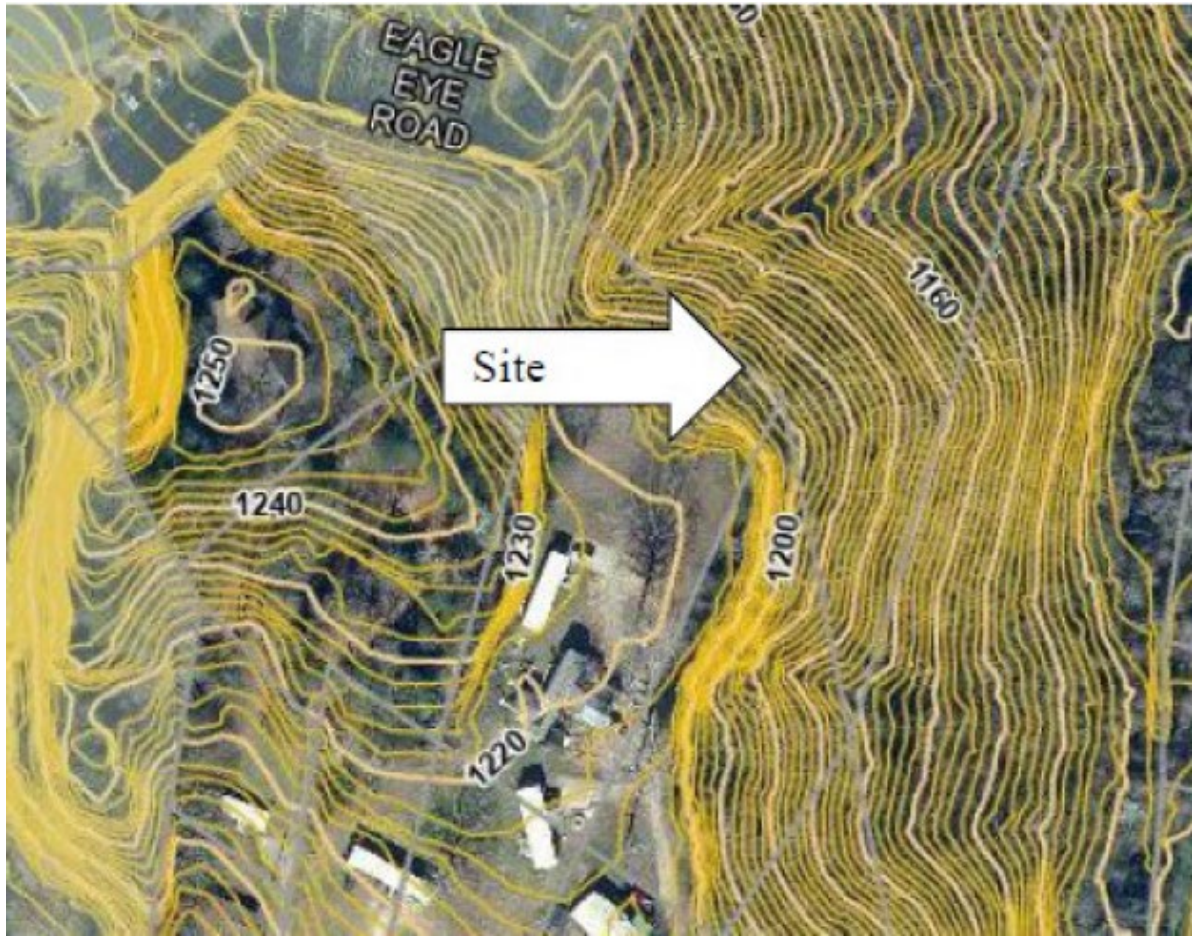
COVERAGE WITHOUT SITE



COVERAGE WITH SITE



TOPOGRAPHY



STRUCTURAL LETTER

Michael F. Plahovinsak, P.E.
10301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 - mike@mfpeng.com

August 25, 2026

Skyway Towers

Re: Proposed 175-ft Monopole
Located in Hall Co., GA: GA-02012 Gainesville
MFP Project #: 23526-599 / TAPP Project #TP-26340.

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-I , "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures". This Structure is to be fabricated by TransAmerican Power Products; this letter is only applicable to a pole design exclusively for TransAmerican Power Products.

I have designed this monopole to withstand a 3-sec. gusted wind speed of 105 mph as recommended by TIA-222-I for Hall Co., GA. The design also conforms to the requirements of the 2024 International Building Code.

Due to the numerous safety factors incorporated into the design standard, failure of the structure would not be expected to occur at the exact moment the design wind speed is exceeded. Therefore, it is extremely rare to encounter a failure of a monopole tower. Statistically, loads reaching 2x the design wind pressures would be required to cause a failure of the structure, where total devastation of the surrounding area would also occur. Most failures of this nature occur due to an Act of God, uncontrollable acts of vandalism, or gross neglect of routine maintenance. A properly designed, erected and maintained monopole is not subject to collapse as a result of structural loads prescribed by Building Code.

Therefore, theoretically, this structure may be considered to be designed for a 0-ft fall radius based on rarity of failures, and the requirements of the Building Code and the TIA-222 Standard.

The structure has been designed with all of the applicable factors as required by the code. Monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

GEORGIA REGISTERED No. PE 035528 PROFESSIONAL ENGINEER MICHAEL F. PLAHOVINSAK

Michael F. Plahovinsak, P.E.

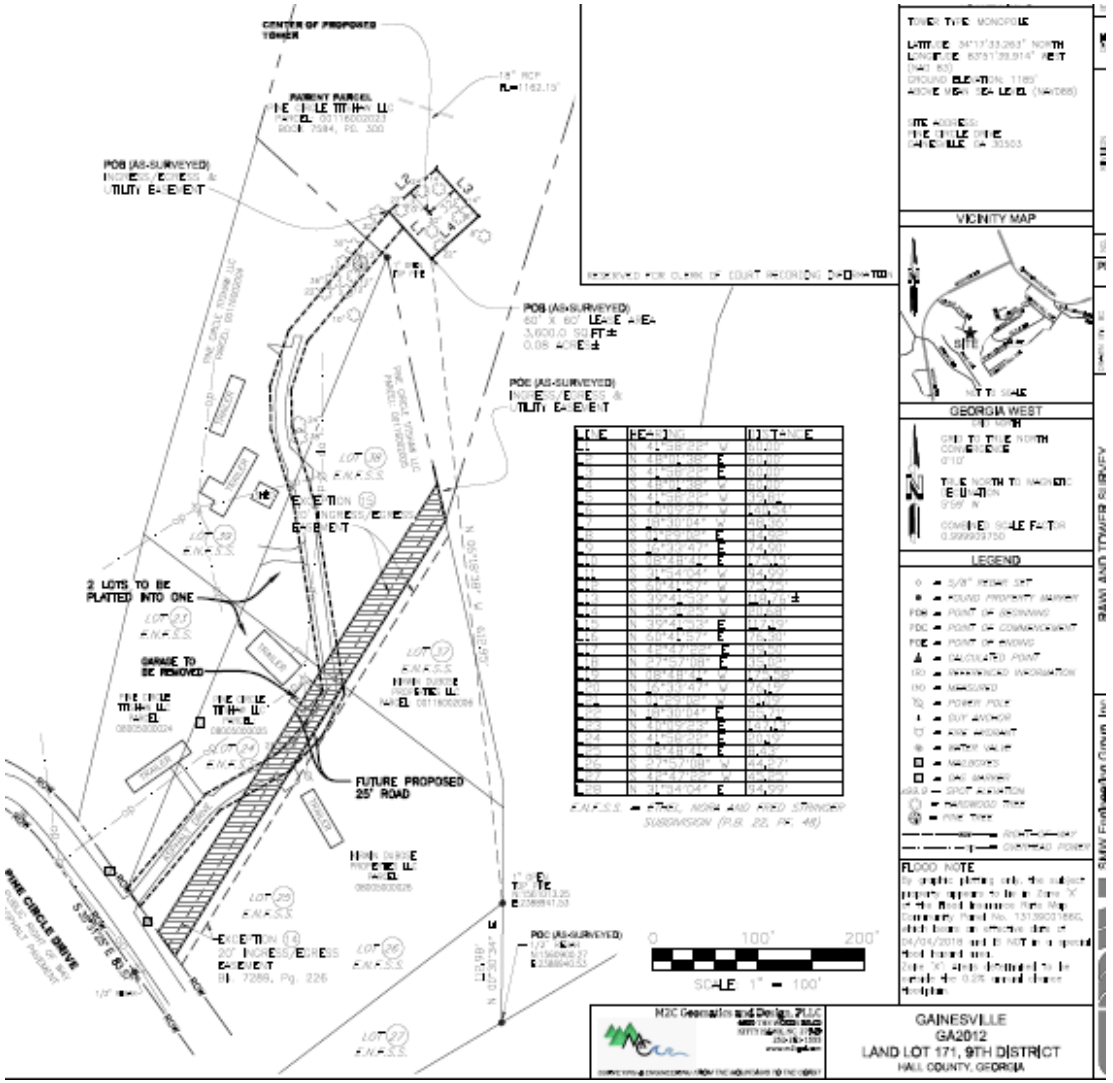
Michael Plahovinsak 2026.08.25 16:13:27 -04'00'

AUG 25 2026

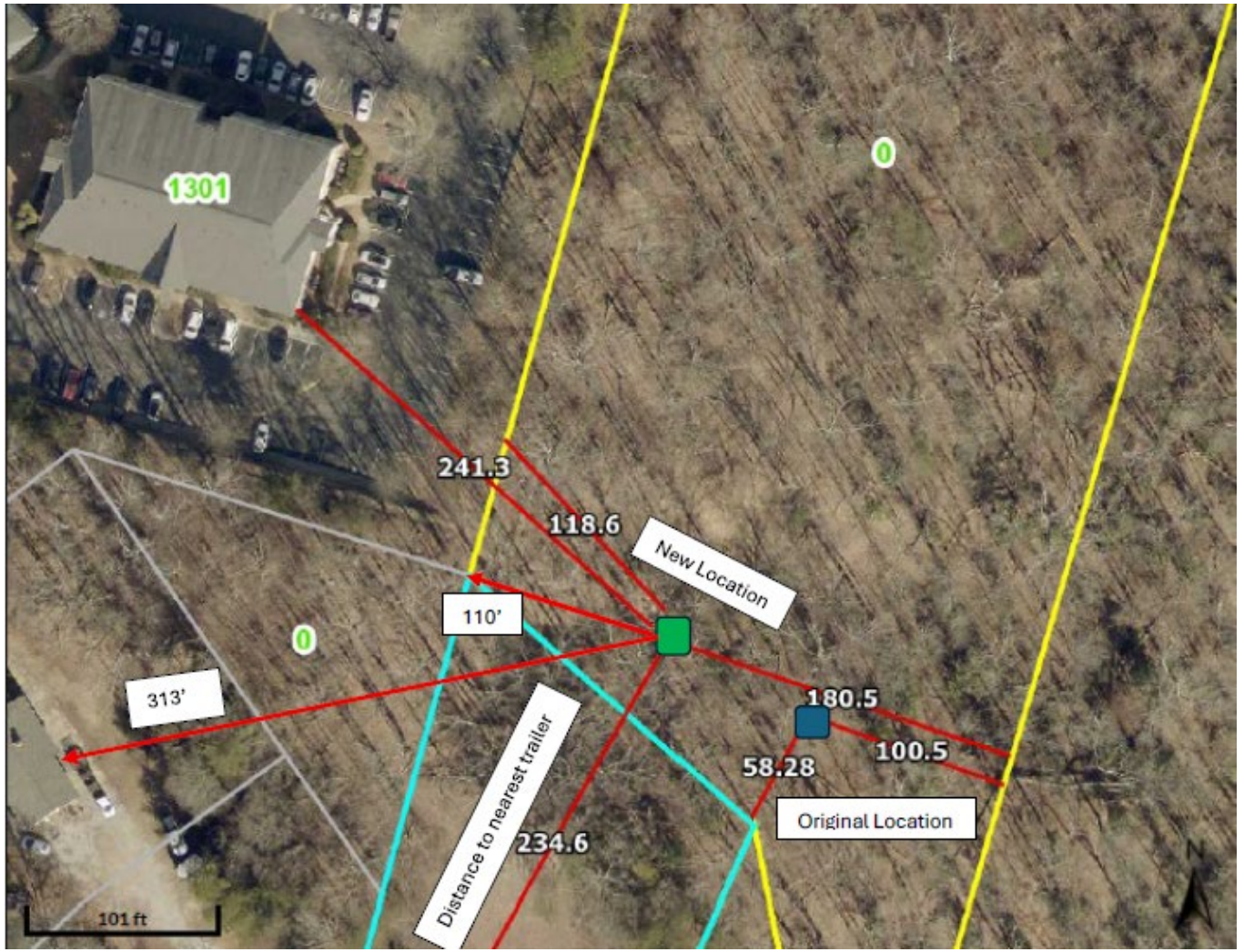
Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
P.E. Licensed in 48 Jurisdictions

T-Mobile

25' ROAD FRONTAGE



ALTERNATE LOCATION



ALTERNATE LOCATION W/ FALL ZONE

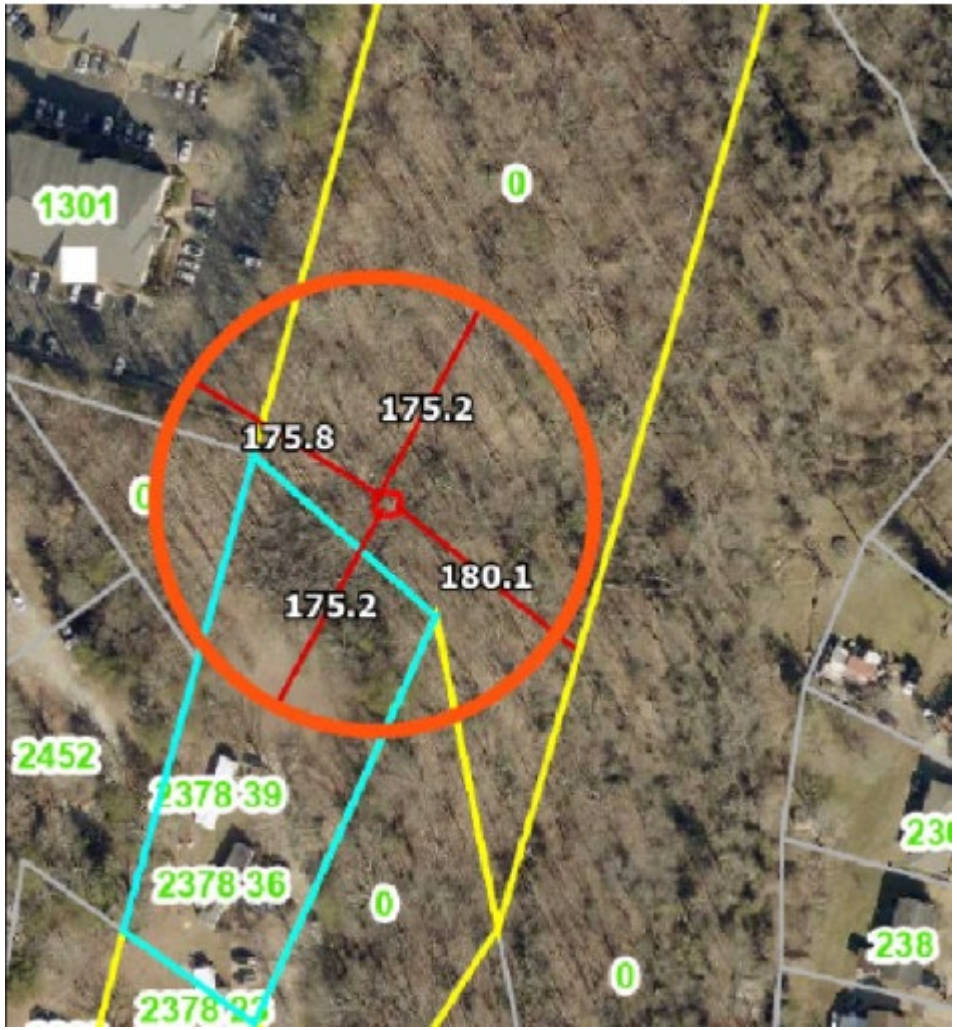


PHOTO SIMULATIONS



MCEVER BUSINESS PARK



PUBLIC SHOPPING CENTER



SHALLOWFORD DRIVE



SPRING ROAD


T-Mobile
9AT5639
PINE CIRCLE DR
2378 Pine Circle Dr, Gainesville, GA
175ft. MONOPOLE
NOT VISIBLE
Sim #4 from Spring Road
approx. 1,200ft. south-southwest of site

SULLEN CIRCLE



WATERS EDGE DRIVE



DEVELOPMENTS AROUND EXISTING TOWERS







MONOPOLE WITH PANELS



Outlook

GA2012_Gainesville T-Mobile Site _ Petition Information

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Mon 9/21/2026 1:54 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Kathy Kelly <kathy.kelly@kellycomss.com>
Sent: Monday, September 21, 2026 1:14 PM
To: Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc: Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>
Subject: GA2012_Gainesville T-Mobile Site _ Petition Information

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!

I wanted to send the Commissioners a copy of a flyer that Sherry DuBose passed around the Pine Circle neighborhood and Green Hill. It is filled with a lot of misinformation. I created my own flyer, attached, to pass around as well so information could be corrected. I also met with as many property owners as I could on Pine Circle and Green Hill focusing on the houses that abut Sherry's property and are closest to the proposed tower. I was able to get 15 signatures on a petition stating they have no opposition to the monopole on Mr. Cochran's property. They did state that the monopole was not the structure they were told was being built and my flyer was very helpful.

I also would like the Commissioners to know that both Ms. DuBose and someone named Jodi Imm White trespassed on Mr. Cochran's property to video his property and proceeded to post it on Ms. White's Hall Informed FB Page. The Cochran's are very upset. It was also called to my attention that Ms. DuBose has been harassing Mr. Cochran's tenant and taking pictures of their children without their permission and using them in her effort to fight the approval of the tower.

All of Mr. Cochran's tenants have also signed the petition. They are the first 6 signatures.

I am not sure what she is going to tomorrow evening, but I felt that this was important information for their consideration.

Thank you!

Kathy Kelly
[redacted]

175-FOOT CELL TOWER
DOES NOT BELONG
IN OUR NEIGHBORHOOD

ENVIRONMENTAL & HEALTH CONCERNS

WHY IT MATTERS



1 VIEWS & SKYLINE

About 17 stories high—changing the views and skyline of a residential area



2 SAFETY NEAR HOMES & CHILDREN

Too close to yards, walkers and play areas



3 PROPERTY VALUES

Nearby homes and land could lose up to 20% or more in value



4 COMMERCIAL SITES EXIST

Use existing commercial locations—not a residential neighborhood



5 Industrial Chemicals in our water systems.

Killing Our plants and trees



6 Pushing RF scores that are already high even higher.

Threatening our children's health.

★★★ MAKE YOUR VOICE HEARD ★★★



PUBLIC HEARING

Tuesday, September 22, 2026 • 6:00 PM

Second Floor Meeting Room
Hall County Government Center
2875 Browns Bridge Rd.
Gainesville, GA 30504

PLEASE ATTEND & SPEAK UP!

CELL TOWER FACTS

We understand the community's concerns about the proposed 175' Monopole to be located in the wooded area behind 2378 Pine Circle Drive. In response to the recent flyer that has been distributed, we want you to make your decisions based upon facts. Please feel free to contact me with any questions. THIS SITE IS TO IMPROVE BOTH IN-BUILDING AND IN-VEHICLE COVERAGE FOR THIS AREA.

Kathy Kelly, Kelly Towers III, Applicant
Contact: kathy.kelly@kellycomss.com



The proposed structure is a MONOPOLE. It will be a single pole with antennas and radios at the top covered by stealth panels. It will be located on the back 4.7 acreage parcel in the wooded area. It will not require a light per FAA. Cell towers are in every community. They have become part of the everyday landscape. This site will not block or inhibit any view.





The site is in a heavily wooded area and is over 230' away from the closest residential structure owned by the property owner. Safety is our first priority, and we will take every precaution necessary to make this a safe and secure project. No parks or play areas will be affected. Cell towers are pivotal in keeping our families safe by supporting 911 and emergency response reliability. After construction, it will be an unmanned facility with very little traffic.

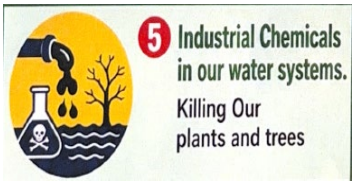


Property values are shaped by many factors, and reliable wireless coverage is increasingly one that homebuyers look for — homes with strong coverage are generally more desirable than those without it. Where studies do find a decline tied to a nearby tower, that effect is driven almost entirely by direct line of sight, and runs at most 2%-10% in those cases. This site will be visibly shielded from nearby homes due to the elevation of the property along with the natural wooded surroundings, so nearby homes will not have a direct line of sight.





T-Mobile has been working to improve coverage in this area for over 3 years. This is the only possible location in this area of need that has adequate natural buffers and separation from residential structures. All efforts to collocate and avoid building a new facility have been made.
This site is not in the middle of a neighborhood, but in the wooded area that backs up to commercial and apartments.



This is a completely false statement. Cell towers do not use industrial chemicals or water. The only utilities used in connection to a cell tower are fiber and electric.



Current FCC limits already build in a large safety margin. Measured exposure near towers is a small fraction of that limit and well below what a phone itself produces, and the most recent, largest scientific review (WHO/ARPANSA 2024) found no link to cancer even with long-term exposure.

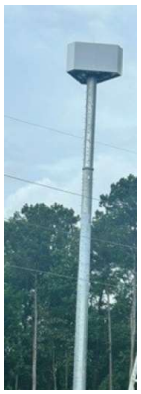
DATOS SOBRE LA TORRE DE TELEFONÍA CELULAR

Entendemos las inquietudes de la comunidad sobre el monopolo propuesto de 175 pies que se ubicará en el área boscosa detrás de 2378 Pine Circle Drive. En respuesta al folleto reciente que se ha distribuido, queremos que tomen sus decisiones basándose en hechos. No duden en contactarme si tienen alguna pregunta. **Este sitio tiene como objetivo mejorar la cobertura tanto dentro de los edificios como dentro de los vehículos en esta área**.

Kathy Kelly, Kelly Towers III, Solicitante
Contacto: kathy.kelly@kellycomss.com



La estructura propuesta es un MONOPOLO: un solo poste con antenas y radios en la parte superior, cubiertas por paneles de camuflaje (“stealth”). Estará ubicado en la parcela de 4.7 acres al fondo del área boscosa. No requerirá luz de señalización según las normas de la FAA. Las torres de telefonía celular están presentes en todas las comunidades: se han convertido en parte del paisaje cotidiano. Este sitio no bloqueará ni obstruirá ninguna vista.





El sitio se encuentra en un área muy boscosa y está a más de 230 pies de distancia de la estructura residencial más cercana. La seguridad es nuestra prioridad principal, y tomaremos todas las precauciones necesarias para que este sea un proyecto seguro y protegido. Ningún parque ni área de juegos se verá afectado. Las torres de telefonía celular son fundamentales para la seguridad de nuestras familias, ya que respaldan las llamadas al 911 y la fiabilidad de la respuesta de emergencia. Una vez finalizada la construcción, será una instalación sin personal permanente y con muy poco tráfico.



El valor de una vivienda depende de muchos factores, y la cobertura inalámbrica confiable es cada vez más algo que buscan los compradores: las viviendas con buena cobertura suelen ser más deseables que aquellas que carecen de ella. Cuando los estudios sí encuentran una disminución de valor vinculada a una torre cercana, ese efecto se debe casi en su totalidad a tener línea de visión directa hacia la torre, y llega, como máximo, a un 2%–10% en esos casos. Este sitio estará oculto visualmente de las viviendas cercanas por la elevación del terreno y la vegetación boscosa natural, por lo que las viviendas cercanas no tendrán línea de visión directa hacia la torre.



T-Mobile ha estado trabajando para mejorar la cobertura en esta área durante más de 3 años. Esta es la única ubicación posible en esta zona de necesidad que cuenta con amortiguadores naturales adecuados y separación de las estructuras residenciales. Se han hecho todos los esfuerzos posibles para compartir una torre existente y evitar construir una nueva instalación. Este sitio no está en medio de un vecindario, sino en el área boscosa que colinda con zonas comerciales y de apartamentos.





Esta afirmación es completamente falsa. Las torres de telefonía celular no utilizan productos químicos industriales ni agua. Los únicos servicios utilizados en conexión con una torre celular son fibra óptica y electricidad.



Los límites actuales de la FCC ya incluyen un amplio margen de seguridad. La exposición medida cerca de las torres es una fracción mínima de ese límite y está muy por debajo de lo que produce un teléfono celular por sí solo. La revisión científica más reciente y más amplia (OMS/ARPANSA 2024) no encontró ningún vínculo con el cáncer, incluso con exposición a largo plazo.

PETITION FOR YES TO THE CELL TOWER AT PINE CIRCLE DR.

1. Maria Bravo vega
2. Victor Alarcon
3. ~~Sean May~~
4. Luis Anguel Ibarra
5. Imelda Ayala
6. John Mays
7. Jose Palacios 2363 Pine circle
8. Alfredo Martinez 243 Green Hill
9. Juan Vargas 239 Green Hill
10. Maria Hernandez 232 ~~Green Hill~~ (Green Hill)
11. [illegible] 234 Green Hill Cir NW
12. Carmen Lopez 240 GREEN HILL CIR

13. [signature] 238 Green Hill Cir NW

14. Francisca Carchi 233 Green Hill Cir

15. [signature] 252 Green Hill Circle

16.

17.

18.

19.

20.

21.

22.

23.

24.

25.

Homes that signed the petition in support of the cell tower at 2389 Pine Circle Dr.



AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 604/2026

SUBJECT: **0, 0 & 2378 Pine Circle Drive | Special Use |** for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **denial** as the proposed use does not meet the standards of the UDC.

However, if the Commission chooses to approve these requests, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated June 26, 2026, and as described in the project narratives dated May 5, 2026, and July 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The applicant shall remove the existing garage on tax parcel 08005 000025 prior to plat approval in order to create the 25â€‘foot wide road frontage access for tax parcel 00116 002023.
3. Any modification or replacement of the mobile home shall comply with all standards in effect at the time.
4. The commercial use of a telecommunication facility shall be the only permitted use on tax parcel 00116 002023 without approval from the Board of Commissioners.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the properties.

Purpose of Request: **History:**

0, 0 & 2378 Pine Circle Drive | Special Use | for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower |** Commission District 4 | **Kelly Towers III, LLC, applicant**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Application
See Rezone Item for All Other Documents Related to Application

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Kelly Towers III, LLC

3708 Stonewall Circle SE

Phone [redacted]

Email Address Kathy.Kelly@kellycomss.com

Property Owner (Name & Mailing Address)

Pine Circle Titshaw, LLC

2901 Seven Hills Blvd.

Phone [redacted]

Email Address [redacted]

Proposed Use 175' Communication Tower and related equipment

Contact Person (Name & Mailing Address)

Kathy Kelly

Phone [redacted]

Email Address kathy.kelly@kellycomss.com

Status of Applicant

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

Requested Action

Type of Request:

☒ SU ☐ CUP

Fee:$

Receipt #:

Check #:

Zoning:

Tax Parcel Number 00116 002023, 00116 002005(pt), 08005 0000245(pt)

Acreage 4.77 , 0.94, 0.62

Location Address Green Hill Circle 0, 0, & 2378 Pine Circle Drive

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

Print Kathy Kelly Date: 05/05/26

Sign Kathy Kelly Date:

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

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

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Pine Circle Titshaw, LLC

Address 2901 Seven Hills Blvd.

Dallas, GA 30132

Phone Number [redacted]

Name of applicant(s) Kelly Towers III, LLC

Address 3708 Stonewall Circle, Atlanta, GA 30339

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) Mitchell Cochran

Personally appeared before me

Mitchell Cochran

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Mark Mize
Notary Public

5/1/2026
Date

MARK MIZE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
COMMISSION EXPIRES JANUARY 27, 2029

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: 3/28/2026 1:42:57 PM

BUSINESS INFORMATION	
CONTROL NUMBER	19077298
BUSINESS NAME	KELLY TOWERS III Limited Liability Company
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/28/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	3708 Stonewall Cir, Atlanta Ga 30339, GA, 30339, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Kathy Kelly	3708 STONEWALL CIR SE, Atlanta, GA, 30339, USA	Cobb

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Kathy Kelly
AUTHORIZER TITLE	Organizer

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: 05/05/2026 16:39:56

BUSINESS INFORMATION	
BUSINESS NAME	: PINE CIRCLE TITSHAW LLC
CONTROL NUMBER	: 13462950
BUSINESS TYPE	: Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD	: 2026

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME	: Mitchell P. Cochran
REGISTERED OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED OFFICE COUNTY	: Paulding

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME	: Mitchell Paul Cochran
REGISTERED OFFICE ADDRESS	: 2901 Seven Hills Blvd, Dallas, GA, 30132, USA
REGISTERED OFFICE COUNTY	: Paulding

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: Mitchell Paul Cochran
AUTHORIZER TITLE	: Organizer

Control No.: 13462950

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp,** The Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

PINE CIRCLE TITSHAW LLC
a Domestic Limited Liability Company

is hereby issued a CERTIFICATE OF ORGANIZATION under the laws of the State of Georgia on **October 23, 2013** by the filing of all documents in the Office of the Secretary of State and by the paying of all fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on November 07, 2013

Brian P. Kemp
Secretary of State

Tracking #: btJqxwu2

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
f: 770-531-3902

HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**_____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Kathy Kelly **Date:** 5/4/2026

Applicant's/Owner's Name (Printed): Kathy Kelly

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Mitchell Cochran **Date:** 05/01/2026

Applicant's/Owner's Name (Printed): Mitchell Cochran

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:

- **0, 0 & 2378 Pine Circle Drive | Rezone |** from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Special Use |** for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 |** to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 |** to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **2378 Pine Circle Drive | Variance to Section 4.3 |** to reduce minimum yards | on a 0.62± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcel 08005 000025 **| Proposed use: Single-family residence |** Commission District 4 **| Kelly Towers III, LLC, applicant**

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 605/2026

SUBJECT: **0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 |** to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

However, if the Commission chooses to approve these requests, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated June 26, 2026, and as described in the project narratives dated May 5, 2026, and July 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The applicant shall remove the existing garage on tax parcel 08005 000025 prior to plat approval in order to create the 25â€‘foot wide road frontage access for tax parcel 00116 002023.
3. Any modification or replacement of the mobile home shall comply with all standards in effect at the time.
4. The commercial use of a telecommunication facility shall be the only permitted use on tax parcel 00116 002023 without approval from the Board of Commissioners.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the properties.

Purpose of Request: **History:**

0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 | to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower |** Commission District 4 | **Kelly Towers III, LLC, applicant**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Application
See Rezone Item for All Other Documents Related to Application

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)

Kelly Towers III, LLC
3708 Stonewall Circle
Atlanta, GA 30339

Phone [redacted]

Email Address Kathy.kelly@kellycomss.com

Property Owner (Name and Mailing Address)

Pine Circle Titshaw, LLC
2901 Seven Hills Blvd
Dallas, GA 30132

Phone [redacted]

Email Address [redacted]

Location of Property Parcel: 00116 002023 Pine Circle Rd ; 0 & 2378 Pine Circle Dr.; Parcels 0116 002005(pt), 08005 000025 (pt)

Present Zoning R1 Existing Structures NA

Type of Appeal:

- X Setback Variance
- ____ Road Frontage Variance
- ____ Sign Variance
- ____ Hardship Mobile Home
- ____ GCOD Variance
- ____ Other: ____

X	Front Yard	From 350 ft. to 58 ft. From 87.5 ft. to 58 ft.
x	Right Side Yard	From 350 ft. to 100 ft.
x	Left Side Yard	From 350 ft. to 175 ft.
___	Rear Yard	From ___ ft. to ___ ft.
___	Road Frontage	From ___ ft. to ___ ft.
___	Sign Area	From ___ ft. to ___ ft.
___	Sign Height	From ___ ft. to ___ ft.
___	Doctor's Letter	___ Terms Agreement

Supporting Documents:
- X Plat of Property
- ___ Deed of Property
- ___ Hardship Statement
- X Site Plan
- ___ Floor Plans
- ___ Other

Fee (Must be paid for application to be complete): $ ____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Kathy Kelly Date 5/5/26

Sign Kathy Kelly Date ____

I hereby withdraw this application.

Date ____

Sign ____

Staff Use Only

Application Date: ____ Taken by: ____

Tentative Planning Commission Date: ____ If Appealed County Commission Date: ____

County Commission District: ____

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Pine Circle Titshaw, LLC

Address 2901 Seven Hills Blvd.

Dallas, GA 30132

Phone Number [redacted]

Name of applicant(s) Kelly Towers III, LLC

Address 3708 Stonewall Circle, Atlanta, GA 30339

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) Mitchell Cochran

Personally appeared before me

Mitchell Cochran

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Mark Mize
Notary Public

5/1/2026
Date

MARK MIZE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
COMMISSION EXPIRES JANUARY 27, 2029

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: 3/28/2026 1:42:57 PM

BUSINESS INFORMATION	
CONTROL NUMBER	19077298
BUSINESS NAME	KELLY TOWERS III Limited Liability Company
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/28/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	3708 Stonewall Cir, Atlanta Ga 30339, GA, 30339, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Kathy Kelly	3708 STONEWALL CIR SE, Atlanta, GA, 30339, USA	Cobb

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Kathy Kelly
AUTHORIZER TITLE	Organizer

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: 05/05/2026 16:39:56

BUSINESS INFORMATION	
BUSINESS NAME	: PINE CIRCLE TITSHAW LLC
CONTROL NUMBER	: 13462950
BUSINESS TYPE	: Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD	: 2026

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME	: Mitchell P. Cochran
REGISTERED OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED OFFICE COUNTY	: Paulding

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME	: Mitchell Paul Cochran
REGISTERED OFFICE ADDRESS	: 2901 Seven Hills Blvd, Dallas, GA, 30132, USA
REGISTERED OFFICE COUNTY	: Paulding

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: Mitchell Paul Cochran
AUTHORIZER TITLE	: Organizer

Control No.: 13462950

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp,** The Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

PINE CIRCLE TITSHAW LLC
a Domestic Limited Liability Company

is hereby issued a CERTIFICATE OF ORGANIZATION under the laws of the State of Georgia on **October 23, 2013** by the filing of all documents in the Office of the Secretary of State and by the paying of all fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on November 07, 2013

Brian P. Kemp
Secretary of State

Tracking #: btJqxwu2

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
f: 770-531-3902

HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**_____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Kathy Kelly **Date:** 5/4/2026

Applicant's/Owner's Name (Printed): Kathy Kelly

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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(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: Mitchell Cochran **Date:** 05/01/2026

Applicant's/Owner's Name (Printed): Mitchell Cochran

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:

- **0, 0 & 2378 Pine Circle Drive | Rezone |** from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Special Use |** for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 |** to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 |** to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **2378 Pine Circle Drive | Variance to Section 4.3 |** to reduce minimum yards | on a 0.62± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcel 08005 000025 **| Proposed use: Single-family residence |** Commission District 4 **| Kelly Towers III, LLC, applicant**

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 606/2026

SUBJECT: **0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 |** to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Note: Tabled at the August 27, 2026 Voting Meeting until the September 22, 2026 Voting Meeting.

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval**, as hardship exists pursuant to the criteria of 11.1.1.D.11..

Purpose of Request:

0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 | to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Application
See Rezone Item for All Other Documents Related to Application

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Kelly Towers III, LLC
3708 Stonewall Circle
Atlanta GA 30339

Phone [redacted]

Email Address kathy.kelly@kellycomes.com

Property Owner (Name and Mailing Address)

Pine Circle Titshaw, LLC
2901 Seven Hills Blvd.
Dallas GA 30132

Phone [redacted]

Email Addres [redacted]

Location of Property 0, 0+2378 Pine Circle Dr.; Tax Parcels 00116 002023
00116 002005 (pt)
08005 000025 (pt)

Present Zoning R-1 Existing Structures mobile home
Proposed: SS

Type of Appeal:

____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
X 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	X Road Frontage	From 100 ft. to 25 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 Kathy Kelly Date July 31, 2026

Sign Kathy Kelly Date _____

I **hereby withdraw this application.** Date _____ Sign

_____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Pine Circle Titshaw, LLC

Address 2901 Seven Hills Blvd.

Dallas, GA 30132

Phone Number [redacted]

Name of applicant(s) Kelly Towers III, LLC

Address 3708 Stonewall Circle, Atlanta, GA 30339

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) Mitchell Cochran

Personally appeared before me

Mitchell Cochran

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Mark Mize
Notary Public

5/1/2026
Date

MARK MIZE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
COMMISSION EXPIRES JANUARY 27, 2029

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: 3/28/2026 1:42:57 PM

BUSINESS INFORMATION	
CONTROL NUMBER	19077298
BUSINESS NAME	KELLY TOWERS III Limited Liability Company
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/28/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	3708 Stonewall Cir, Atlanta Ga 30339, GA, 30339, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Kathy Kelly	3708 STONEWALL CIR SE, Atlanta, GA, 30339, USA	Cobb

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Kathy Kelly
AUTHORIZER TITLE	Organizer

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: 05/05/2026 16:39:56

BUSINESS INFORMATION	
BUSINESS NAME	: PINE CIRCLE TITSHAW LLC
CONTROL NUMBER	: 13462950
BUSINESS TYPE	: Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD	: 2026

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME	: Mitchell P. Cochran
REGISTERED OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED OFFICE COUNTY	: Paulding

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME	: Mitchell Paul Cochran
REGISTERED OFFICE ADDRESS	: 2901 Seven Hills Blvd, Dallas, GA, 30132, USA
REGISTERED OFFICE COUNTY	: Paulding

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: Mitchell Paul Cochran
AUTHORIZER TITLE	: Organizer

Control No.: 13462950

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp,** The Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

PINE CIRCLE TITSHAW LLC
a Domestic Limited Liability Company

is hereby issued a CERTIFICATE OF ORGANIZATION under the laws of the State of Georgia on **October 23, 2013** by the filing of all documents in the Office of the Secretary of State and by the paying of all fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on November 07, 2013

Brian P. Kemp
Secretary of State

Tracking #: btJqxwu2

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
f: 770-531-3902

HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**_____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Kathy Kelly **Date:** 5/4/2026

Applicant's/Owner's Name (Printed): Kathy Kelly

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Mitchell Cochran **Date:** 05/01/2026

Applicant's/Owner's Name (Printed): Mitchell Cochran

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:

- **0, 0 & 2378 Pine Circle Drive | Rezone |** from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Special Use |** for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 |** to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 |** to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**
- **2378 Pine Circle Drive | Variance to Section 4.3 |** to reduce minimum yards | on a 0.62± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcel 08005 000025 **| Proposed use: Single-family residence |** Commission District 4 **| Kelly Towers III, LLC, applicant**

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 622/2026

SUBJECT: **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions,** as the proposed zoning is consistent with the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated July 8, 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. A 25-foot minimum transitional buffer shall be maintained between commercial and residential zoning districts as shown on the submitted site plan.
4. Public Works may require access improvements or modifications along Barker Road at the time of LDP submission subject to determination by the Public Works Director, or their designee.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the properties.

Purpose of Request: **History:**

2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone | from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development |** Commission District 2 | **America's Home Place, Inc., applicant**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Survey
Maps
Deeds
Traffic Study
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign
Public Comment - from Jessica Chapman

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	America's Home Place, Inc.
Request	(A) **Rezone** | from Agricultural Residential 1 (AR-1) & Residential 1 (R-1) to Highway Business (H-B) (B) **Special Use** | for fuel sales in H-B (C) **Variance to Section 6.2** | to GCOD standards
Proposed Use	(A), (B), (C) Mixed use commercial development
Size	22.13± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) & Residential 1 (R-1) **Proposed:** Highway Business (H-B)
Location	**2714, 2720, 2740 Barker Road & adjacent former Right-of-Way** | Tax Parcels 10071 000007, 10071 000006, 10071 000005 & former GDOT Right-of-Way
Commission District	Two
Commission Date	September 22, 2026
Staff Recommendation	**(A) Approval, with conditions,** as the proposed zoning is consistent with the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan. **(B) Approval, with conditions**, as the proposed use meets the standards of the UDC. **(C) Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.
Record Number	(A) HZON26-0024 (B) HZCU26-0025 (C) HVAR26-0031

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

1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated July 8, 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. A 25-foot minimum transitional buffer shall be maintained between commercial and residential zoning districts as shown on the submitted site plan.

4. Public Works may require access improvements or modifications along Barker Road at the time of LDP submission subject to determination by the Public Works Director, or their designee.

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

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

Summary Analysis

The applicant has submitted three concurrent requests:

(A) to rezone a 22.13± acre combined tract from Agricultural Residential 1 (AR-1) and Residential 1 (R-1) to Highway Business (H-B) for a mixed use commercial development consisting of a convenience store with fuel sales, a restaurant, and retail and office space.

(B) a Special Use to allow fuel sales within the Highway Business (H-B) zoning district

(C) a Variance to UDC Section 6.2, Gateway Corridors Overlay District, specifically Section 6.2.5.C.2.e, to allow parking between the principal buildings and the street.

The parcel at 2740 Barker Road was formerly a mobile home park which units are in the process of being removed. A telecommunication tower is located on the parcel identified as 2714 Barker Road. This facility would remain. The remainder of the property, which includes recently acquired right-of-way from the Georgia Department of Transportation (GDOT) is undeveloped.



The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1) & Residential 1 (R-1): single-family residences

East: Agricultural Residential 1 (AR-1), Residential 1 (R-1) & Suburban Shopping (S-S): single-family residences

South: Highway Business (H-B): self-storage facility; Agricultural Residential 1 (AR-1): undeveloped

West: Residential 1 (R-1): single-family residences (Lake Ranch Estates Subdivision)

Per the submitted narrative and site plan, the applicant is proposing to develop a mixed-use commercial development that will be developed in phases which will include:

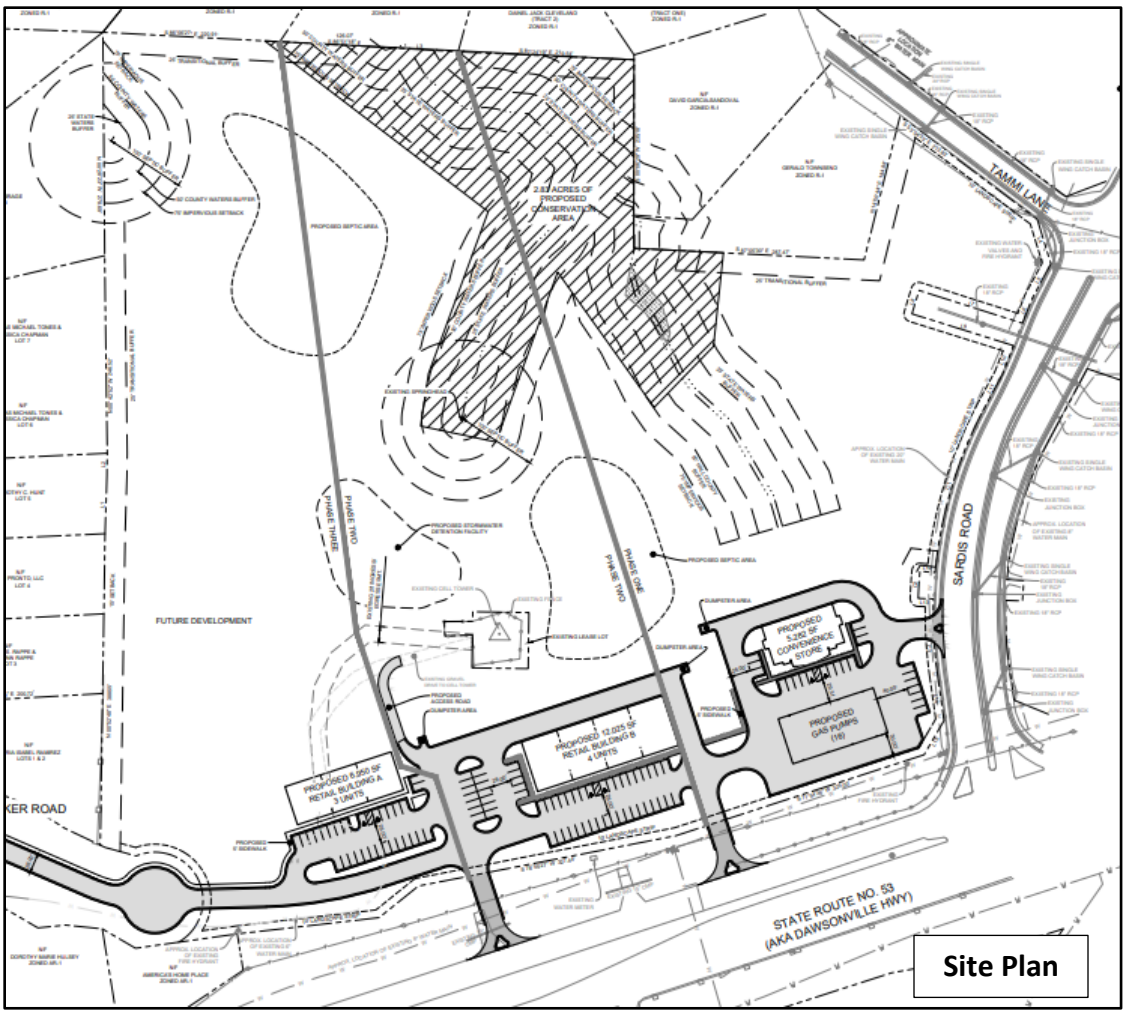
- a 5,282 square-foot convenience store with fuel canopy and 16 fuel pumps
- a 12,025 square-foot multi-tenant commercial building
- a 6,950 square-foot multi-tenant commercial building
- unidentified “future development” on the west side of the site

Access to the site is proposed by one driveway on Sardis Road, two driveways on Dawsonville Highway (SR53), and an additional access point from Barker Road with interparcel access proposed between all parcels. A Traffic study has been provided. Barker Road is under the jurisdiction of Hall County, and Public Works will reserve the right to require improvements or changes to proposed access where appropriate at the time of Land Disturbance Permit submission. Sardis Road and Dawsonville Highway are under the jurisdiction of the Georgia Department of Transportation, and coordination with GDOT is required for consideration and approval of the proposed driveways.

While a transitional buffer of 25 feet is required where commercial property abuts residentially zoned property and as shown on the site plan, the applicant states in the narrative that they will provide a 50-foot undisturbed buffer.

Per the site plan, the development meets the Highway Business (H-B) district setback requirements of 30 feet from the front property line, 20 feet from the side, and 10 feet from the rear. The required 25-foot transitional buffer is provided where the property abuts residentially zoned parcels. A 10-foot landscape strip along all street frontages is included in accordance with GCOD standards. Stream buffer requirements are satisfied, and approximately 2.83 acres are designated as a proposed conservation area. The plan also identifies proposed septic system areas and the location of a stormwater detention facility. The western portion of the project area is labeled for “future development.” There is an existing telecommunication tower on the property which will remain.

Water service will be provided by the City of Gainesville as confirmed in a water availability letter dated January 21, 2026. Sanitary sewer service will be provided by on-site septic.



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

- **Section 6.2.5.C.2.e** states "Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - The applicant has proposed off-street parking between the proposed buildings and Sardis Road as well as Dawsonville Highway.

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.2.a – Transitional buffers	25-foot transitional buffer along the north & west site boundary.	Where a commercial zoning district abuts property zoned for residential or agricultural use, the width must be at least 25 feet.	Complies
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 strip at least 10 feet in width.	Complies

6.2.5.C.2.d – Parking Lot Design - Surface	Paved parking and circulation.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the Director.	Complies
6.2.5.C.2.e – Parking Lot Design – Off-street parking	Customer parking is proposed between the buildings and the streets.	Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.	Deficient
6.2.5.E. – Inter-parcel access	Inter-parcel access proposed.	Multiple standards.	Shall comply
6.2.6.B – Building Materials	Not provided.	Multiple standards.	Shall comply
6.2.7 – Signs	Not specified.	Multiple standards.	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 Regional Activity Center within the Murrayville/Sardis Character Area. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. This range of development types may not always be at the same intensity across the county: new development needs to be scaled in the context of the area's infrastructure capacity. New development should also emphasize high-quality building and site design, including dedicated open/civic space, walkability, and a sense of place.

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

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 area to the north and west is developed with single-family residential uses, the existence of commercially zoned property to the south and east and the Comprehensive Plan's identification of this property as a Regional Activity Center support 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 by the Board of Commissioners.**

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

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Regional Activity Nodes and Corridors future land use designation in the Comprehensive Plan. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The parcel at 2740 Barker Road was formerly developed with a mobile home park and a telecommunication tower is located on the parcel at 2714 Barker Road. The remainder of the site is undeveloped.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is Highway Business (H-B) which is a compatible zoning district within the Regional Activity Nodes and Corridors future land use designation in the Murrayville/Sardis**

character area. The change would not create an isolated district unrelated to the surrounding area as commercial zoning and uses abut the property to the south and east.

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. Currently, the former GDOT right-of-way along Sardis Road is not shown on the Hall County GIS map as a separate parcel, but deeds do exist creating these lots.**

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 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>Variance Analysis</u>

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

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **There are no extraordinary or exceptional conditions related to the size, shape, or topography of the parcel that would necessitate locating parking between the principal building and the street. The parcel appears capable of being developed in a manner that meets GCOD parking placement standards without requiring 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. Alternative site designs could reasonably accommodate parking to the side or rear of the buildings as required by the GCOD. The hardship presented is design-related 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 circumstances cited in support of the variance are not peculiar to this parcel. While parking has traditionally been located between a principal building and street frontage, this is a design preference that does not meet the standard of the Gateway Corridor Overlay District adopted in November 2024.**

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 parking between the principal building and the street 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 August 25, 2026, the Hall County Environmental Health Department stated, "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Food Service permit/plan review 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. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review."

Georgia Department of Transportation
In an email dated August 20, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated, "On-System. Coordination required with Georgia DOT for consideration of drives."

Hall County Public Works and Utilities
In a memorandum dated August 26, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
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:
Traffic comments are pending review and acceptance of a traffic impact study.

Utilities:
Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

Hall County Fire Marshal
In a memorandum dated August 25, 2026, Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code."

Building Inspections
In a memorandum dated August 25, 2026, Barry Shaw, Interim Director of Development Services stated, "There are 4 structures at 2714 Barker Road that will need to have permits pulled for demolition. Numerous permits have been pulled for the cell tower located at 2714 Barker Road including 2025 permits extensively modifying ground based and tower mounted equipment (HCADD25-0019). This permit expired on 09.25.2025 without any inspections. Building Inspections has no other comments."

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
f: 770-531-3902

HALL COUNTY
GEORGIA
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ZONING APPLICATION

Applicant (Name & Mailing Address)

America's Home Place, Inc.
2144 Hilton Dr.
Gainesville, GA 30501
Phone [redacted]
Email Address kbrown@americashomeplace.com

Property Owner (Name & Mailing Address)

~~Same as Applicant~~
See Attached
Phone
Email Address

Proposed Use Gas Station, Retail/Office and Restaurant

Contact Person (Name & Mailing Address)

Keith Brown
2144 Hilton Dr
Gainesville, GA 30501
Phone [redacted]
Email Address kbrown@americashomeplace.com

Status of Applicant

Y Owner
Y Option to Purchase
Y Area Resident
Y Other

Requested Action

Existing Zoning: AR-1
Rezone to: H-B
Fee:$
Receipt #:
Check #:

Tax Parcel Number 1007 000007 / 06 / 05 & ROW Acreage 22.78
Location Address 2714, 2740 & 2720 Barker Rd.

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

Print: Keith Brown Date: 7/8/2026
Sign: Date: 7/8/2026

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

PROPERTY OWNER INFORMATION

Rezoning, Special Use & Variance applications for
2714, 2720, 2740 Barder Road & Sardis ROW (Parcel #/address to be assigned)

Ownership of 2714, 2720 Barker Road & former Sardis Road ROW

America's Home Place
2144 Hilton Drive
Gainesville, GA 30501
Phone: [redacted]
Email: kbrown@americashomeplace.com

Ownership of 2740 Barker Road

Barr Conner c/o Bridget Conner, Executor of Estate for Barry Conner
PO Box 1316
Gainesville, GA 30503
Phone: [redacted]
Email: kbrown@americashomeplace.com

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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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Bridget Conner - Barry Conner

Address 2740 Barker Rd.
Gainesville, GA 30506

Phone Number [redacted]

Name of applicant(s) ~~Same as above~~ America's Home Place, Inc.

Address 2144 Hilton Dr.
Gainesville, GA 30501

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)
Bridget Conner Executor of Estate for Barry Conner

Personally appeared before me
Nicci Moody

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

7-13-20
Date

NIKKI E MOODY
NOTARY PUBLIC
WHITE COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 19, 2027

Filed Hall County Probate Court 06/30/2026 11:48 AM

IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF	)	
	)	
Barry G. Conner,	)	ESTATE NO. E-26-333
DECEASED	)	

LETTERS TESTAMENTARY
[Relieved of filing returns]

At a regular term of probate court, the last will and testament dated June 11, 2021 of the above-named decedent, who was domiciled in this county at the time of his death or was domiciled in another state but owned property in this county at the time of his death, was legally proven in solemn form to be the Decedent's Will and was admitted to record by order, and it was further ordered that **Bridget Conner,** named as executor in said Will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor.

THEREFORE, the executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of executor under the Will of said decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 30th day of June, 2026.

Kellie R Sellers
Judge of the Probate Court, *by designation*
Kellie R. Sellers

Note: The following must be signed if the judge does not sign the original of this document:

Issued by: ..... *[Seal]*

Clerk of the Probate Court

STATE OF GEORGIA
COUNTY OF HALL
I, Judge of the Probate Court in and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office. Witness the official seal and signature of Probate Court this 30th day of June, 2026

Judge, Clerk Hall County Probate Court

ACTION BY WRITTEN CONSENT OF THE DIRECTORS OF AMERICA'S HOME PLACE, INC. IN LIEU OF A MEETING

The undersigned, being all directors of AMERICA'S HOME PLACE, INC., a Georgia corporation (the "Corporation"), hereby authorize, approve and consent to the adoption of the following preambles and resolutions without a meeting, pursuant to Official Code of Georgia Annotated Section 14-2-821 and as authorized by the By-Laws of the Corporation, to wit:

"WHEREAS, the directors have determined that additional corporate officers should be elected and that they should be empowered under certain circumstances to execute warranty deeds to real estate owned by the Corporation.

NOW, THEREFORE, BE IT RESOLVED that henceforward the officers of the Corporation shall be Barry Conner, President, Secretary and Treasurer, Stanton Van Conner, Vice President, Sonya Brown, Vice President, Claudette Pinson-Bragg, Vice President, Mitch Stentiford, Vice President, Doug Higgins, Vice President, Larry Vandiver, Vice President, Russell Miskin, Vice President, Stacy Buchanan, Vice President, Coe Strother, Vice President, Diane Eiland, Vice President, Ben Polk, Vice President, Russ Jones, Vice President, JD Liston, Vice President, Chris Strawn, Vice President, Chris Adler, Vice President, Mark Mashburn, Vice President, Keith Brown, Vice President, Jeff Kramer, Vice President, Damon Kraus, Vice President, Clinton Peterson, Vice President, Chris Papaik, Vice President, Lowell Pinnock, Vice President, Josh Day, Vice President, Jordan Cate, Vice President, Robert Carvell, Vice President and Ryan Haynes, Vice President, Greg Gallagher, Vice President, Lynn Barker, Vice President and Ryan Froelich, Vice President.

BE IT FURTHER RESOLVED that warranty deeds conveying real estate owned by the Corporation, wherever located, and contractors' affidavits shall be valid for all purposes when executed by any one of the following officers, to wit:

Barry Conner, President, Secretary and Treasurer
Stanton Van Conner, Vice President or
Sonya Brown, Vice President or
Claudette Pinson-Bragg, Vice President or
Mitch Stentiford, Vice President or
Doug Higgins, Vice President or
Larry Vandiver, Vice President or
Russell Miskin, Vice President or
Stacy Buchanan, Vice President or
Coe Strother, Vice President or
Diane Eiland, Vice President or
Ben Polk, Vice President or
Russ Jones, Vice President or
JD Liston, Vice President or
Chris Strawn, Vice President or
Chris Adler, Vice President or
Mark Mashburn, Vice President or
Keith Brown, Vice President or
Jeff Kramer, Vice President or
Damon Kraus, Vice President or
Clinton Peterson, Vice President or
Lowell Pinnock, Vice President or
Josh Day, Vice President or
Jordan Cate, Vice President or
Robert Carvell, Vice President or
Ryan Haynes, Vice President or
Greg Gallagher, Vice President or
Lynn Barker, Vice President or
Ryan Froelich, Vice President.

without the need for a second signature or attestation, and such officers are further empowered to execute all other documents necessary to close sales of real estate owned by the Corporation, provided that the corporate seal is affixed to such warranty deeds and provided further that there is recorded at the time of the conveyance a certified copy of this resolution executed by the corporate secretary with the corporate seal affixed thereto and a legal description substantially in the form of that to be included in the warranty deed in each instance, affixed to the secretary's certificate.

WITNESS my hand and the official seal of the Corporation, this 24th day of February, 2025.

Witness

Barry Conner

Attached hereto as Exhibit "A" is the specific real estate to which this certificate refers.

CERTIFICATE OF CORPORATE RESOLUTION OF AMERICA'S HOME PLACE, INC.

The undersigned, BARRY CONNER, hereby certifies that he is the duly elected and acting Secretary of AMERICA'S HOME PLACE, INC., a Georgia corporation (the "Corporation"), and that the following resolution is duly adopted by the unanimous written consent of the Directors of the Corporation on February 24, 2025 and the same is part of the permanent records of the corporation and has not been since rescinded or amended, to wit:

"BE IT FURTHER RESOLVED that warranty deeds conveying real estate owned by the Corporation, wherever located, and contractors' affidavits shall be valid for all purposes when executed by any one of the following officers, to wit:

Barry Conner, President, Secretary and Treasurer
Stanton Van Conner, Vice President or
Sonya Brown, Vice President or
Claudette Pinson-Bragg, Vice President or
Mitch Stentiford, Vice President or
Doug Higgins, Vice President or
Larry Vandiver, Vice President or
Russell Miskin, Vice President or
Stacy Buchanan, Vice President or
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Keith Brown, Vice President or
Jeff Kramer, Vice President or
Damon Kraus, Vice President or
Clinton Peterson, Vice President or
Lowell Pinnock, Vice President or
Josh Day, Vice President or
Jordan Cate, Vice President or
Robert Carvell, Vice President or
Ryan Haynes, Vice President or
Greg Gallagher, Vice President or
Lynn Barker, Vice President or
Rayn Froelich, Vice President.

without the need for a second signature or attestation, and such officers are further empowered to execute all other documents necessary to close sales of real estate owned by the Corporation, provided that the corporate seal is affixed to such warranty deeds and provided further that there is recorded at the time of the conveyance a certified copy of this resolution executed by the corporate secretary with the corporate seal affixed thereto and a legal description substantially in the form of that to be included in the warranty deed in each instance, affixed to the secretary's certificate.

Attached hereto as Exhibit "A" is the specific real estate to which this certificate refers.

WITNESS my hand and the official seal of the Corporation, this 24th day of February, 2025.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Barry Conner, Secretary

Notary Public

My Commission Expires: 6/30/25

ANNA MULLIGAN NOTARY PUBLIC BANKS COUNTY GEORGIA EXPIRES June 30, 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 f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** _____

Applicant's/Owner's Name (Printed): Keith Brown for America's Home Place

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

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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: Bridget Conner **Date:** 7/10/2026

Applicant's/Owner's Name (Printed): Bridget Conner

Narrative for Barker Road
Zoning/Conditional Use Request & Variance Requests

2714, 2720, 2740 Barker Road & recently acquired R.O.W.
July 8, 2026

The subject property is currently zoned **AR-I** and is located within the **Hall County Gateway Corridor**. The proposed development consists of a phased mixed-use commercial project that will include:

- A convenience store with a gas station (potentially operating 24 hours)
- A restaurant
- Retail and office space

All phases of development will comply with the applicable Hall County setback requirements. Inter-parcel access will be provided and recorded to ensure connectivity between future uses. The development will also comply with the Hall County Gateway Corridor Overlay District (GCOD) standards.

The project will be served by **City of Gainesville water**, with septic tanks and drain fields located as shown on the proposed site plan. A **50-foot undisturbed buffer** will be maintained adjacent to neighboring residentally zoned properties.

Property History

The property has historically been utilized as a mobile home park and currently contains an existing cellular communication tower, with portions remaining vacant. As part of the redevelopment, the existing mobile homes will be removed while the cellular tower will remain in operation. The redevelopment will transform the site into a commercial destination featuring a gas station, restaurant, and retail/office uses that are compatible with the surrounding Gateway Corridor.

Variance Request

A variance is requested from the Gateway Corridor Overlay District (GCOD) Section 6.2 to permit parking between the proposed buildings and Highway 53. This modification is requested to accommodate the site's layout while allowing for safe vehicular circulation, efficient site design, and functional access. The proposed configuration supports the overall redevelopment of the property while maintaining compliance with the intent of the Gateway Corridor standards wherever practical.

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HALL COUNTY
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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

See Narrative

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

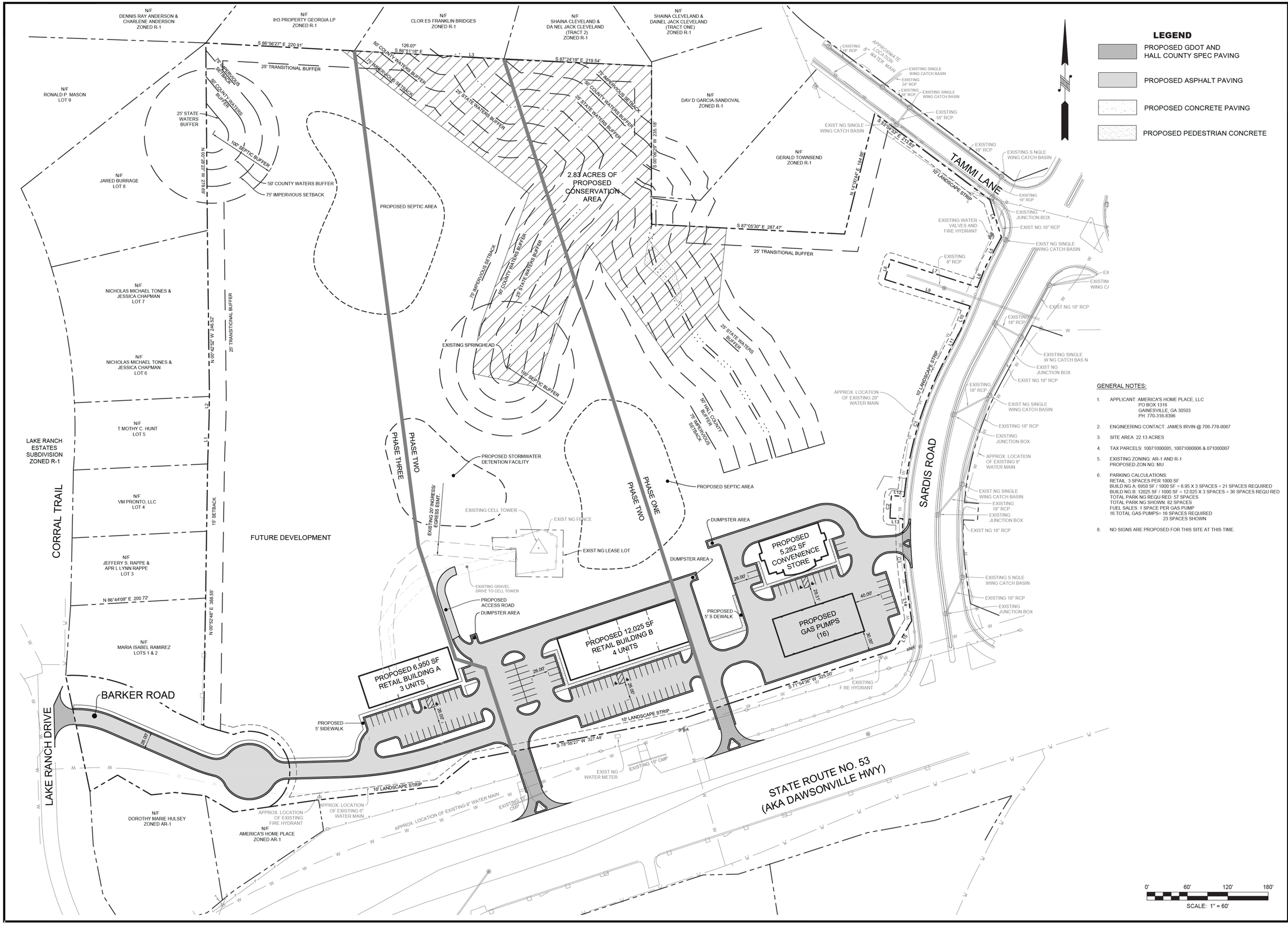
3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

4. Such conditions are not the result of any actions of the property owner.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

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

Applicant [signature] **Date** 7/8/2026



GENERAL NOTES:

1. APPLICANT: AMERICA'S HOME PLACE, LLC
   PO BOX 1316
   GAINESVILLE, GA 30503
   PH: 770-318-8396
2. ENGINEERING CONTACT: JAMES IRVIN @ 706-778-0067
3. SITE AREA: 22.13 ACRES
4. TAX PARCELS: 10071000005, 10071000006 & 071000007
5. EXISTING ZONING: AR-1 AND R-1
   PROPOSED ZON NG: MU
6. PARKING CALCULATIONS:
   RETAIL: 3 SPACES PER 1000 SF
   BUILD NG A: 6950 SF / 1000 SF = 6.95 X 3 SPACES = 21 SPACES REQUIRED
   BUILD NG B: 12025 SF / 1000 SF = 12.025 X 3 SPACES = 36 SPACES REQU RED
   TOTAL PARK NG REQU RED: 57 SPACES
   TOTAL PARK NG SHOWN: 82 SPACES
   FUEL SALES: 1 SPACE PER GAS PUMP
   16 TOTAL GAS PUMPS= 16 SPACES REQUIRED
   23 SPACES SHOWN
8. NO SIGNS ARE PROPOSED FOR THIS SITE AT THIS TIME.

foothills land design
164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsld.com

OWNER/ DEVELOPER:
AMERICAS HOME PLACE
2144 HILTON DRIVE
GAINESVILLE, GA 30503

REZONING PLAN

2714 BARKER ROAD

LAND LOT 71, 10TH DISTRICT
HALL COUNTY, GA

REVISIONS:		
NO.	DESCRIPTION	DATE
1	REVISIONS PER HALL COUNTY COMMENTS	5/5/26

GEORGIA REGISTERED No. 25938 PROFESSIONAL ENGINEER JAMES D. IRVIN

GSWCC LEVEL II #9832

DATE: APRIL 17, 2026

SCALE: 1" = 60'

SHEET:
C1

JOB #23076

COMBINATION SURVEY FOR:
BARRY CONNER & AMERICA'S HOME PLACE, INC.

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983\2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999906845 (GRID DISTANCE\SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.

2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).

3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,256 FEET AND AN ANGULAR CLOSURE OF 00°00'04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY S.W..

5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 333,853 FEET.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

7. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

8. THE FIELD SURVEY WAS LAST CONDUCTED ON FEBRUARY 3RD, 6TH, MARCH 20TH & 31ST, 2023.

9. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

10. THE PLACEMENT OF THE LEASE AREA AND THE INGRESS & EGRESS & UTILITY EASEMENT AS DESCRIBED IN DEED BOOK 6582, PAGES 79-86 WAS HELD BY THE EXISTING FOUND REBAR PINS ON THE SOUTH SIDE OF THE LEASE PARCEL. NEITHER THE LEASE AREA OR THE EASEMENT FIT THE EXISTING IMPROVEMENTS BY LEGAL DESCRIPTION. TIES HAVE BEEN SHOWN ON THE SURVEY TO SHOW THE COMPUTED LOCATION.

11. SHEET 3 OF 3 OF THIS SURVEY SHOWS LIDAR CONTOUR INFORMATION THAT HAS BEEN PROVIDED BY THE HALL COUNTY GIS DEPARTMENT. CONTOURS ARE BEING SHOWN AT 2-FOOT INTERVALS.

12. STREAM AND WETLAND INFORMATION TAKEN FROM INFORMATION PROVIDED BY TALLMAN ENVIRONMENTAL.

SURVEYOR'S CERTIFICATION:

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CHRIS M. PATTON

HALL COUNTY SURVEYOR

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

03/31/2023

CHRIS M. PATTON, GA. R.L.S. #2647 DATE:

BOUNDARY LINE CALLS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	545.91'	218.02'	216.57'	S 16°45'50" W	22°52'55"
C2	565.00'	33.90'	33.89'	S 03°36'18" W	3°26'16"
C3	546.00'	94.96'	94.84'	S 03°05'47" E	9°57'54"

LINE	BEARING	DISTANCE
L1	N 01°49'07" E	71.92'
L2	N 00°43'36" E	28.50'
L3	S 86°38'28" E	96.37'
L4	S 17°04'21" E	58.14'
L5	S 28°12'06" W	50.00'
L6	S 21°21'32" W	32.50'
L7	N 72°20'35" W	135.15'
L8	S 16°53'30" W	30.59'
L9	S 72°37'04" E	132.81'
L10	S 21°21'32" W	38.20'
L11	S 28°12'07" W	45.64'
L12	N 84°40'34" W	19.00'
L13	S 88°08'50" E	19.00'
L14	S 08°04'46" E	57.70'
L15	S 30°12'07" W	49.31'
L16	N 33°36'52" W	93.41'
L17	N 77°36'46" W	52.20'
L18	S 62°41'27" W	57.85'
L19	S 40°41'26" W	33.85'
L20	N 74°30'12" W	60.61'
L21	N 64°36'19" W	6.28'

CALLS ALONG CENTERLINE INGRESS & EGRESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L22	N 04°59'03" W	110.64'
L23	N 05°06'12" E	53.75'
L24	N 26°50'51" E	43.14'
L25	N 50°48'19" E	48.33'
L26	S 85°15'05" E	131.15'

LEASE PARCEL CALLS

LINE	BEARING	DISTANCE
L27	N 00°49'56" E	8.84'
L28	S 87°49'42" W	34.17'
L29	N 03°13'18" W	18.14'
L30	N 89°31'54" E	35.41'
L31	N 00°49'56" E	11.97'
L32	S 89°05'36" E	70.00'
L33	S 00°49'42" W	69.98'
L34	N 89°11'07" W	70.00'
L35	N 00°49'56" E	32.17'

PARCEL CONTROL NUMBERS:

10071 000005
10071 000006
10071 000007

REFERENCES:

1. DEED BOOK 5903, PAGES 646 & 647
2. DEED BOOK 5927, PAGES 90 & 91
3. DEED BOOK 9244, PAGES 752-756
4. DEED BOOK 6582, PAGES 79-86
5. DEED BOOK 9176, PAGES 41-57
6. DEED BOOK 8778, PAGES 644-649
7. DEED BOOK 6754, PAGES 354 & 355
8. DEED BOOK 8292, PAGES 38-40
9. DEED BOOK 7889, PAGES 433 & 434
10. DEED BOOK 7304, PAGES 684-688
11. DEED BOOK 7867, PAGES 113 & 114
12. DEED BOOK 884, PAGE 620
13. DEED BOOK 7841, PAGE 354
14. DEED BOOK 9049, PAGES 463-465
15. DEED BOOK 5649, PAGES 182 & 183
16. DEED BOOK 9095, PAGE 778
17. DEED BOOK 4071, PAGE 110
18. DEED BOOK 9096, PAGES 7-10
19. PLAT BOOK 109, PAGE 53
20. PLAT BOOK 79, PAGE 250
21. PLAT BOOK 70, PAGE 138
22. PLAT BOOK 37, PAGE 5
23. PLAT BOOK 68, PAGE 76
24. PLAT BOOK 42, PAGE 166
25. PLAT BOOK 90, PAGE 93
26. PLAT BOOK 135, PAGE 25
27. PLAT BOOK 149, PAGE 13
28. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NUMBER STP-065-3(37), LAST REVISED JUNE 23, 2005.
A. SURVEY PREPARED FOR LUMPKIN CAMPGROUND, LLC BY FARLEY-COLLINS-WHIDDEN ASSOCIATES, DATED NOVEMBER 21ST, 2008.
B. SURVEY PREPARED FOR LUMPKIN CAMPGROUND, LLC BY FARLEY-COLLINS-WHIDDEN ASSOCIATES, DATED NOVEMBER 21ST, 2008, LAST REVISED MARCH 17TH, 2008.

AREA: 22.13 ACRES

WATER SERVICE BY:

CITY OF GAINESVILLE

SEWER SERVICE BY:

ON SITE SEPTIC MANAGEMENT SYSTEMS

HALL COUNTY PLAT NOTES:

1. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 8.170.070).

2. IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).

3. 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 0175 G, EFFECTIVE DATE: APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

4. THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

5. IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

6. ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

7. ALL LAND DISTURBANCE OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

ZONING AND BUILDING SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx

CURRENT HALL COUNTY ZONING:
AR-III - AGRICULTURAL RESIDENTIAL III

BUILDING SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY LINE OR 65' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 15' FROM PROPERTY LINE
REAR: 25' FROM PROPERTY LINE

ZONING AND BUILDING SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx

CURRENT HALL COUNTY ZONING:
R-1 - RESIDENTIAL

BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 10' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE

LEGEND:

- A.I.F. - ANGLE IRON FOUND
- A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. - IRON PIN FOUND
- P.K.N.F. - PARKER KALON NAIL FOUND
- F.X. - X-CUT FOUND
- N.F. - NAIL FOUND
- R.F. - ROCK FOUND
- R.R.F. - RAILROAD SPIKE FOUND
- T.F. - TACK FOUND
- P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.M.S. - CONCRETE MONUMENT SET
- N.S. - NAIL SET
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- W.I. - WIER INLET
- Y.I. - YARD INLET
- C.V. - CABLE TV VAULT
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- T.V. - TELEPHONE VAULT
- T.P. - TELEPHONE POLE
- T.M.H. - TELEPHONE MANHOLE
- U.T.B. - UNDERGROUND TELEPHONE BOX
- A.C. - AIR CONDITIONER
- P.B. - POWER TRANSFORMER BOX
- E.P.B. - ELECTRIC PULL BOX
- E.M. - ELECTRIC METER
- P.P. - POWER POLE
- F.L. - FLOOD LIGHT
- S.P. - SERVICE POLE
- L.P. - LIGHT POLE
- G.W. - GUY WIRE
- G.P. - GUY ANCHOR POLE
- E.S. - ELECTRIC SERVICE
- W.M. - WATER METER
- W.V. - WATER VALVE
- F.H. - FIRE HYDRANT
- F.D.C. - FIRE DEPARTMENT CONNECTION
- I.C.V. - IRRIGATION CONTROL VALVE
- W.P. - WELL POINT
- S.P.G. - WATER SPIGOT
- B.O. - WATER BLOW OFF
- B.F.P. - WATER BACKFLOW PREVENTER
- SPK - SPRINKLER
- C.O. - SANITARY CLEANOUT
- S.S.M.H. - SANITARY SEWER MANHOLE
- G.V. - SANITARY GATE VALVE
- G.T. - GREASE TRAP
- U.M. - UNKNOWN TYPE MANHOLE
- GAS - GAS VALVE
- G.M. - GAS METER
- P.R. - PROPANE TANK
- F.P. - FLAG POLE
- T.S.P. - TRAFFIC SIGNAL POLE
- T.S.B. - TRAFFIC SIGNAL BOX
- M.W. - MONITORING WELL
- S.H. - SPRING HEAD
- B.P. - BOLLARD POST
- S.N.L. - TRAFFIC SIGN
- H.C.P. - HANDICAP PARKING
- B.M. - BENCHMARK
- M.B. - MAILBOX
- H.C.R. - HANDICAP RAMP
- A.H. - ACCESS HATCH
- R.L. - ROOF LINE
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- I.E. - INVERT ELEVATION
- EL. - ELEVATION
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- —T— - BURIED TELEPHONE LINE
- —\— - OVERHEAD TELEPHONE LINE
- —W— - BURIED WATER MAIN
- —SS— - BURIED SEWER LINE
- —G— - BURIED GAS LINE
- —E— - BURIED ELECTRIC LINE
- —TV— - BURIED CABLE TV
- —O— - CHAIN LINK FENCE
- —□— - WOOD FENCE
- —x— - WIRE FENCE
- —o— - WROUGHT IRON FENCE
- —OHP— - OVERHEAD POWER LINES
- —A— - TRAFFIC SIGNAL LINE
- - FENCE GATE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- ℄ - CENTERLINE
- INTX - INTERSECTION
- R - CURVE RADIUS
- L - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- C BRG - CHORD BEARING
- C DIST - CHORD DISTANCE
- L.L. - LAND LOT
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- S/B - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
- STA. - STATION
- P.T. - POINT OF TANGENCY
- P.C. - POINT OF CURVATURE
- SQ. FT. - SQUARE FEET
- ⟷ - CONTINUOUS OWNERSHIP
- ⊕ - BUILDING HEIGHT LOCATION
- [25.5] - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- x 25.52 - SPOT ELEVATION
- - CONCRETE
- - WOOD DECKING
- - GRAVEL
- - ASPHALT
- - PAVERBRICK

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

PATTON LAND SURVEYING, LLC

COMPUTATIONS BY: C.K.
SURVEYED BY: S.W.
DRAFTED BY: J.J. & C.K.
CHECKED BY: C.P.

COMBINATION SURVEY FOR:
BARRY CONNER & AMERICA'S HOME PLACE, INC.
- LOCATED IN -
LAND LOT 71
10TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER:
1 of 3

SCALE: N/A
SURVEY DATE: 03/31/2023
PLAT DATE: 03/31/2023

22-147.dwg
JN. 22-147

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH

LAKE BANCH ESTATES SECTION 1 BLOCK "A" (PLAT BOOK 42, PAGE 166)

LOT 47-A
N/F
IH3 PROPERTY GEORGIA LP
(DEED BOOK 7304, PAGES 684–688)
(PLAT BOOK 37, PAGE 5)

N/F
DENNIS RAY ANDERSON & CHARLENE ANDERSON
(DEED BOOK 7867, PAGE 113)
(PLAT BOOK 68, PAGE 76)

N/F
CLORIES FRANKLIN BRIDGES
(DEED BOOK 7889, PAGES 433 & 434)

N/F
SHAINA CLEVELAND & DAINEL JACK CLEVELAND
(DEED BOOK 8292, PAGES 38–40)
(TRACT TWO)

N/F
SHAINA CLEVELAND & DAINEL JACK CLEVELAND
(DEED BOOK 8292, PAGES 38–40)
(PLAT BOOK 70, PAGE 138)
(PLAT BOOK 79, PAGE 250)
(TRACT ONE)

LOT 9
N/F
RONALD C. MASON
(DEED BOOK 884, PAGE 620)

LOT 8
N/F
JARED BURRAGE
(DEED BOOK 7841, PAGE 354)
(PLAT BOOK 90, PAGE 93)

LOT 7
N/F
NICHOLAS MICHAEL TONES & JESSICA CHAPMAN
(DEED BOOK 9049, PAGE 463)
(PLAT BOOK 42, PAGE 166)

LOT 6
N/F
NICHOLAS MICHAEL TONES & JESSICA CHAPMAN
(DEED BOOK 9049, PAGE 463)
(PLAT BOOK 42, PAGE 166)

LOT 5
N/F
TIMOTHY C. HUNT
(DEED BOOK 5649, PAGE 182)
(PLAT BOOK 135, PAGE 25)

LOT 4
N/F
VM PRONTO, LLC
(DEED BOOK 9095, PAGE 778)
(PLAT BOOK 42, PAGE 166)

LOT 3
N/F
JEFFERY S. RAPPE & APRIL LYNN RAPPE
(DEED BOOK 4071, PAGE 110)
(PLAT BOOK 149, PAGE 13)

LOT 2
N/F
MARIA ISABEL RAMIREZ
(DEED BOOK 9096, PAGES 7–10)

LOT 1
APPARENT OVERLAP BY DEEDS (SEE DETAIL "A")

N/F
– BARRY CONNER –
(DEED BOOK 5903, PAGES 646–647)
(PLAT REFERENCE "A")

N/F
AMERICA'S HOME PLACE, INC
(DEED BOOK 5927, PAGES 90 & 91)
(PLAT REFERENCE "B")

N/F
DAVID GARCIA–SANDOVAL
(DEED BOOK 6754, PAGES 354–356)
(PLAT BOOK 109, PAGE 53)

N/F
GERALD TOWNSEND
(DEED BOOK 8788, PAGES 644–649)

N/F
AMERICA'S HOME PLACE, INC.
(DEED BOOK 9244, PAGES 757–761)
(PARCEL 46R)

ZONED R–I
ZONED AR–III

S 86°56'27" E 220.91'
126.07'
S 86°51'18" E
S 87°24'19" E 219.54'
S 00°21'51" E 6.09'
S 00°08'29" W 235.18'
S 87°05'30" E 287.47'
N 14°00'44" E 184.68'
S 63°04'33" E 213.63'
N 00°28'23" W 278.69'
N 00°42'52" W 246.52'
N 00°52'48" E 388.55'
N 86°44'09" E 200.72'
S 87°04'38" E 235.81'
S 88°17'43" W 156.14'
S 76°55'27" W 327.44'
S 71°54'36" W 326.00'
S 83°05'04" W 188.86'
(FORMER P/L TIE) S 00°06'29" W 284.85'
(FORMER P/L TIE) S 89°34'19" E 175.32'
(TIE TO LEASE AREA) S 89°10'04" E 215.31'
(TIE LINE) S 02°29'51" W 103.09'
N 00°08'29" E 210.19'

25' S/B
15' S/B
40' S/B
10' S/B
30' S/B

75' IMPERVIOUS BUFFER
75' HAZARDOUS BUFFER
50' UNDISTURBED BUFFER
25' STATE WATER BUFFER

ABANDONED P/L
FORMER P/L
P/L
R/W

€ INTERMITTEN STREAM 5
€ PERENNIAL STREAM 4
€ INTERMITTEN STREAM 3
€ INTERMITTEN STREAM 2
€ INTERMITTEN STREAM 1

SPRING HEAD
100' SPRING HEAD RADIUS (NO SEPTIC)

WETLAND "B" (0.03 ACRES)
WETLAND "A" (0.03 ACRES)

(PROPERTY LINE TIE) N 86°44'09" E 200.72'
(PROPERTY TIE) S 87°04'38" E 235.81' (FROM THE CENTERLINE G.D.O.T. BASELINE INTERSECTION OF BARKER ROAD & LAKE RANCH DRIVE)
PROPERTY TIE: N 65°49'42" W 99.55' (FROM THE CENTERLINE G.D.O.T. BASELINE INTERSECTION OF SARDIS ROAD & TAMMI LANE)

(TIE TO LEASE AREA) S 89°10'04" E 215.31'
€ 20' INGRESS & EGRESS & UTILITY EASEMENT (DEED BOOK 6582, PAGES 79–86)
LEASE AREA (DEED BOOK 6582, PAGES 79–86) (SEE SURVEYOR'S NOTE #15) (0.13 ACRES)

EXISTING SELF SUPPORTING TOWER
250' SELF SUPPORTING TOWER) (PER SURVEY REFERENCE "B")
6' CHAIN LINK FENCE

(44' TAMMI LANE WIDE RIGHT–OF–WAY)
BARKER ROAD (VARYING WIDTH RIGHT–OF–WAY)
SARDIS ROAD (VARYING WIDTH RIGHT–OF–WAY)
CORRAL TRAIL (VARYING WIDTH RIGHT–OF–WAY)
LAKE RANCH DRIVE (VARYING WIDTH RIGHT–OF–WAY)
OLD LYNCLIFF DRIVE (VARYING WIDTH RIGHT–OF–WAY)
STATE ROUTE NO. 53 (DAWSONVILLE HIGHWAY) (VARYING WIDTH RIGHT–OF–WAY) (PER THE GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY MAP, PROJECT STP–065–3(37))

76'X14' MOBILE HOME #2740–16
56'X12' MOBILE HOME #2740–17
56'X12' MOBILE HOME #2740–7
62'X12' MOBILE HOME #2740–3

CONCRETE PADS (TYPICAL)
ASPHALT DRIVEWAY
CONCRETE DRIVEWAY
CONCRETE APRON
CONCRETE MEDIAN
CONCRETE WALK
GUARD RAIL
ASPHALT ROAD
33' ASPHALT
25' ASPHALT ROAD
36' ASPHALT ROAD
30' ASPHALT ROAD
MAIL BOXES
24" R.C.P. (UNDER WEIR STRUCTURE)
24" C.M.P.
15" C.M.P.
18" R.C.P.
APPROXIMATE LOCATION 20" WATER MAIN
APPROXIMATE LOCATION 8" WATER MAIN
APPROXIMATE LOCATION 6" WATER MAIN
APPROXIMATE LOCATION 2" WATER MAIN
APPROXIMATE LOCATION 8" WATER MAIN
G.D.O.T. BASELINE
P.C. 609+11.54
P.C. 602+04.75
P.T. 605+21.36
P.K.N.S. N:1576369.69 E:2373909.11
P.C. 80+28.15
P.T. 81+37.77
C.P. AT C/L INTERSECTION N:1577098.08 E:2375403.04

60' 0' 60' 120' 180'
GRAPHIC SCALE – 1 INCH = 60 FEET

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LAND SURVEYING FIRM CERTIFICATE OF AUTHORIZATION NUMBER LSF 001029
PATTON LAND SURVEYING, LLC

COMPUTATIONS BY: C.K.
SURVEYED BY: S.W.
DRAFTED BY: J.J. & C.K.
CHECKED BY: C.P.

COMBINATION SURVEY FOR:
BARRY CONNER & AMERICA'S HOME PLACE, INC.
– LOCATED IN –
LAND LOT 71
10TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER: 2 of 3
SCALE: 1" = 60'
SURVEY DATE: 03/31/2023
PLAT DATE: 03/31/2023
22–147.dwg
JN. 22–147

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
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LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

PATTON
LAND SURVEYING, LLC

COMPUTATIONS BY: C.K.
SURVEYED BY: S.W.
DRAFTED BY: J.J. & C.K.
CHECKED BY: C.P.

COMBINATION SURVEY FOR:

BARRY CONNER & AMERICA'S HOME PLACE, INC.

- LOCATED IN -

LAND LOT 71
10TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER:

3 of 3

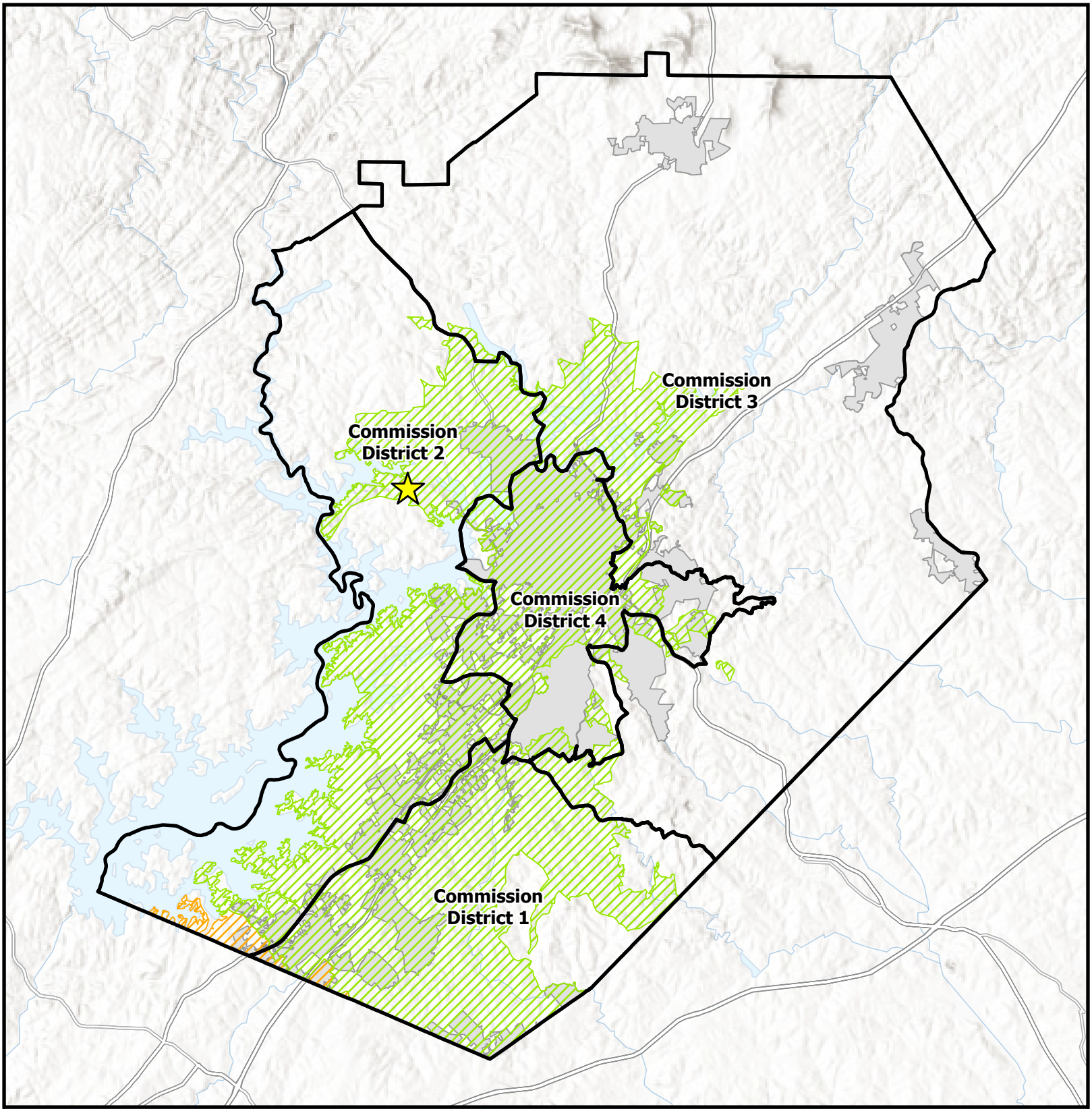
SCALE: 1" = 60'

SURVEY DATE: 03/31/2023

PLAT DATE: 03/31/2023

22-147.dwg

JN. 22-147



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

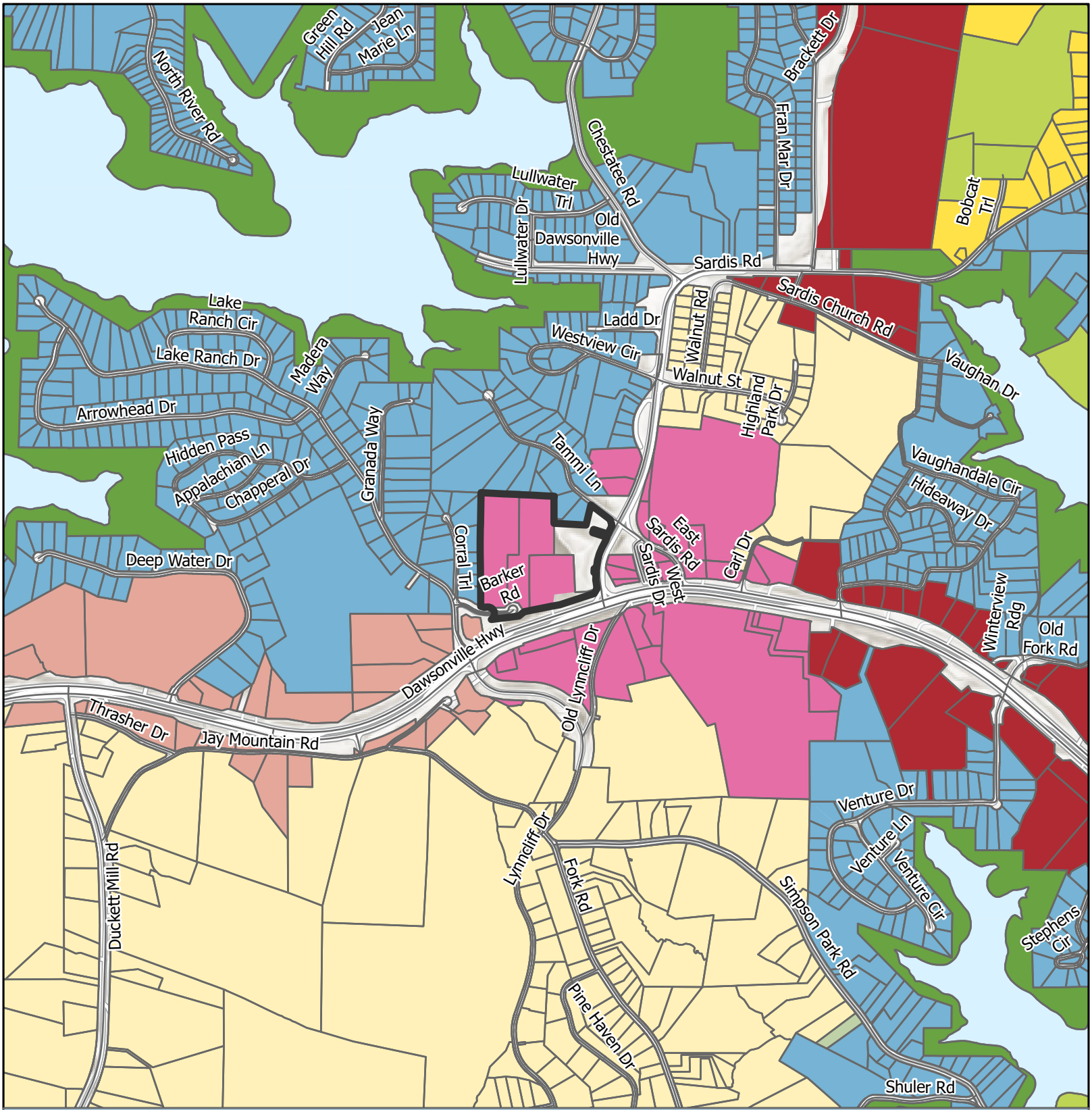
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: America's Home Place, Inc
Tax Parcel #: 10071 000007, 10071 000006,
10071 000005, & former GDOT right-of-way
Location: 2714, 2720, 2740 Barker Road
Commission District: 2

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

Date Prepared: 8/18/2026



Future Land Use Map

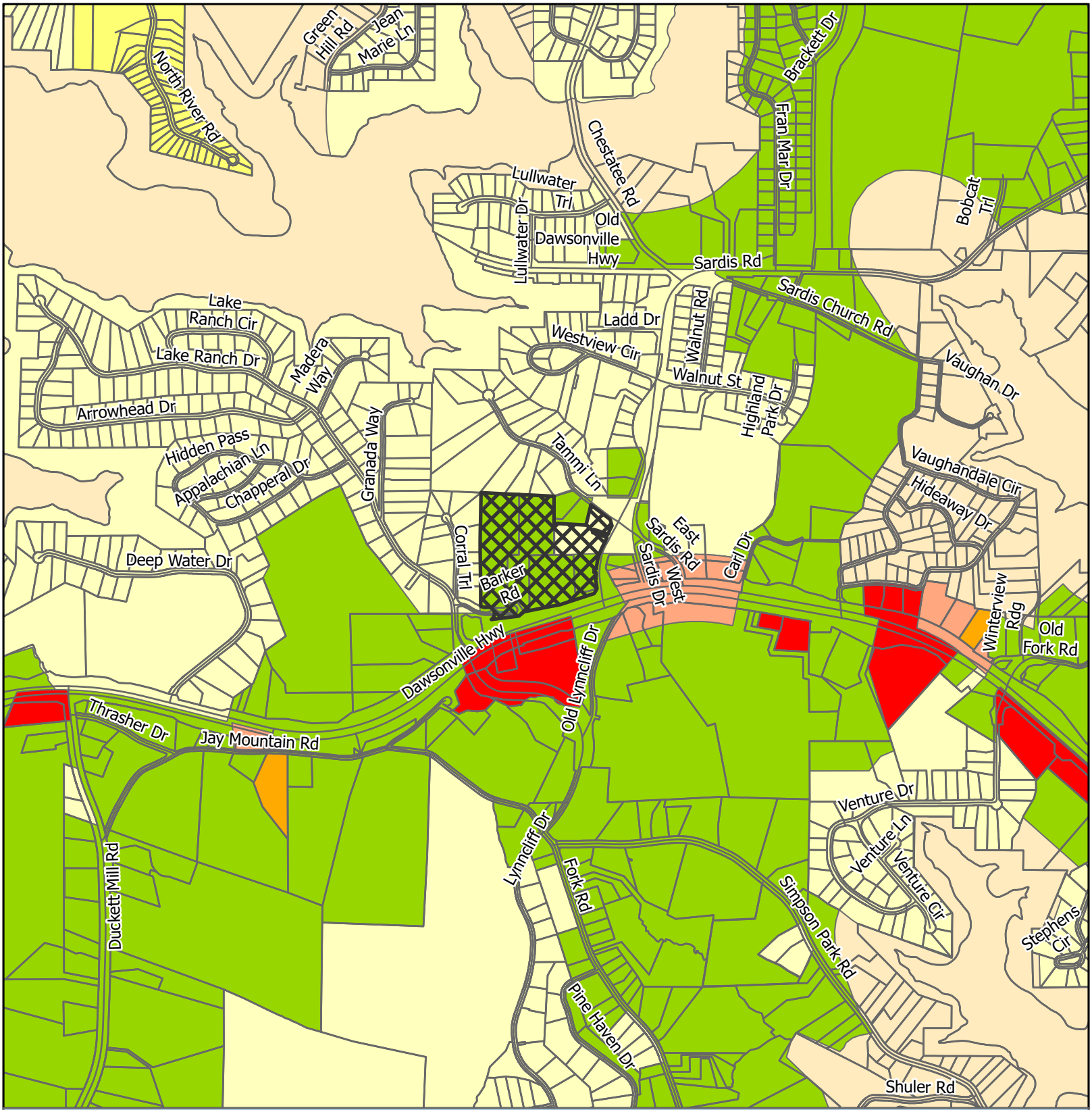
Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Regional Activity Center
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density

Applicant: America's Home Place, Inc
Tax Parcel #: 10071 000007, 10071 000006, 10071 000005, & former GDOT right-of-way
Location: 2714, 2720, 2740 Barker Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026



Zoning Map

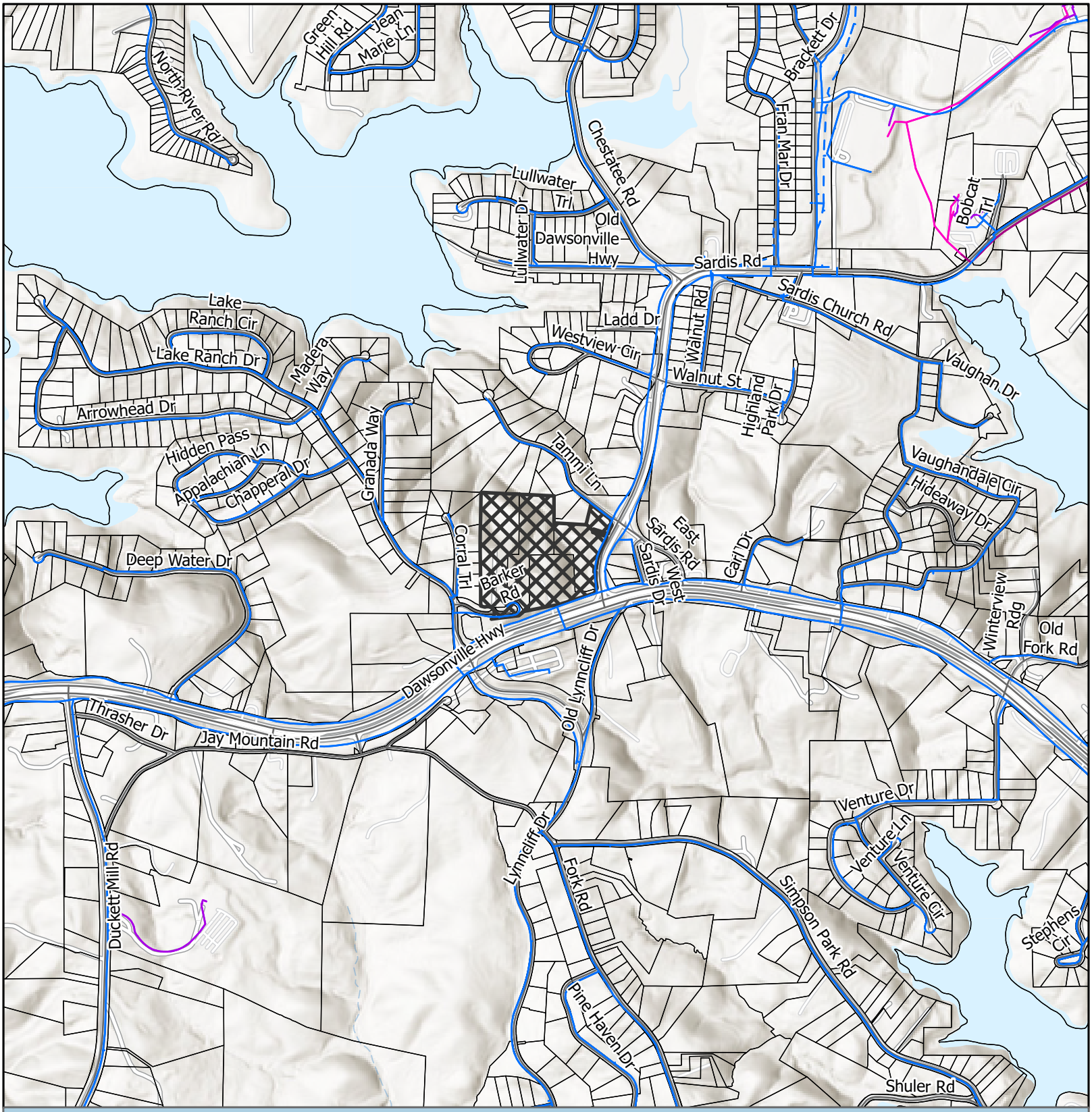
Subject Area
City Limits

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

Applicant: America's Home Place, Inc
Tax Parcel #: 10071 000007, 10071 000006, 10071 000005, & former GDOT right-of-way
Location: 2714, 2720, 2740 Barker Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026



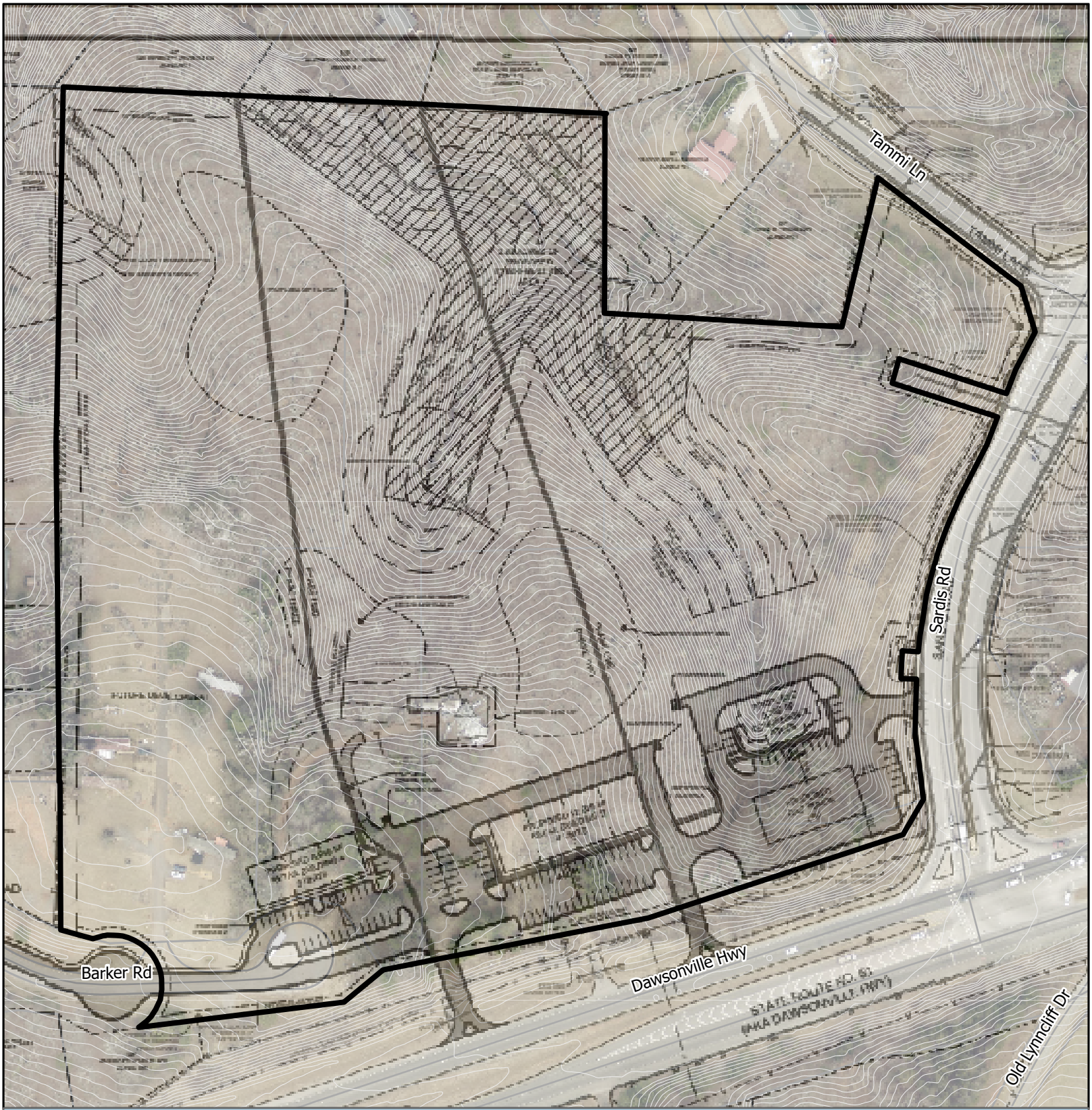
Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: America's Home Place, Inc
Tax Parcel #: 10071 000007, 10071 000006, 10071 000005, & former GDOT right-of-way
Location: 2714, 2720, 2740 Barker Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026



Site Plan & Aerial Map

Subject Area
parcel

Applicant: America's Home Place, Inc
Tax Parcel #: 10071 000007, 10071 000006,
10071 000005, & former GDOT right-of-way
Location: 2714, 2720, 2740 Barker Road
Commission District 2

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

Date Prepared: 8/18/2026

2740 Baker Rd.

05903
00646

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

45181

000646

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5903
PAGE (S) 646-647 THIS 18
DAY OF Dec 2006 AT 8:11 AM
DWIGHT S. WOOD, CLERK BY DT

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 15th day of December in the year of our Lord Two Thousand, and Six between **STERLING FINANCIAL GROUP, INC.** of the county of Hall and State of Georgia, of the First Part and **BARRY CONNER** of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part his heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY 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 party of the second part, hisheirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal , the day and year above written.

Signed, sealed and delivered in the presence of:

CHERYL T. WALTERS
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMM. EXPIRES JAN. 5. 2007

Notary Public, Hall County, GA

STERLING FINANCIAL GROUP, INC.

BY: Bryan R. Wright (SEAL)
ITS: President

(SEAL)

(CORPORATE SEAL AFFIXED)

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____M.
_____, 20____
Recorded in Deed Book _____, Page
_____, _____, 20__
_____, Clerk

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 550.00
Date 12-18-06
DWIGHT S. WOOD
Clerk Superior Court
By DT
069 2006 011406

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 71 of the 10th District, Hall Co. GA and being shown and delineated on plat of survey prepared for Lumpkin Campground, LLC by Farley-Collins-Whidden Assoc. dated November 21, 2006 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the intersection of Barker Drive and Lake Ranch Drive; thence South 88 degrees 12 minutes 15 seconds East 233.20 feet to an iron pin set on the Northerly right of way of Barker Drive being the POINT OF BEGINNING; thence leaving said right of way North 00 degrees 58 minutes 58 seconds East 388.78 feet to an iron pin found; thence North 01 degrees 33 minutes 05 seconds East 71.85 feet to an iron pin set; thence North 00 degrees 16 minutes 19 seconds East 28.51 feet to an iron pin found; thence North 00 degrees 38 minutes 52 seconds West 246.62 feet to an iron pin found; thence North 00 degrees 24 minutes 26 seconds West 278.97 feet to an iron pin found; thence South 86 degrees 50 minutes 08 seconds East 220.84 feet to an iron pin found; thence South 86 degrees 45 minutes 00 seconds East 126.14 feet to an iron pin found; thence South 00 degrees 09 minutes 53 seconds West 535.45 feet to an axle found; thence North 89 degrees 51 minutes 43 seconds West 100.06 feet to an iron pin found; thence South 00 degrees 09 minutes 53 seconds West 446.33 feet to an iron pin set on the Northerly right of way of Barker Drive; thence along said right of way the following: South 62 degrees 41 minutes 27 seconds West 5.51 feet to a point; thence South 40 degrees 41 minutes 59 seconds West 33.86 feet to a point; thence South 88 degrees 17 minutes 43 seconds West 156.14 feet to a point; thence North 74 degrees 30 minutes 12 seconds West 60.59 feet to a point; thence North 64 degrees 36 minutes 19 seconds West 6.75 feet to an iron pin set being the POINT OF BEGINNING. Containing 6.949 acres according to said survey.

BAW

05927
00090

2720 Barker Rd
2714 Barker Rd.

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

01239

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT FILED IN OFFICE AND RECORDED IN BOOK 5927 PAGE (S) 90-91 THIS 10 DAY OF Jan 20 07 AT 10:32 am DWIGHT S. WOOD, CLERK BY [illegible]

000090

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 9th day of January in the year of our Lord Two Thousand, and Seven between **HAROLD L. TOWE** of the county of Hall and State of Georgia, of the First Part and **AMERICA'S HOME PLACE, INC.** of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO LEASE AGREEMENT BETWEEN GRANTOR AND AMERICAN TOWER CORPORATION FORMERLY GRID TOWERS, LLC A MEMORANDUM OF WHICH IS RECORDED IN DEED BOOK 3274 PAGE 12-15, HALL CO. GA DEED RECORDS.

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 party of the second part, itsheirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal , the day and year above written.

Signed, sealed and delivered in the presence of:

[signature] Harold L Towe (SEAL)
HAROLD L. TOWE

_____(SEAL)

[signature]
Notary Public, Hall County, GA

CHERYL T. WALTERS
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MM. EXPIRES JAN. 5 2007

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____M.
_____, 20____
Recorded in Deed Book _____, Page
_____, _____, 20__
_____, Clerk

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 1300.00
Date 1-10-07
DWIGHT S. WOOD
Clerk Superior Court
By [illegible]

0692007000240

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 71, 10th Land District, Hall Co. GA and being shown and delineated on plat of survey prepared for Lumpkin Campground, LLC by Farley-Collins-Whidden Assoc., Ga. Reg. Sur. dated November 21, 2006, revised December 6, 2006, and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of Barker Drive and Lake Ranch Drive; thence North 89 degrees 13 minutes 52 seconds East 480.66 feet to an iron pin set on the Northerly right of way of Barker Drive being the POINT OF BEGINNING; thence leaving said right of way North 00 degrees 09 minutes 53 seconds East 446.33 feet to an iron pin found; thence South 89 degrees 51 minutes 43 seconds East 100.06 feet to an axle found; thence North 00 degrees 09 minutes 53 seconds East 535.45 feet to an iron pin found; thence South 86 degrees 45 minutes 00 seconds East 96.15 feet to an iron pin found; thence South 87 degrees 22 minutes 36 seconds East 219.85 feet to an iron pin set; thence South 00 degrees 07 minutes 37 seconds West 520.08 feet to an iron pin found; thence South 89 degrees 30 minutes 55 seconds East 175.22 feet to a metal fence post found; thence South 02 degrees 23 minutes 26 seconds East 333.30 feet to an iron pin found; thence South 83 degrees 00 minutes 20 seconds West 188.07 feet to an iron pin found; thence South 05 degrees 34 minutes 27 seconds West 103.04 feet to an iron pin set on the Northerly right of way of S.R. #53 A.K.A. Dawsonville Highway; thence along said right of way South 78 degrees 55 minutes 34 seconds West 265.42 feet to an iron pin set; thence leaving said right of way North 33 degrees 36 minutes 52 seconds West 93.41 feet to a point; thence North 77 degrees 36 minutes 46 seconds West 52.30 feet to a point; thence South 62 degrees 41 minutes 27 seconds West 52.34 feet to an iron pin set being the POINT OF BEGINNING. Containing 9.766 acres according to said survey.

X Harold L Jones

Project Boundary Description
2714, 2720, 2740 Baker Rd + ROW Acquisition

Legal Description: Baker Road, Dawsonville Highway & Tammi Lane Tract

All that tract or parcel of land lying and being in Land Lot 71, 10th Land District, City of Gainesville, Hall County, Georgia.

Commencing at a PK Nail set at the centerline intersection of Baker Road and Lake Ranch Court, located at Georgia State Plane Coordinate Northing 1576369.69, Easting 2373909.11, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 68 degrees 15 minutes 52 seconds East for a distance of 358.60 feet to a point on the Northerly right-of-way of Dawsonville Highway a.k.a. S.R. No. 53 and the Southerly right-of-way of Baker Road, and said point being the TRUE POINT OF BEGINNING.

Thence along said right-of-way of Baker Road as follows with a curve to the left having a radius of 60.00 feet and an arc length of 201.82 feet, being subtended by a chord of North 35 degrees 51 minutes 12 seconds West for a distance of 119.26 feet to a point;
Thence along a curve to the right having a radius of 30.00 feet and an arc length of 29.00 feet, being subtended by a chord of South 75 degrees 28 minutes 24 seconds West for a distance of 27.88 feet to a point;
Thence North 01 degrees 23 minutes 20 seconds West for a distance of 31.11 feet to a 1/2" rebar pin found;
Thence North 00 degrees 52 minutes 48 seconds East for a distance of 388.55 feet to a 5/8" Bolt;
Thence North 01 degrees 49 minutes 07 seconds East for a distance of 71.92 feet to a 1/2" rebar pin found;
Thence North 00 degrees 43 minutes 36 seconds East for a distance of 28.50 feet to a 1/2" Crimped top pin found;
Thence North 00 degrees 42 minutes 52 seconds West for a distance of 246.52 feet to a 1/2" Crimped top pin found;
Thence North 00 degrees 28 minutes 23 seconds West for a distance of 278.69 feet to a 5/8" Bolt found;
Thence South 86 degrees 56 minutes 27 seconds East for a distance of 220.91 feet to a 1/2" open top pin found;
Thence South 86 degrees 51 minutes 18 seconds East for a distance of 126.07 feet to a point;
Thence South 86 degrees 38 minutes 28 seconds East for a distance of 96.37 feet to a 5/8" Bolt found;
Thence South 87 degrees 24 minutes 19 seconds East for a distance of 219.54 feet to a 1/2" rebar pin found;
Thence South 00 degrees 06 minutes 29 seconds West for a distance of 235.18 feet to a 1/2" rebar pin set;
Thence South 87 degrees 05 minutes 30 seconds East for a distance of 287.47 feet to a 1/2" rebar pin set;
Thence North 14 degrees 00 minutes 44 seconds East for a distance of 184.88 feet to a point located on the Southerly right-of-way of Tammi Lane;
Thence along said right-of-way South 53 degrees 04 minutes 33 seconds East for a distance of 213.83 feet to a point on the westerly right-of-way of Sardis Road;

Thence along said right-of-way as follows South 17 degrees 04 minutes 21 seconds East for a distance of 58.14 feet to a point;
Thence South 28 degrees 12 minutes 06 seconds West for a distance of 50.00 feet to a point;
Thence South 21 degrees 21 minutes 32 seconds West for a distance of 32.50 feet to a point;
Thence North 72 degrees 20 minutes 35 seconds West for a distance of 135.15 feet to a point;
Thence South 16 degrees 53 minutes 30 seconds West for a distance of 30.59 feet to a point;
Thence South 72 degrees 37 minutes 04 seconds East for a distance of 132.81 feet to a point;
Thence South 21 degrees 21 minutes 32 seconds West for a distance of 38.20 feet to a point;
Thence South 28 degrees 12 minutes 07 seconds West for a distance of 45.64 feet to a point;
Thence along a curve to the left having a radius of 545.91 feet and an arc length of 218.02 feet, being subtended by a chord of South 16 degrees 45 minutes 50 seconds West for a distance of 216.57 feet to a point;
Thence North 84 degrees 40 minutes 34 seconds West for a distance of 19.00 feet to a point;
Thence along a curve to the left having a radius of 565.00 feet and an arc length of 33.90 feet, being subtended by a chord of South 03 degrees 36 minutes 18 seconds West for a distance of 33.89 feet to a point;
Thence South 88 degrees 06 minutes 50 seconds East for a distance of 19.00 feet to a point;
Thence along a curve to the left having a radius of 546.00 feet and an arc length of 94.96 feet, being subtended by a chord of South 03 degrees 05 minutes 47 seconds East for a distance of 94.84 feet to a point;
Thence South 08 degrees 04 minutes 46 seconds East for a distance of 57.70 feet to a point;
Thence South 30 degrees 12 minutes 07 seconds West for a distance of 49.31 feet to a point located on the Northerly right-of-way of said Dawsonville Highway;
Thence along said right-of-way as follows South 71 degrees 54 minutes 36 seconds West for a distance of 325.00 feet to a point;
Thence South 78 degrees 55 minutes 27 seconds West for a distance of 327.44 feet to a point;
Thence South 51 degrees 09 minutes 05 seconds West for a distance of 62.87 feet to a point;
Thence South 83 degrees 27 minutes 28 seconds West for a distance of 177.92 feet to a point;
Thence South 82 degrees 00 minutes 49 seconds West for a distance of 73.82 feet to a point and said point being the POINT OF BEGINNING.
Said property contains 22.78 Acres more or less.

LAW OFFICES
HARRIS & JAMES, LLP
3573 VINEVILLE AVENUE
P.O. BOX 4866
MACON, GEORGIA 31208-4866
FACSIMILE (478) 745-9824
TELEPHONE (478) 745-9661

JOHN BURKE HARRIS, III
WILLIAM C. HARRIS
JOAN W. HARRIS
MARCY GLOVER BRIDGES

KATHRYN WEIGAND GERHARDT
OF COUNSEL

JOHN B. HARRIS, JR.
(1920-1998)
JOHN E. JAMES
(1932-2015)

E-MAIL ADDRESS
harrisjames@harrisjames.com

August 15, 2022

Ms. Margalie Riche
Department of Transportation
One Georgia Center, 14th Floor
600 W. Peachtree Street, NW
Atlanta, GA 30308

Re: **Hall County; Project # STP-065-3(37); Parcel 41AR, 42R, 46R, 48R Tract 1, 100R, 100 Tracts 5 & 6; PI # 121780; PM # 3968**

Dear Margalie:

In relation to the above referenced parcel, please find enclosed for your records:

- A file stamped copy of the Quitclaim Deed from the Department of Transportation to America's Home Place, Inc. dated July 21, 2022, and recorded in Deed Book 9175, Pages 41-57, in the Office of the Clerk for Hall County; and
- The original Quitclaim Deed from the Department of Transportation to America's Home Place, Inc. dated July 21, 2022.

Please let us know if we can be of further assistance.

Sincerely,

Jael Connor, Legal Assistant to
Marcy Glover Bridges

/jc

Enclosure

HARRIS & JAMES, LLP
POST OFFICE BOX 4866
MACON, GA 31208-4866

eFiled and eRecorded
DATE: 08/03/2022
TIME: 2:46 PM
DEED BOOK: 9175
PAGE: 41 - 67
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 5262153734
PT61: 069-2022-006966
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: STP-065-3(37)
PARCEL 41AR, 42R, 46R, 48R
Tract 1, 100R, 100 Tracts 5&6
PI # 121780, PM# 3968

THIS INDENTURE made this 21ST day of July, 2022, between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **America's Home Place, Inc** (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

THIS CONVEYANCE IS MADE SUBJECT TO the easement for construction and maintenance of slopes and utilities owned by DEPARTMENT OF TRANSPORTATION as shown on the attached plat marked as Exhibit "B"

PMQCD

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: **STP-065-3(37)**
PARCEL **41AR, 42R, 46R, 48R**
Tract 1, & 100R, Tracts 5&6
PI # 121780, PM# 3968

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

Signed, Sealed, and Delivered this the 21 day of July, 2022 in the Presence of

BY: _____ (Seal)
Russell R. McMurry, P.E.
Commissioner

Joshua L. Waller
Witness

Crystal James
Notary Public

ATTEST: _____ (Seal)
Angela O. Whitworth
Treasurer

CRYSTAL JAMES NOTARY PUBLIC BARTOW COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 08, 2024

STATE OF GEORGIA

PMQCD

EXHIBIT "A"

PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO. 121780
PARCEL NO.: 41 AR
P.M. #: 3968
PARCEL SIZE: 0.337

Surplus area 41 AR

All that tract or parcel of land lying and being in 575 Georgia Militia District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 105.27 feet left of and opposite Station 357+27.41(2) on the construction centerline of SR 53 on Georgia Highway Project No. STP-065-3 (37) ; running thence N 9°14'00" W a distance of 157.15 feet to a point 40.91 feet right of and opposite station 82+63.48 on said construction centerline laid out for BARKER DR; thence S 59°43'46" E a distance of 47.80 feet to a point 60.00 feet right of and opposite station 83+00.00 on said construction centerline laid out for BARKER DR; thence N 81°57'47" E a distance of 128.00 feet to a point 45.00 feet right of and opposite station 84+22.72 on said construction centerline laid out for BARKER DR; thence S 9°14'01" E a distance of 46.01 feet to a point 133.60 feet left of and opposite station 358+95.43(2) on said construction centerline laid out for SR 53; thence S 56°09'52" W a distance of 157.97 feet to a point 110.00 feet left of and opposite station 357+50.00(2) on said construction centerline laid out for SR 53; thence S 50°41'12" W a distance of 24.53 feet back to the point of beginning,

Containing 0.337 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

08/03/2022
DB: 9175
pg: 41-57

EXHIBIT "A"

PROJECT NO.:	STP-065-3(37)
COUNTY:	HALL
P. I. NO.:	121780
PARCEL NO.:	42R
P.M. #:	3968
PARCEL SIZE:	0.625

Surplus area 42R

All that tract or parcel of land lying and being in Land Lot 71 of the 10th Land District of HALL County, Georgia, being more particularly described as follows:

Beginning at a point 60 feet left of and opposite station 81+37.77 on the construction centerline of Barker Drive on Georgia Highway Project No. STP-065-3(37) from the point of Beginning;

Said Point of Beginning also being the beginning of a curve, said curve having central angle 24° 54' 13", radius 230.070 feet, chord bearing N 74° 53' 29" W, and chord distance 139.044 feet. Along the said curve for an arc distance of 141.252 feet to the end of the curve.

Thence proceeding N 2°41'19" E for a distance of 103.635 feet to a point on the boundary.
Thence proceeding S 89°51'11" E for a distance of 204.813 feet to a point on the boundary.
Thence proceeding S 0°16'00" E for a distance of 179.806 feet to a point on the boundary.
Thence proceeding N 64°36'19" W for a distance of 55.573 feet to a point on the boundary.
Thence proceeding N 57°18'11" W for a distance of 30.980 feet to a point of Beginning.

Containing 0.626 acres more or less

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO. 121780
PARCEL NO.: 46R
P.M. #: 3968
PARCEL SIZE: 0.625

All that tract or parcel of land lying and being in 575 Georgia Militia District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 105.27 feet left of and opposite Station 357+27.41(2) on the construction centerline of SR 53 on Georgia Highway Project No. STP-065-3 (37) ; running thence N 9°14'00" W a distance of 157.15 feet to a point 40.91 feet right of and opposite station 82+63.48 on said construction centerline laid out for BARKER DR; thence S 59°43'46" E a distance of 47.80 feet to a point 60.00 feet right of and opposite station 83+00.00 on said construction centerline laid out for BARKER DR; thence N 81°57'47" E a distance of 128.00 feet to a point 45.00 feet right of and opposite station 84+22.72 on said construction centerline laid out for BARKER DR; thence S 9°14'01" E a distance of 46.01 feet to a point 133.60 feet left of and opposite station 358+95.43(2) on said construction centerline laid out for SR 53; thence S 56°09'52" W a distance of 157.97 feet to a point 110.00 feet left of and opposite station 357+50.00(2) on said construction centerline laid out for SR 53; thence S 50°41'12" W a distance of 24.53 feet back to the point of beginning,

Containing 0.337 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO.: 121780
PARCEL NO.: 48R-TRACT 1
P.M. #: 3968
PARCEL SIZE: 1.472

Surplus area 48R

All that tract or parcel of land lying and being in Land Lot 71 of the 10th Land District of HALL County, Georgia, being more particularly described as follows:

Beginning at a point 60 feet left of and opposite station 604+34.33 on the construction centerline of Sardis Road on Georgia Highway Project No. STP-065-3(37) from the point of Beginning.

Said Point of Beginning also being the beginning of a curve, said curve having central angle 10° 29' 37", radius 546.000 feet, chord bearing S 11° 46' 34" W, and chord distance 122.717 feet. Along the said curve for an arc distance of 122.977 feet to the end of the curve.

Thence proceeding N 84° 40' 34" W for a distance of 19.000 feet to the beginning of a curve, said curve having central angle 10° 8' 27" radius 565.000 feet, chord bearing S 3° 36' 18" W, and chord distance 33.895 feet. Along the said curve for an arc distance of 33.9000 feet to the end of the curve.

Thence proceeding S 88° 06' 50" E for a distance of 19.000 feet to the beginning of a curve, said curve having central angle 10° 29' 37" radius 546.000 feet, chord bearing S 3° 05' 47" E, and chord distance 94.841 feet. Along the said curve for an arc distance of 94.960 feet to the end of the curve.

Thence proceeding S 8°04'46" E for a distance of 57.701 feet to a point on the boundary.

Thence proceeding S 73°14'16" W for a distance of 96.969 feet to a point on the boundary.

Thence proceeding S 88°48'33" E for a distance of 104.153 feet to a point on the boundary.

Thence proceeding N 02°33'46" W for a distance of 333.540 feet to a point on the boundary.

Thence proceeding N 89°35'58" E for a distance of 225.771 feet to a point of Beginning.

Containing 1.472 acres more or less

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or

permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

P. I. NO.: 121780-
PARCEL NO.: 100R
COUNTY: Hall

Surplus area 100R

All that tract or parcel of land lying and being in Land Lot 71 of the 10 Land District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 46.00 feet left of and opposite Station 604+34.33 on the construction centerline of Sardis Road on Georgia Highway Project No. STP-065-3(37)

; running thence S 89°35'57.967" W a distance of 150.20 feet to a point 190.00 feet left of and opposite station 603+99.53 on said construction centerline laid out for SARDIS ROAD; thence S 89°35'57.967" W a distance of 75.57 feet to a point 263.36 feet left of and opposite station 603+87.02 on said construction centerline laid out for SARDIS ROAD; thence N 89°37'25.591" W a distance of 175.38 feet to a point 435.39 feet left of and opposite station 603+66.83 on said construction centerline laid out for SARDIS ROAD; thence N 0°07'23.406" E a distance of 284.99 feet to a point 525.74 feet left of and opposite station 605+05.24 on said construction centerline laid out for SARDIS ROAD; thence S 87°05'29.585" E a distance of 287.42 feet to a point 265.34 feet left of and opposite station 606+11.10 on said construction centerline laid out for SARDIS ROAD; thence N 14°00'44.413" E a distance of 149.05 feet to a point 55.00 feet left of and opposite station 111+71.70 on said construction centerline laid out for TAMMI LANE; thence N 14°00'44.413" E a distance of 35.83 feet to a point 22.00 feet left of and opposite station 111+85.65 on said construction centerline laid out for TAMMI LANE; thence S 53°04'32.998" E a distance of 213.83 feet to a point 21.98 feet left of and opposite station 109+71.82 on said construction centerline laid out for TAMMI LANE; thence S 17°04'21.700" E a distance of 58.14 feet to a point 58.00 feet left of and opposite station 607+17.00 on said construction centerline laid out for SARDIS ROAD; thence S 28°12'05.672" W a distance of 50.00 feet to a point 58.00 feet left of and opposite station 606+67.00 on said construction centerline laid out for SARDIS ROAD; thence S 21°21'31.688" W a distance of 32.50 feet to a point 54.13 feet left of and opposite station 606+34.73 on said construction centerline laid out for SARDIS ROAD; thence N 72°20'35.460" W a distance of 135.15 feet to a point 187.00 feet left of and opposite station 606+10.00 on said construction centerline laid out for SARDIS ROAD; thence S 16°53'29.915" W a distance of 30.59 feet to a point 181.00 feet left of and opposite station 605+80.00 on said construction centerline laid out for SARDIS ROAD; thence S 72°37'04.162" E a distance of 132.81 feet to a point 50.55 feet left of and opposite station 606+04.93 on said construction centerline laid out for SARDIS ROAD; thence S 21°21'31.688" W a distance of 38.20 feet to a point 46.00 feet left of and opposite station 605+67.00 on said construction centerline laid out for SARDIS ROAD; thence S 28°12'05.672" W a distance of 45.64 feet to a point 46.00 feet left of and opposite station 605+21.36 on said construction centerline laid out for SARDIS ROAD; thence southwesterly 95.040 feet along the arc of a curve (said curve having a radius of 546.000 feet and a chord distance of 94.920 feet on a bearing of S 23°12'55.126" W) back to the point of beginning. Containing 3.368 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

P. I. NO.: 121780-
PARCEL NO.: 100 -- Tract 5
COUNTY: Hall

Permanent Easement
Retained by GDOT

All that tract or parcel of land lying and being in Land Lot 71 of the 10 Land District of Hall County, Georgia, being more particularly described as follows:

ALSO, granted is the right to construct and maintain any required slopes and utilities within the easement area as shown on the attached plat.

Beginning at a point 22.00 feet left of and opposite Station 111+85.65 on the construction centerline of Sardis Road on Georgia Highway Project No. STP-065-3(37)

; running thence S 53°04'32.998" E a distance of 213.83 feet to a point 21.98 feet left of and opposite station 109+71.82 on said construction centerline laid out for TAMMI LANE; thence S 17°04'21.700" E a distance of 58.14 feet to a point 58.00 feet left of and opposite station 607+17.00 on said construction centerline laid out for SARDIS ROAD; thence S 28°12'05.672" W a distance of 50.00 feet to a point 58.00 feet left of and opposite station 606+67.00 on said construction centerline laid out for SARDIS ROAD; thence S 21°21'31.688" W a distance of 32.50 feet to a point 54.13 feet left of and opposite station 606+34.73 on said construction centerline laid out for SARDIS ROAD; thence N 72°20'35.460" W a distance of 135.15 feet to a point 187.00 feet left of and opposite station 606+10.00 on said construction centerline laid out for SARDIS ROAD; thence N 68°45'01.446" E a distance of 118.44 feet to a point 110.00 feet left of and opposite station 607+00.00 on said construction centerline laid out for SARDIS ROAD; thence N 4°03'35.963" E a distance of 48.64 feet to a point 40.00 feet left of and opposite station 110+00.00 on said construction centerline laid out for TAMMI LANE; thence N 58°46'56.139" W a distance of 150.75 feet to a point 55.00 feet left of and opposite station 111+50.00 on said construction centerline laid out for TAMMI LANE; thence N 53°04'18.004" W a distance of 21.70 feet to a point 55.00 feet left of and opposite station 111+71.70 on said construction centerline laid out for TAMMI LANE; thence N 14°00'44.413" E a distance of 35.83 feet back to the point of beginning. Containing 0.330 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

P. I. NO.: 121780-
PARCEL NO.: 100 – Tract 6
COUNTY: Hall

Permanent Easement
Retained by GDOT

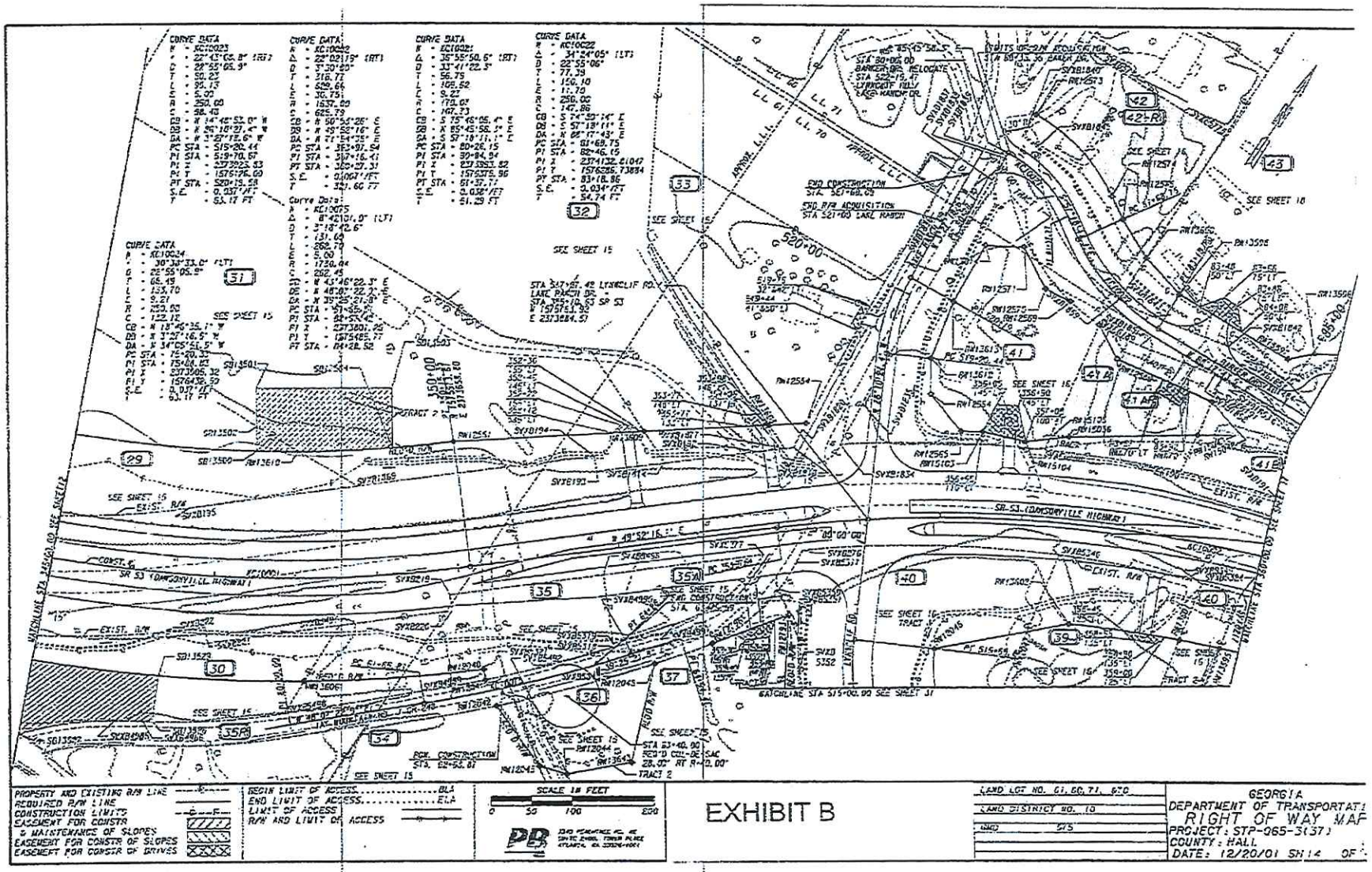
All that tract or parcel of land lying and being in Land Lot 71 of the 10 Land District of Hall County, Georgia, being more particularly described as follows:

ALSO, granted is the right to construct and maintain any required slopes and utilities within the easement area as shown on the attached plat.

Beginning at a point 181.00 feet left of and opposite Station 605+80.00 on the construction centerline of Sardis Road on Georgia Highway Project No. STP-065-3(37)

; running thence S 72°37'04.162" E a distance of 132.81 feet to a point 50.55 feet left of and opposite station 606+04.93 on said construction centerline laid out for SARDIS ROAD; thence S 21°21'31.688" W a distance of 38.20 feet to a point 46.00 feet left of and opposite station 605+67.00 on said construction centerline laid out for SARDIS ROAD; thence S 28°12'05.672" W a distance of 45.64 feet to a point 46.00 feet left of and opposite station 605+21.36 on said construction centerline laid out for SARDIS ROAD; thence southwesterly 95.040 feet along the arc of a curve (said curve having a radius of 546.000 feet and a chord distance of 94.920 feet on a bearing of S 23°12'55.126" W) to the point 46.00 feet left of and opposite station 604+34.33 on said construction centerline laid out for SARDIS ROAD; thence S 89°35'57.967" W a distance of 150.20 feet to a point 190.00 feet left of and opposite station 603+99.53 on said construction centerline laid out for SARDIS ROAD; thence N 25°18'26.694" E a distance of 225.39 feet back to the point of beginning. Containing 0.617 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.



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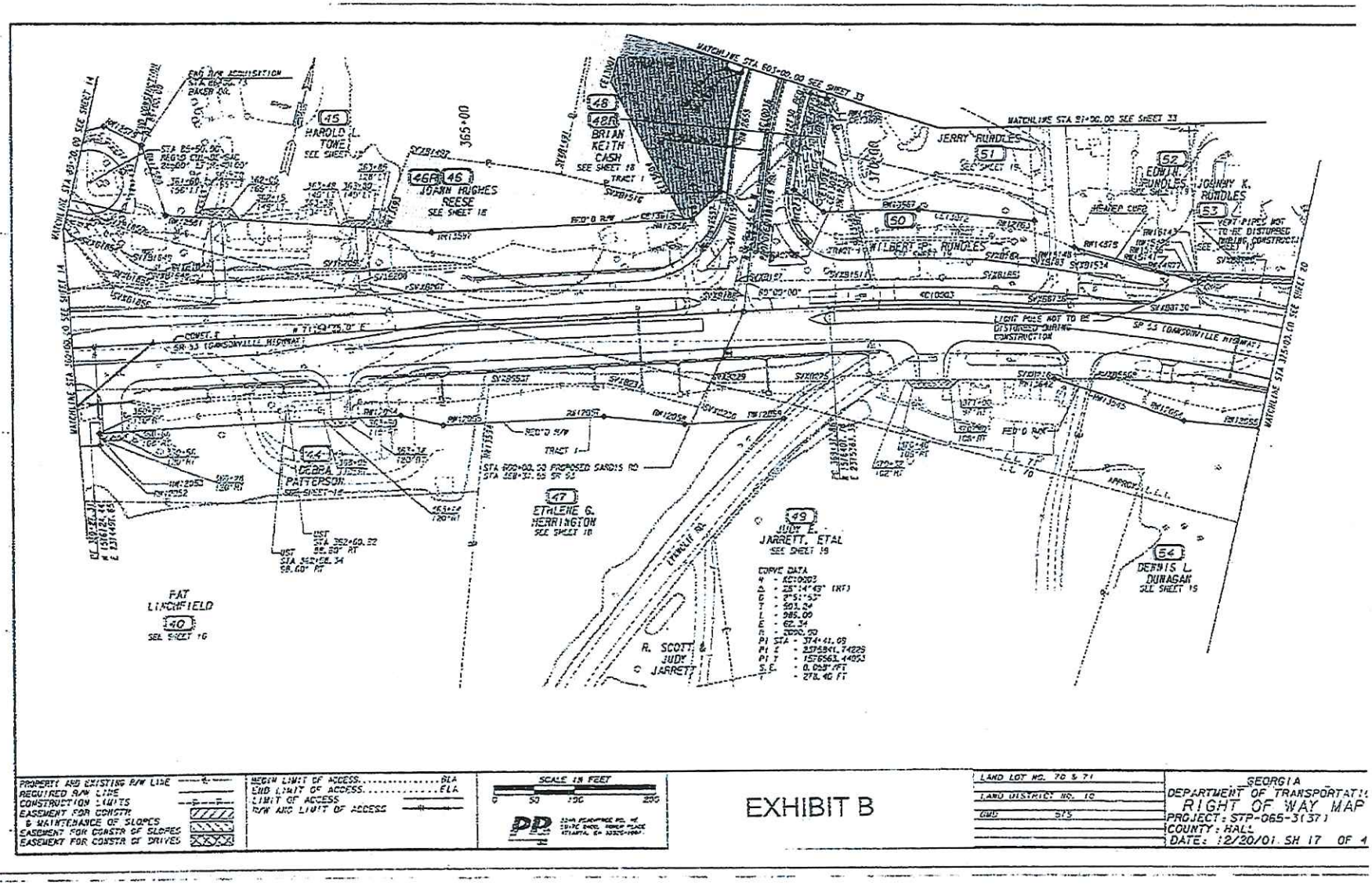
WATCHLINE STA 603+00.00 SEE SHEET 13
WATCHLINE STA 614+90.00 SEE SHEET 13
WATCHLINE STA 85+20.00 SEE SHEET 14
WATCHLINE STA 102+00.00 SEE SHEET 14
WATCHLINE STA 115+00.00 SEE SHEET 16
365+00
370+00
END R/W ACQUISITION STA 85+50.00 PARCEL 20L
BEGIN CONSTR STA 85+50.00 REGIO CTR=45.00 ELT=90.00
45 HAROLD L. TOWE SEE SHEET 17
46R 46 JOANN HUGHES REESE SEE SHEET 18
48 48R BRIAN KEITH CASH SEE SHEET 18 TRACT 1
JERRY RUNDLES
51 SHEET 18
52 EDWIN RUNDLES
JOHNNY K. RUNDLES
53
50
WILBERT RUNDLES
TRACT 1
HEADED CORD
VERT PIPES NOT TO BE DISTURBED DURING CONSTRUCTION
SEE SHEET 19
SR 53 (DAWSONVILLE HIGHWAY)
LIGHT POLE NOT TO BE DISTURBED DURING CONSTRUCTION
60'00'00"
R=10303'
L=10303'
CONST. E
R=11459.16'
R=11509.16'
R=11559.16'
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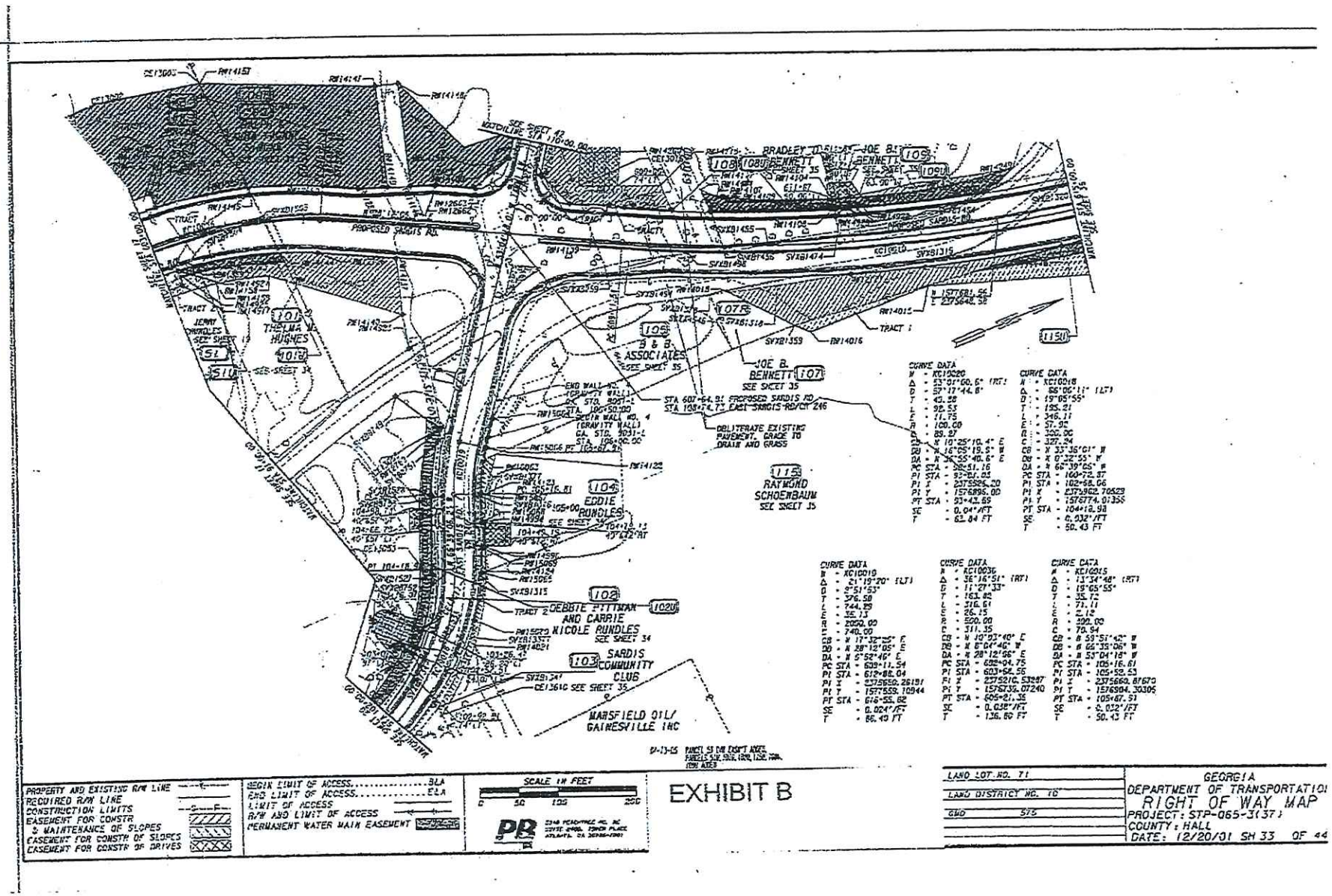

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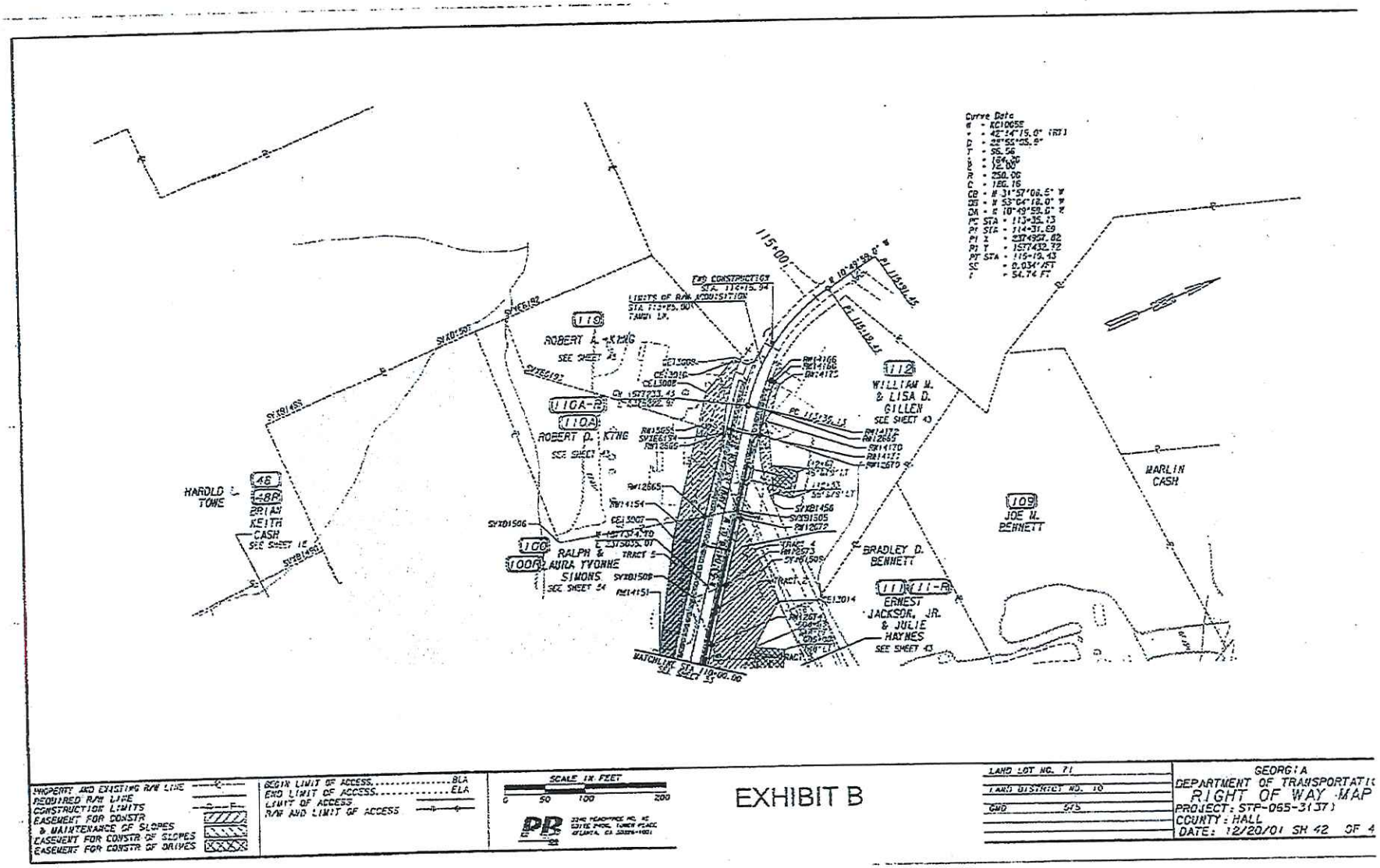

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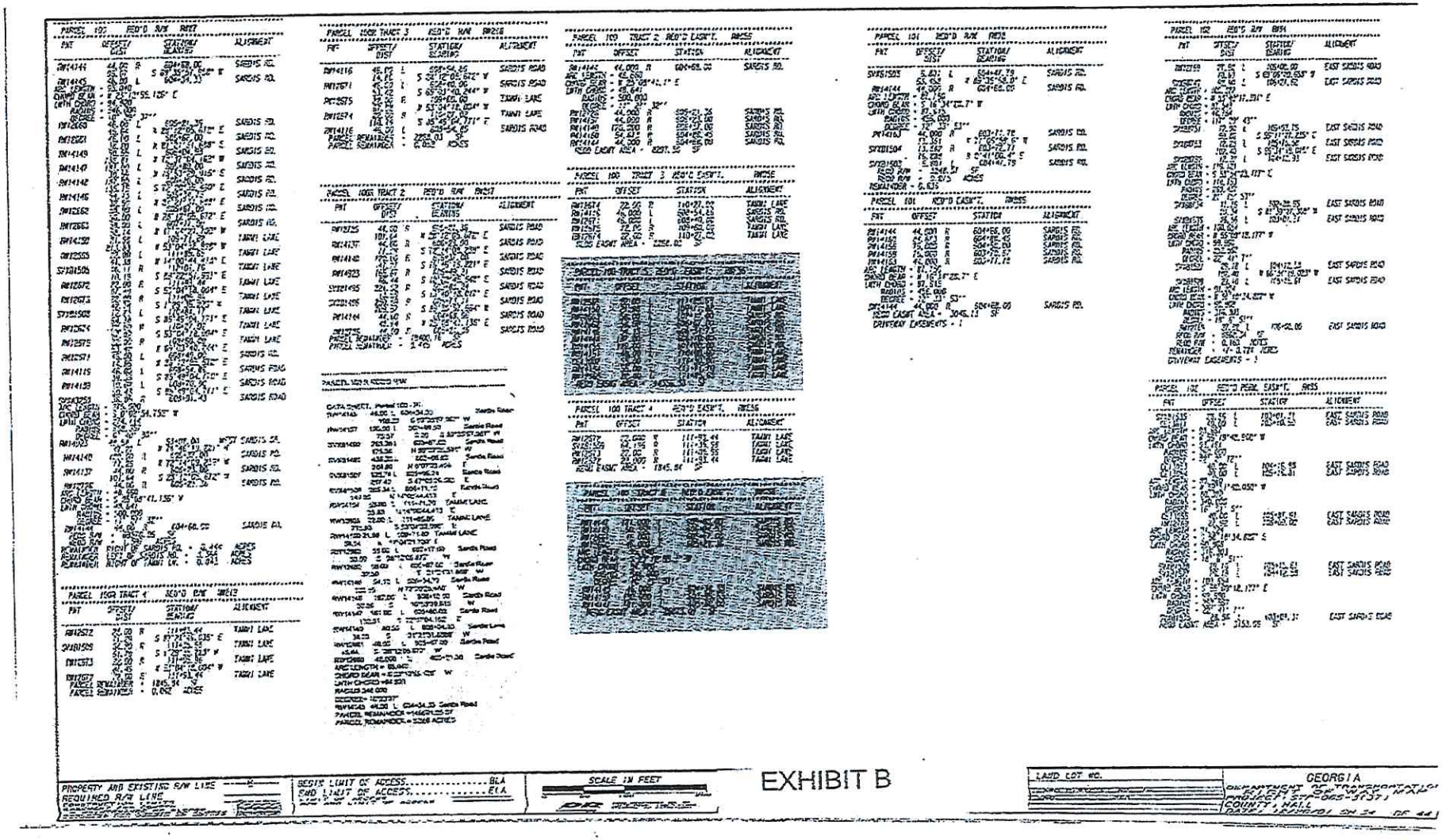

EXHIBIT B

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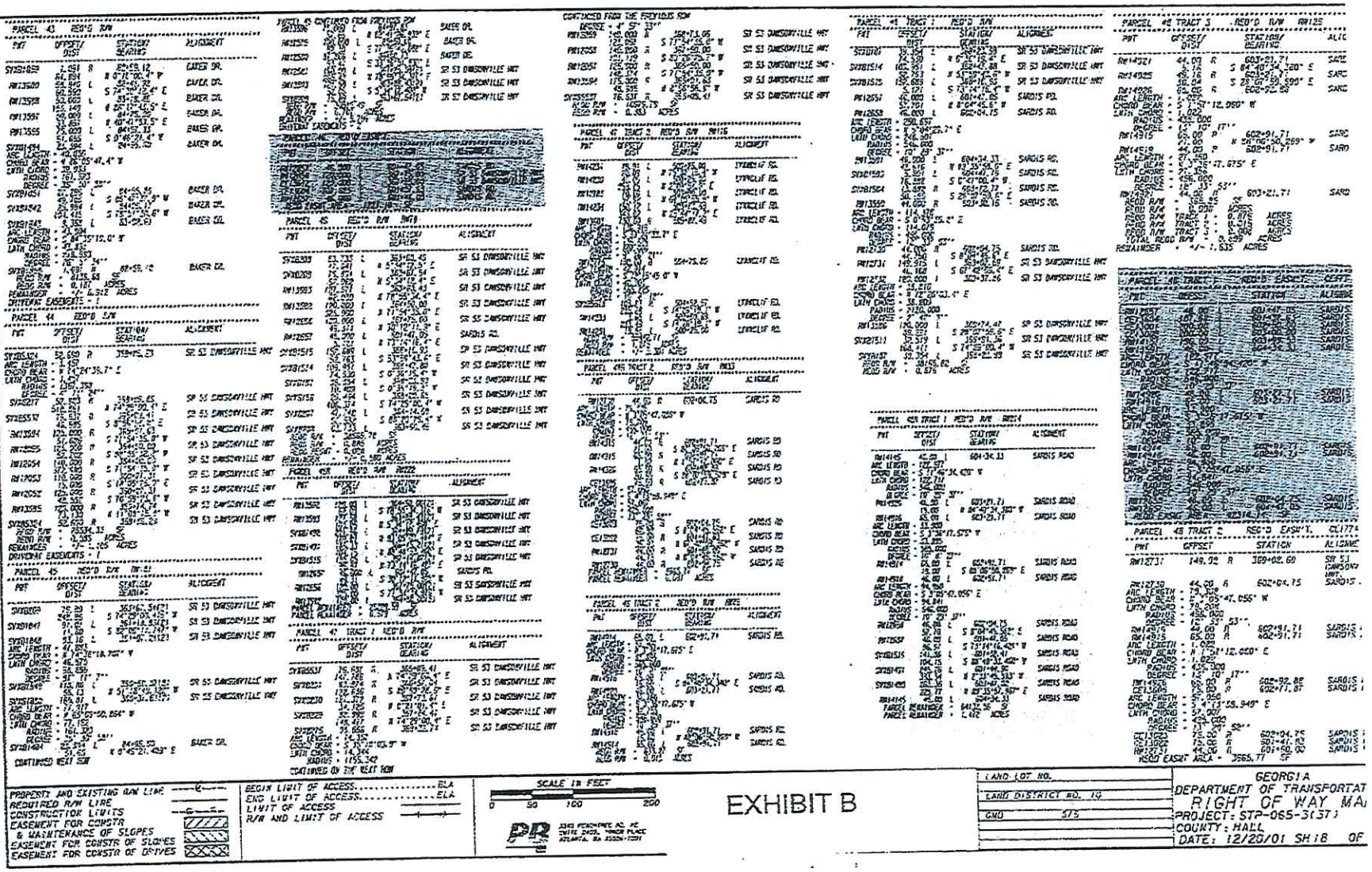

EXHIBIT B

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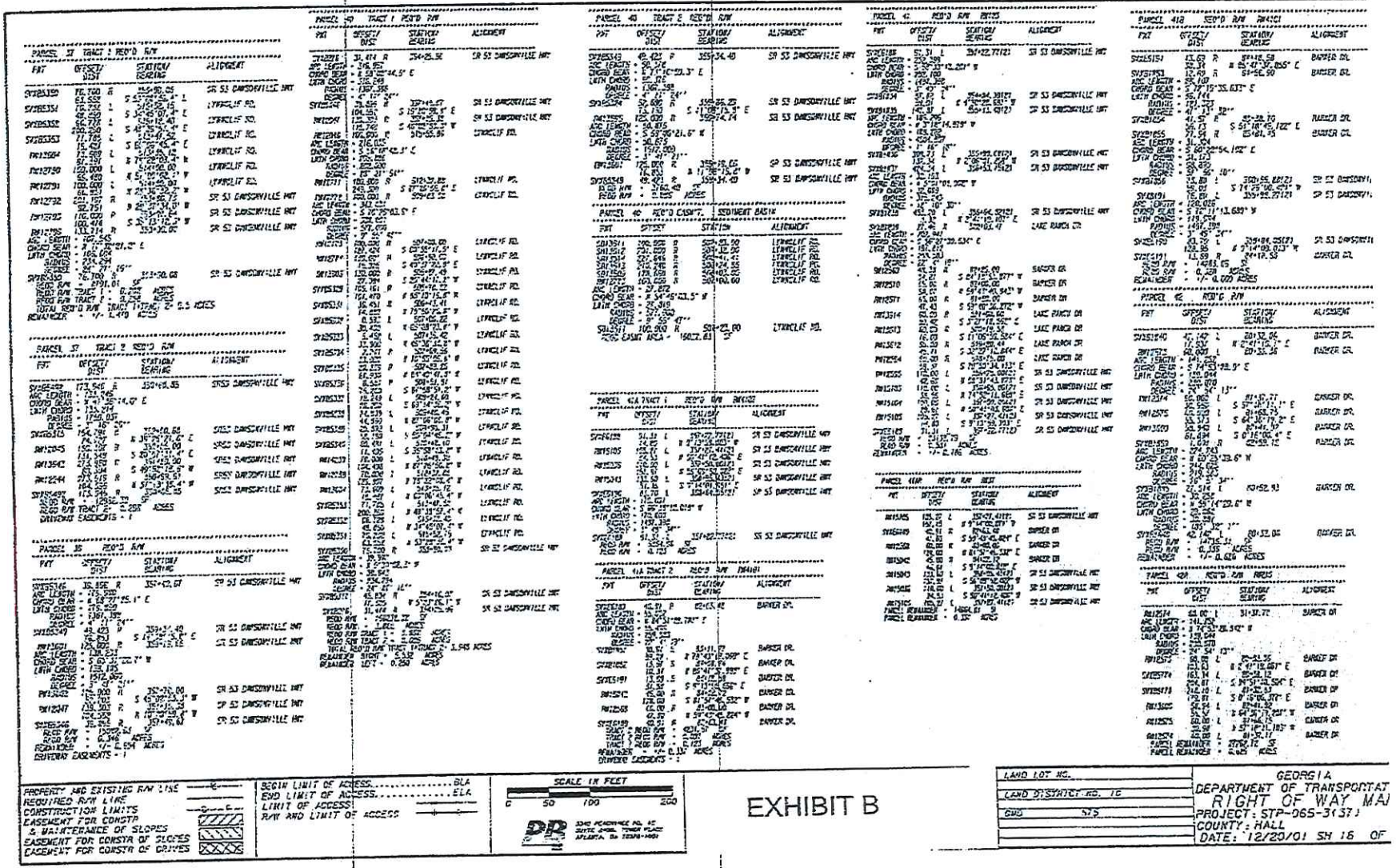


EXHIBIT B

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** PT-61 069-2022-006966

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Department of Transportation		Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 600 W. Peachtree Street, NW		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30308 USA	DATE OF SALE 7/21/2022	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME America's Home Place, Inc.		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2144 Hilton Drive		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Gainesville, GA 30501 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Highway 53 and Sardis Road				SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER DOT PROPERTY HAS NO TAX ID NO.		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

eFiled and eRecorded
DATE: 12/28/2022
TIME: 1:13 PM
DEED BOOK: 9244
PAGE: 757 - 761
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 5252153734
PT61: 069-2022-010978
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

MARTIN & JAMES, LLP
POST OFFICE BOX 4865
MARIETTA, GA 30061-4865

GEORGIA DEPARTMENT OF TRANSPORTATION
CORRECTIVE QUITCLAIM DEED

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT:STP-065-3(37)
PARCEL 46R, PI # 121780
PM # 3968

This Corrective Quitclaim Deed is being recorded to correct and replace the legal description of Parcel 46R in that Quitclaim Deed from the Georgia Department of Transportation to America's Home Place, Inc. dated July 21, 2022, and recorded in Deed Book 9175, Page 41, Clerk's Office, Hall County Superior Court.

THIS INDENTURE made this 14 day of November, 2022, between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **AMERICA'S HOME PLACE, INC.** (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: STP-065-3(37)
PARCEL 46R, PI # 121780
PM # 3968

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

Signed, Sealed, and Delivered this the 14 day of November, 2022 in the Presence of

BY: _____ (Seal)
Russell R. McMurry, P.E.
Commissioner

Witness

ATTEST: _____ (Seal)
Angela O. Whitworth
Treasurer

Notary Public

CRYSTAL JAMES
NOTARY PUBLIC
BARTOW COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCTOBER 06, 2024

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

PMQCD

EXHIBIT "A"

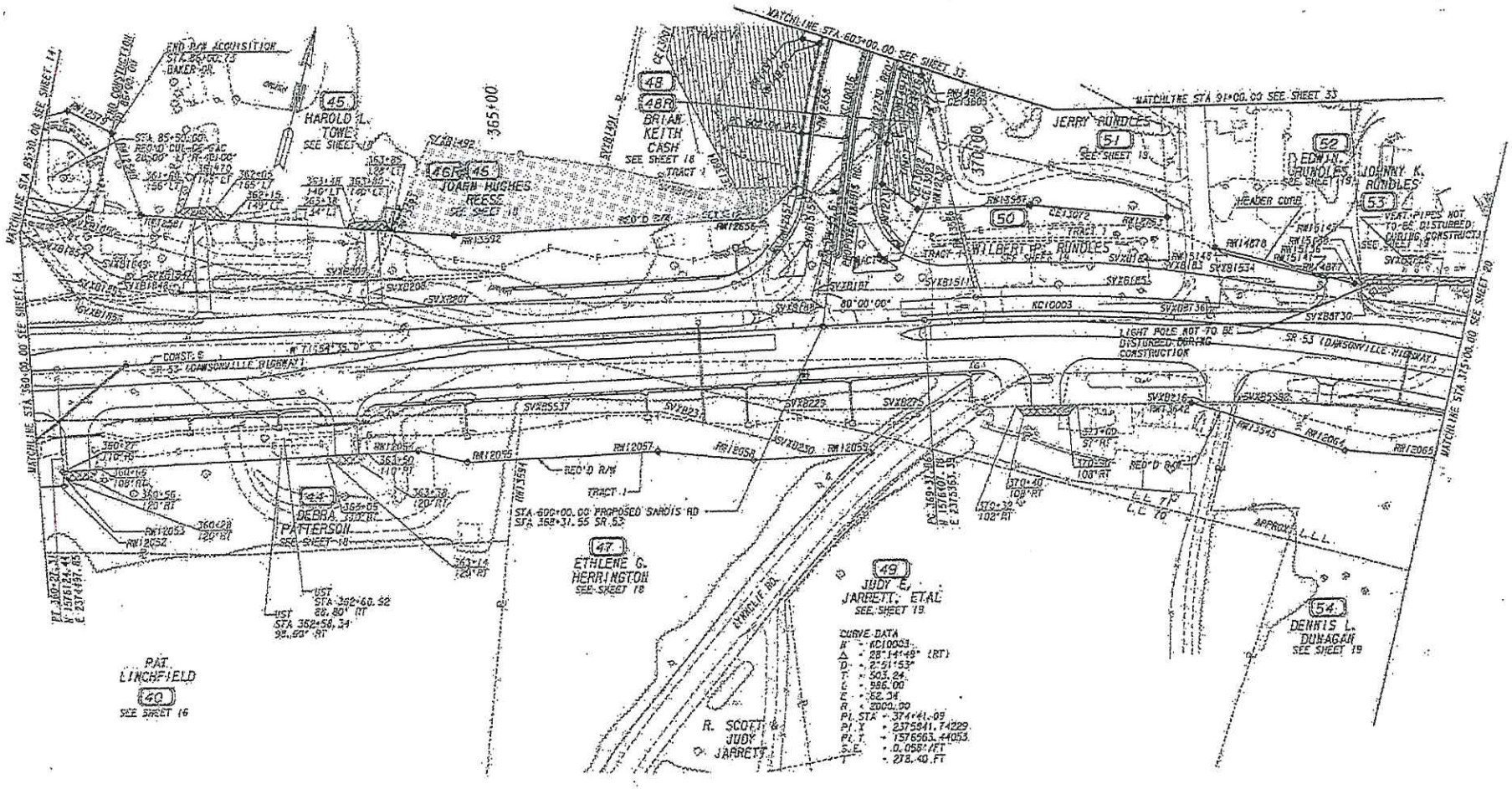
PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO. 121780
PARCEL NO.: 46R
P.M. #: 3968
PARCEL SIZE: 0.579

All that tract or parcel of land lying and being in Land Lot 71 of the 10th Land District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 120.00 feet left of and opposite station 364+50.00(2) on the construction centerline of SR 53 Dawsonville Highway on Georgia Highway Project No. STP-065-3(37); running thence S 78°55'34.376" W for a distance of 62.03 feet to a point on the boundary; thence N 5°34'12.408" E for a distance of 103.05 feet to a point on the boundary; thence N 83°05'03.414" E for a distance of 189.01 feet to a point on the boundary; thence N 88°48'33.460" E for a distance of 104.15 feet to a point on the boundary; thence N 73°14'16.421" E for a distance of 96.97 feet to a point on the boundary; thence S 30°12'11.925" W for a distance of 49.31 feet to a point on the boundary; thence S 71°54'34.970" W for a distance of 325.00 feet back to the point of beginning.

Containing 0.579 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR. & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS BLA
END LIMIT OF ACCESS ELA
LIMIT OF ACCESS
R/W AND LIMIT OF ACCESS

SCALE IN FEET
0 50 100 200

DP 3340 PEACHTREE RD. NE SUITE 2000, TOWER PLACE ATLANTA, GA 30326-1032

EXHIBIT B

LAND LOT NO. 70 & 71
LAND DISTRICT NO. 10
GMD 535

GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT: STP-065-3(37)
COUNTY: HALL
DATE: 12/20/01 SH 17 OF 44

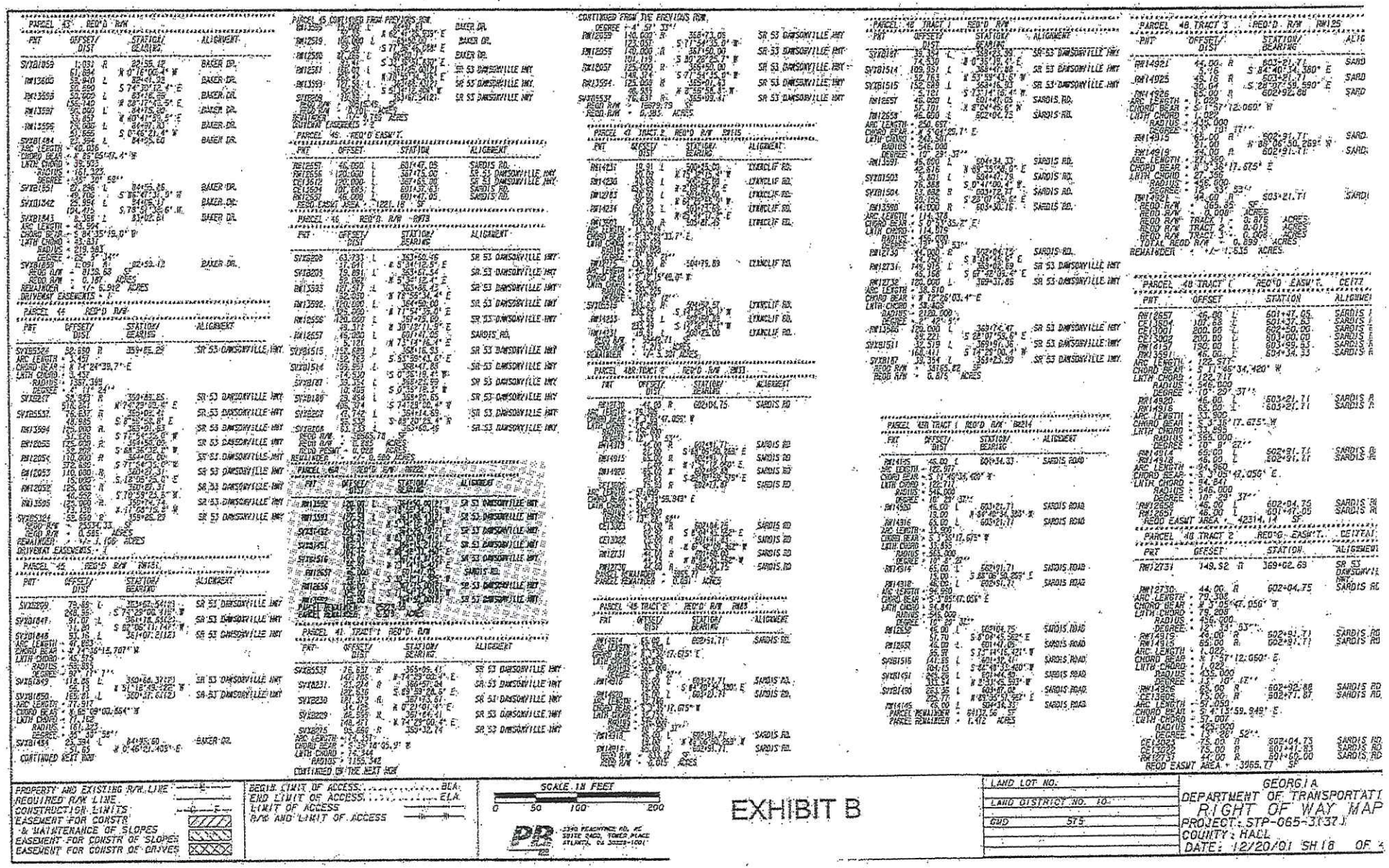


EXHIBIT B

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** PT-61 069-2022-010978

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Department of Transportation		Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 600 W. Peachtree Street, NW		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30308 USA	DATE OF SALE 11/14/2022	1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME America's Home Place, Inc.		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2144 Hilton Drive		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Gainesville, GA 30501 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Highway 53 and Sardis Road				SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER DOT OWNED PROPERTY HAS NO T ...*		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

...* This symbol signifies that the data was too big for the field. The original values are shown below.
MAP & PARCEL NUMBER: DOT OWNED PROPERTY HAS NO TAX ID NO.

foothills land design

July 6, 2026

Lynn Taylor
Planning & Zoning Administrator
Hall County Planning & Zoning
2875 Browns Bridge Road
Gainesville, GA 30503

RE: 2714 Barker Road Rezoning Request - Trip Generation

Ms. Taylor:

The latest rezoning plan for this property consists of two commercial/retail buildings totaling 18,975 sf and a 5,282 sf c-store with 16 gas pumps.

Using The Trip Generation Manual for Land Use Code (LUCs) 853, trip generation for a c-store is based on units of 1,000 sf of buildings area (KSF). The estimated number of trips is 4,465 per day with 315 PM peak trips. The specific use for the retail buildings is not known at this time; therefore, the LUC 820, shopping center, is used. The estimated number of trips is 815 per day with 64 PM peak trips. This is the total number of trips both ingress and egress. If you have any questions regarding this correspondence or if you would like to discuss the project in general, please do not hesitate to call.

Sincerely,

James Irvin, PE
Foothills Land Design, LLC

Foothills Land Design, LLC
164 Professional Drive
Baldwin, GA 30511

Ph: 706-778-0067
Fax: 706-778-0069
www.foothillsld.com

TRAFFIC IMPACT STUDY

FOR

PROPOSED RETAIL DEVELOPMENT AT 2714 BARKER ROAD

CITY OF GAINESVILLE, HALL COUNTY, GEORGIA



Prepared for:

America's Home Place
2144 Hilton Drive
Gainesville, GA 30501

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

August 29, 2026
A & R Project # 26-145

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact for the proposed retail development that will be located at 2714 Barker Road, in Hall County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The development will consist of 18,975 SF of retail space and a gas station with 16 fueling positions and 5,282 SF convenience store.



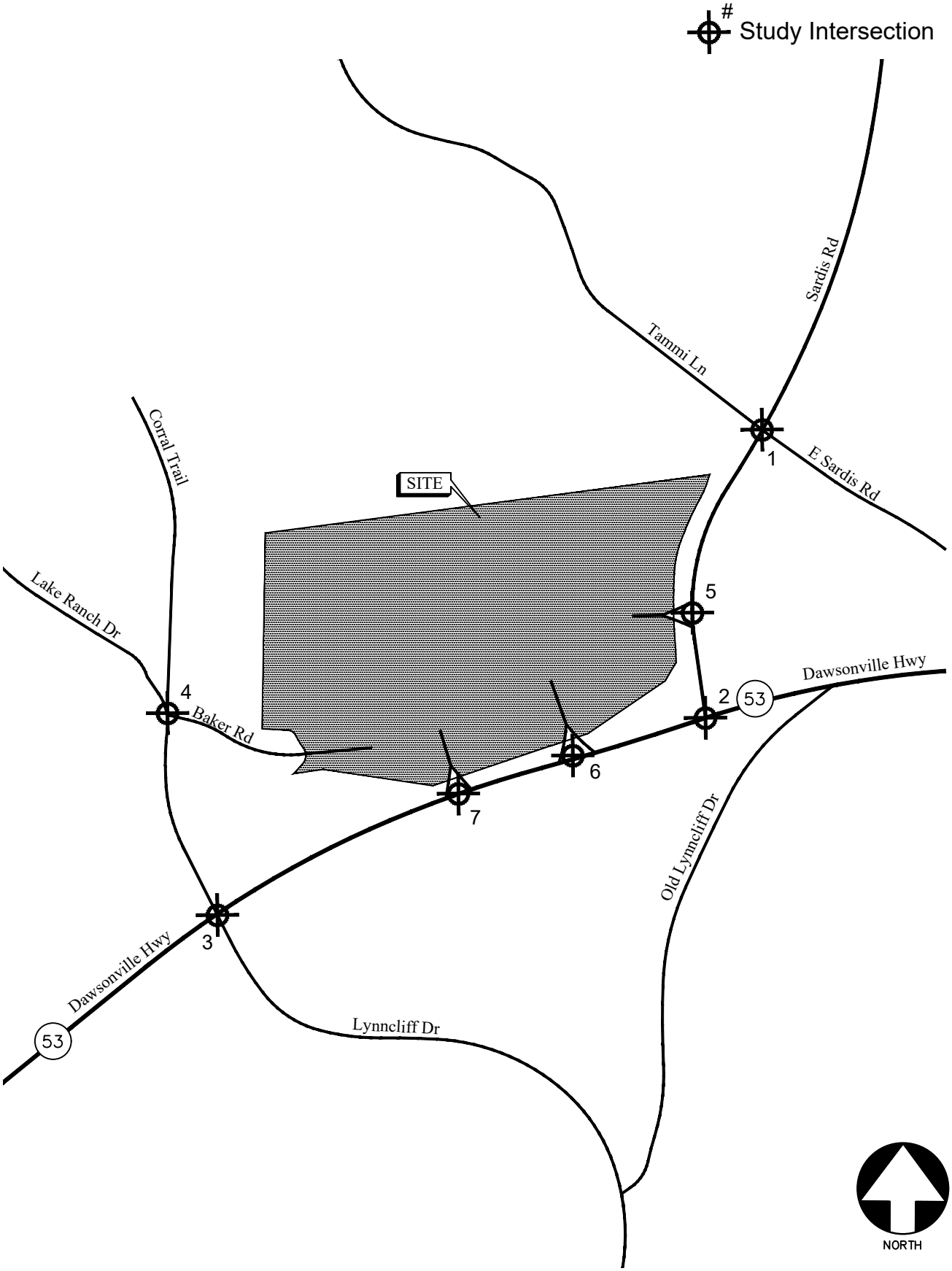
The development proposes access at the following locations:

- Site Driveway 1: Right-In/Right-Out Driveway on Sardis Road
- Site Driveway 2: Right-In/Right-Out Driveway on SR 53 (Dawsonville Highway)
- Site Driveway 3: Right-In/Right-Out Driveway on SR 53 (Dawsonville Highway)
- Site Driveway 4: Site Connection to Barker Road

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the site access points as well as the intersections of:

1. Sardis Road at Tammi Lane / E. Sardis Road
2. SR 53 (Dawsonville Highway) at Sardis Road
3. SR 53 (Dawsonville Highway) at Lynncliff Drive / Lake Ranch Drive
4. Lake Ranch Drive at Barker Road / Corral Trail

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 53 (Dawsonville Highway)

SR 53 (Dawsonville Highway) is an east-west, four-lane, median divided roadway with a posted speed limit of 55 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 139-0267) indicate that the daily traffic volume on SR 53 (Dawsonville Highway) in 2024 was 29,600 vehicles per day southeast of Venture Drive. GDOT classifies SR 53 (Dawsonville Highway) as an urban principal arterial roadway.

2.1.2 Sardis Road

Sardis Road is a north-south, four-lane, median divided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 139-0507) indicate that the daily traffic volume on Sardis Road in 2024 was 16,000 vehicles per day northeast of Tammi Lane / E. Sardis Road. GDOT classifies Sardis Road as an urban minor arterial roadway.

2.1.3 Lake Ranch Drive

Lake Ranch Drive is a north-south, two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

2.1.4 Lynncliff Drive

Lynncliff Drive is a north-south, two-lane, undivided roadway with a posted speed limit of 30 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 139-7379) indicate that the daily traffic volume on Lynncliff Drive in 2024 was 1,700 vehicles per day south of Springdale Park Drive. GDOT classifies Springdale Park Drive as an urban major collector roadway.

2.1.5 Barker Road

Barker Road is an east-west, two-lane, undivided roadway with an assumed speed limit of 25 mph in the vicinity of the site.

2.1.6 E. Sardis Road

E. Sardis Road is an east-west, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site.

2.1.7 Tammi Lane

Tammi Lane is an east-west, two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's *Highway Capacity Manual, 7th edition (HCM 7)*. Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from "A" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

Table 1 – Level of Service Criteria for Unsignalized Intersections

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: *Highway Capacity Manual, 7th Edition, Exhibit 20-2 LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

Table 2 – Level of Service Criteria for Signalized Intersections

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: *Highway Capacity Manual, 7th Edition, Exhibit 19-8 LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favourable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

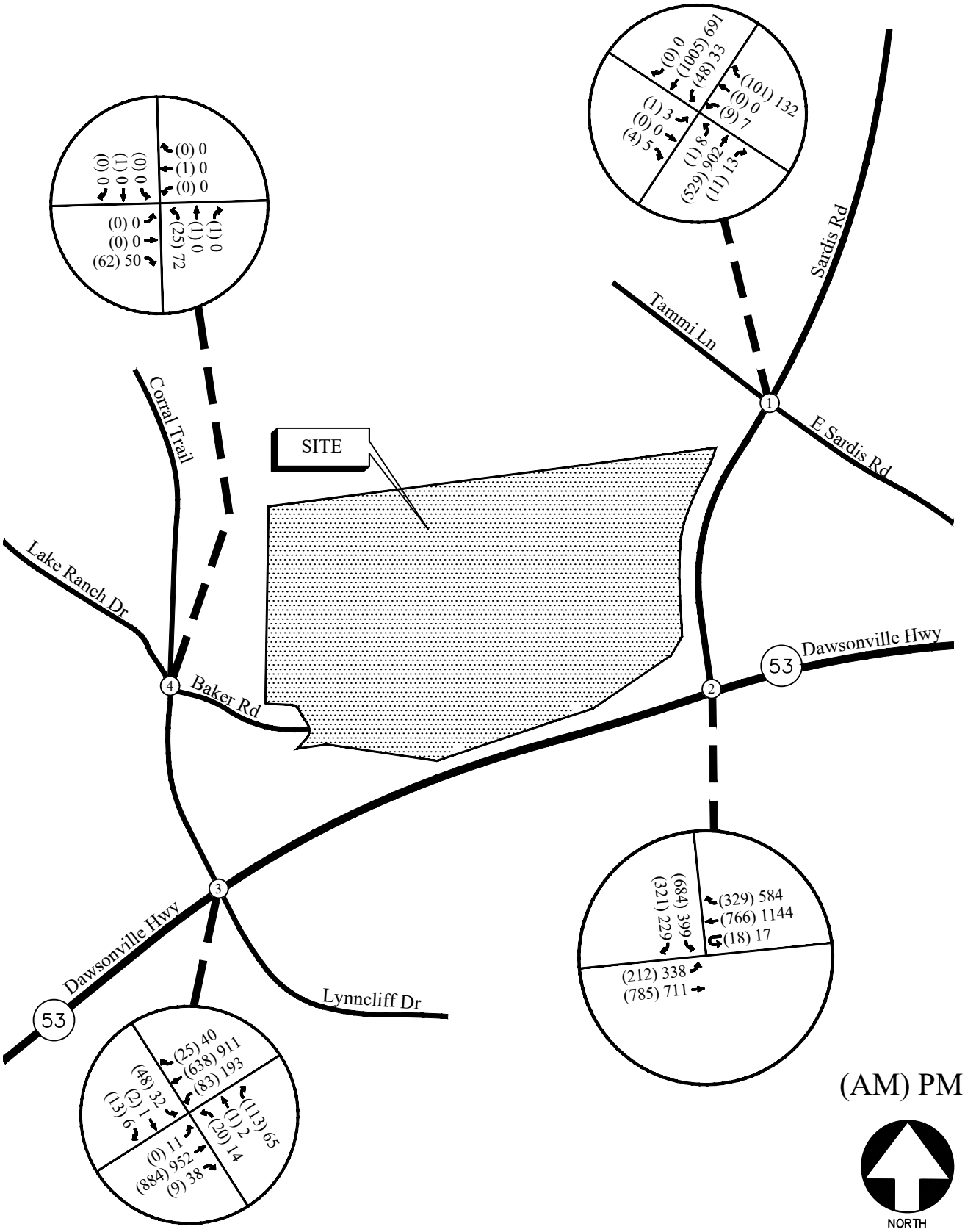
4.0 EXISTING 2026 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

1. Sardis Road at Tammi Lane / E. Sardis Road
2. SR 53 (Dawsonville Highway) at Sardis Road
3. SR 53 (Dawsonville Highway) at Lynncliff Drive / Lake Ranch Drive
4. Lake Ranch Drive at Barker Road / Corral Trail

Turning movement counts were collected on Tuesday, August 11, 2026, during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

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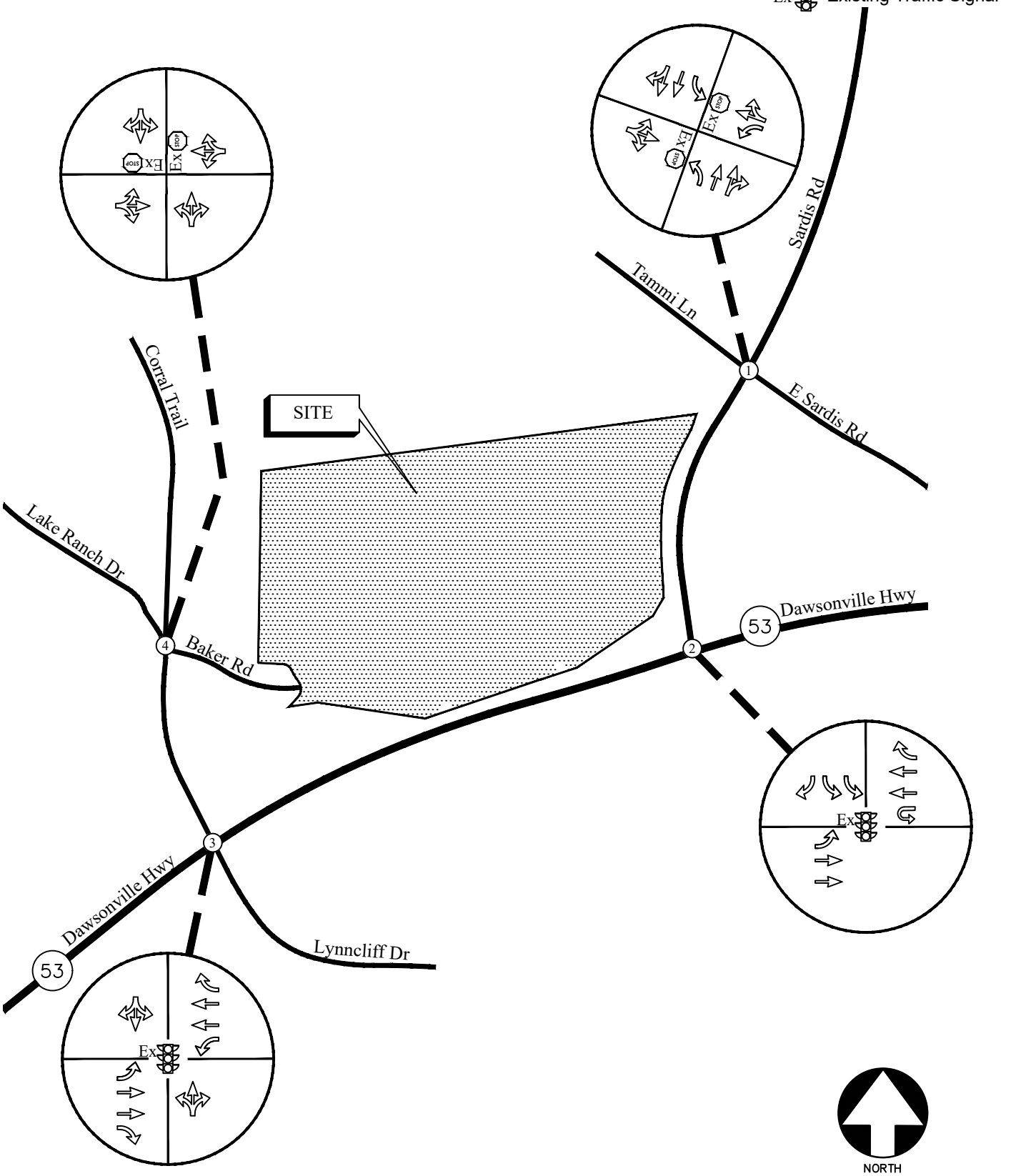


EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2026 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

Table 3 – Existing Intersection Operations

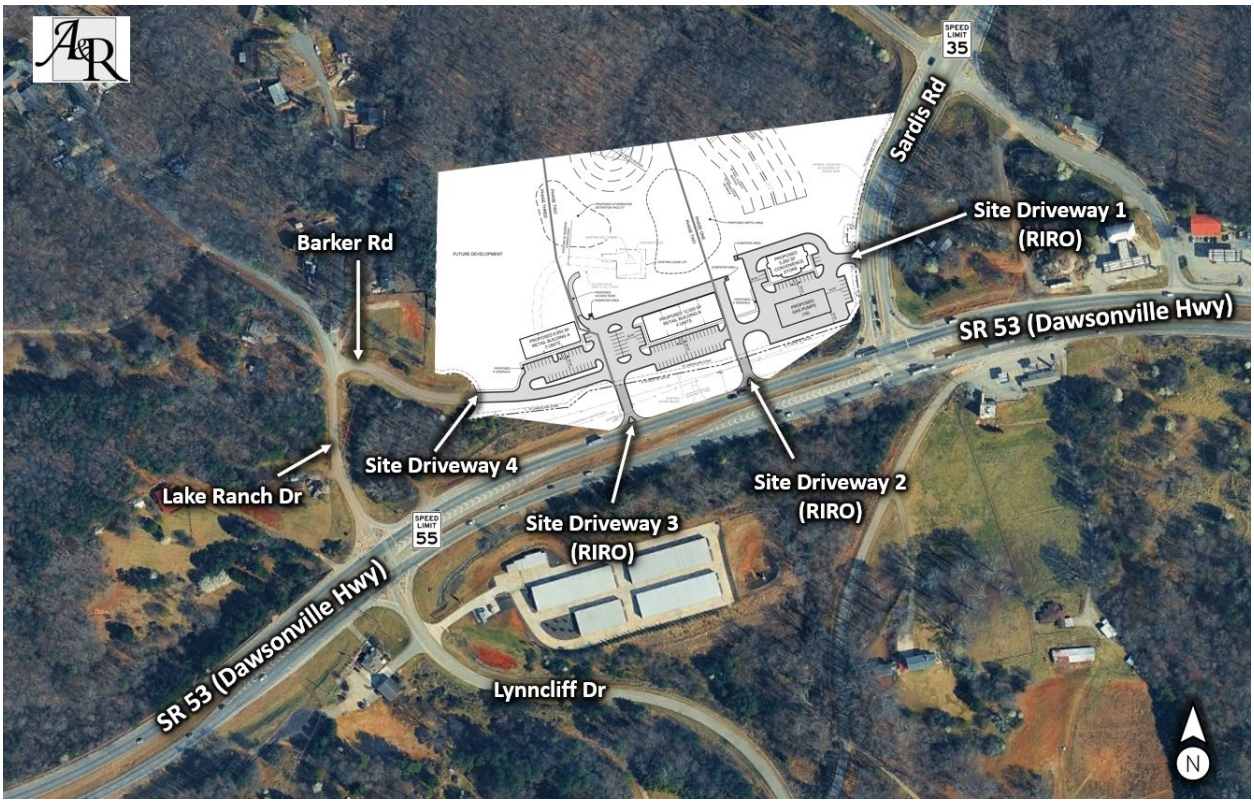
	Intersection	Traffic Control	LOS (Delay)	
			AM Peak	PM Peak
1	**Sardis Road at Tammi Lane / E. Sardis Road** -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left	Stop Controlled on EB and WB Approaches	 C (22.7) B (13.4) B (10.8) A (8.9)	 D (27.4) C (16.4) A (9.3) B (10.5)
2	**SR 53 (Dawsonville Highway) at Sardis Road** -Eastbound Approach -Westbound Approach -Southbound Approach	Signalized	**C (24.6)** B (15.8) C (25.8) D (35.9)	**D (41.3)** C (34.4) D (50.3) C (33.7)
3	**SR 53 (Dawsonville Highway) at Lake Ranch Drive / Lynncliff Drive** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**A (4.9)** A (4.4) A (0.4) E (55.7) E (58.2)	**A (3.8)** A (4.7) A (0.7) E (56.1) E (57.7)
4	**Lake Ranch Drive at Barker Road / Corral Trail*** -Westbound Approach -Northbound Left -Southbound Approach	Stop Controlled on SB and WB Approaches	 A (7.1) A (2.6) A (4.7)	 A (0.0) A (1.9) A (0.0)

*Level of service is reported using SimTraffic as HCM cannot analyse a 4-leg intersection with a stop-control on Corral Trail (SB) and Barker Road (WB)

The results of the existing traffic operations analysis indicate that the signalized study intersections are operating at an overall level of service "D" or better during both the AM and PM peak hours. The stop-controlled approaches at the unsignalized study intersections are operating at a level of service "D" or better during both the AM and PM peak hours.

5.0 PROPOSED DEVELOPMENT

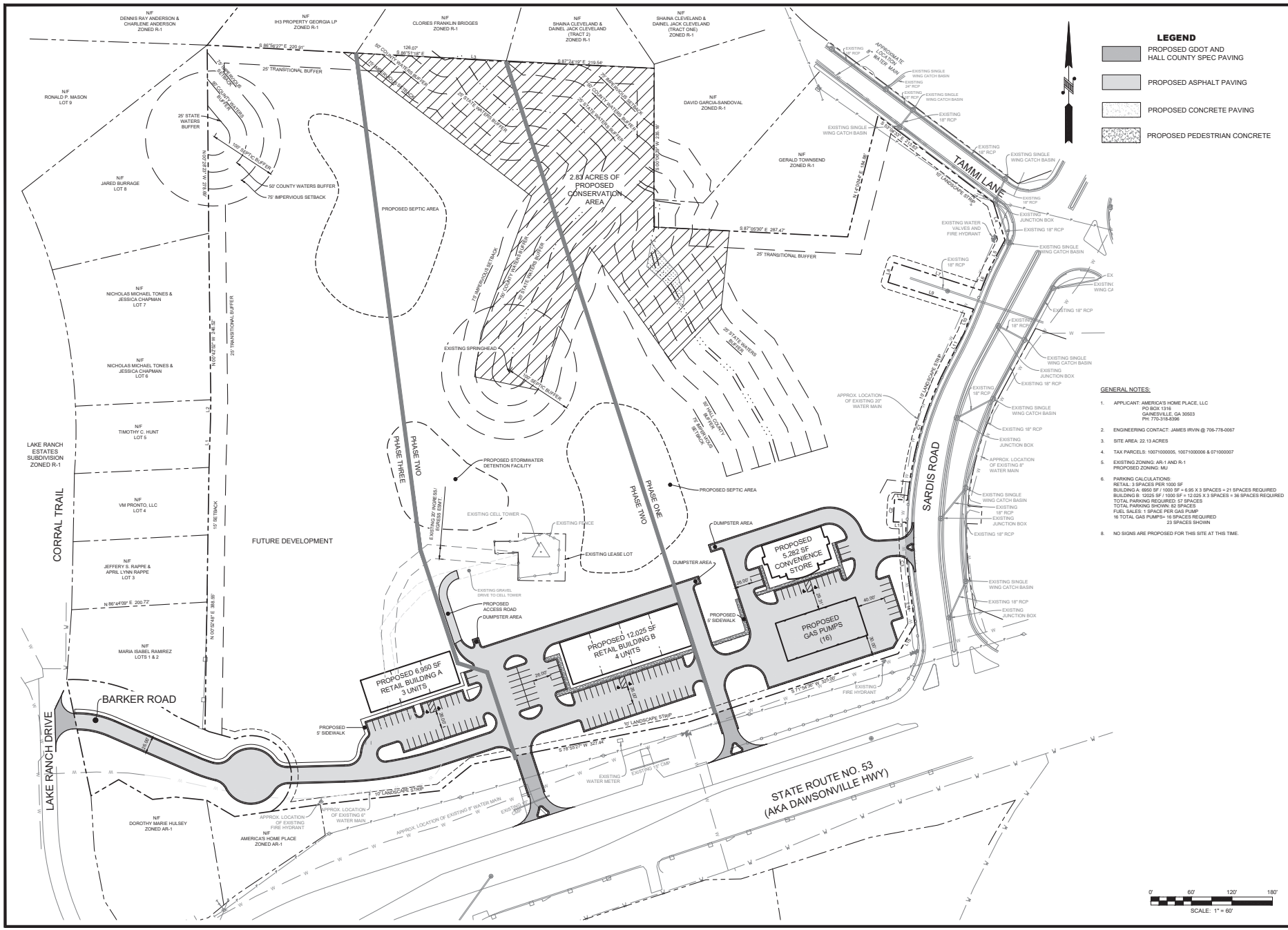
The retail development that will be located at 2714 Barker Road, Hall County, Georgia. The development will consist of 18,975 SF of retail space and a gas station with 16 fueling positions and 5,282 SF convenience store.



The development proposes access at the following locations:

- Site Driveway 1: Right-In/Right-Out Driveway on Sardis Road
- Site Driveway 2: Right-In/Right-Out Driveway on SR 53 (Dawsonville Highway)
- Site Driveway 3: Right-In/Right-Out Driveway on SR 53 (Dawsonville Highway)
- Site Driveway 4: Site Connection to Barker Road

A site plan is shown in Figure 4.



foothills land design
164 PROFESSIONAL DRIVE SUITE A, JASPER, GA 30143
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsld.com

OWNER/ DEVELOPER:
AMERICAS HOME PLACE
2144 HILTON DRIVE
GAINESVILLE, GA 30503

REZONING PLAN
2714 BARKER ROAD
LAND LOT 71, 10TH DISTRICT
HALL COUNTY, GA

REVISIONS: NO.	DESCRIPTION	DATE
1	REVISIONS PER HALL COUNTY COMMENTS	5/5/26

GEORGIA REGISTERED No. 25838 PE ENGINEER JAMES D. IRVIN

GSWCC LEVEL II #9832

DATE: APRIL 17, 2026

SCALE: 1" = 60'

SHEET:
C1

JOB #23076

5.1 Trip Generation

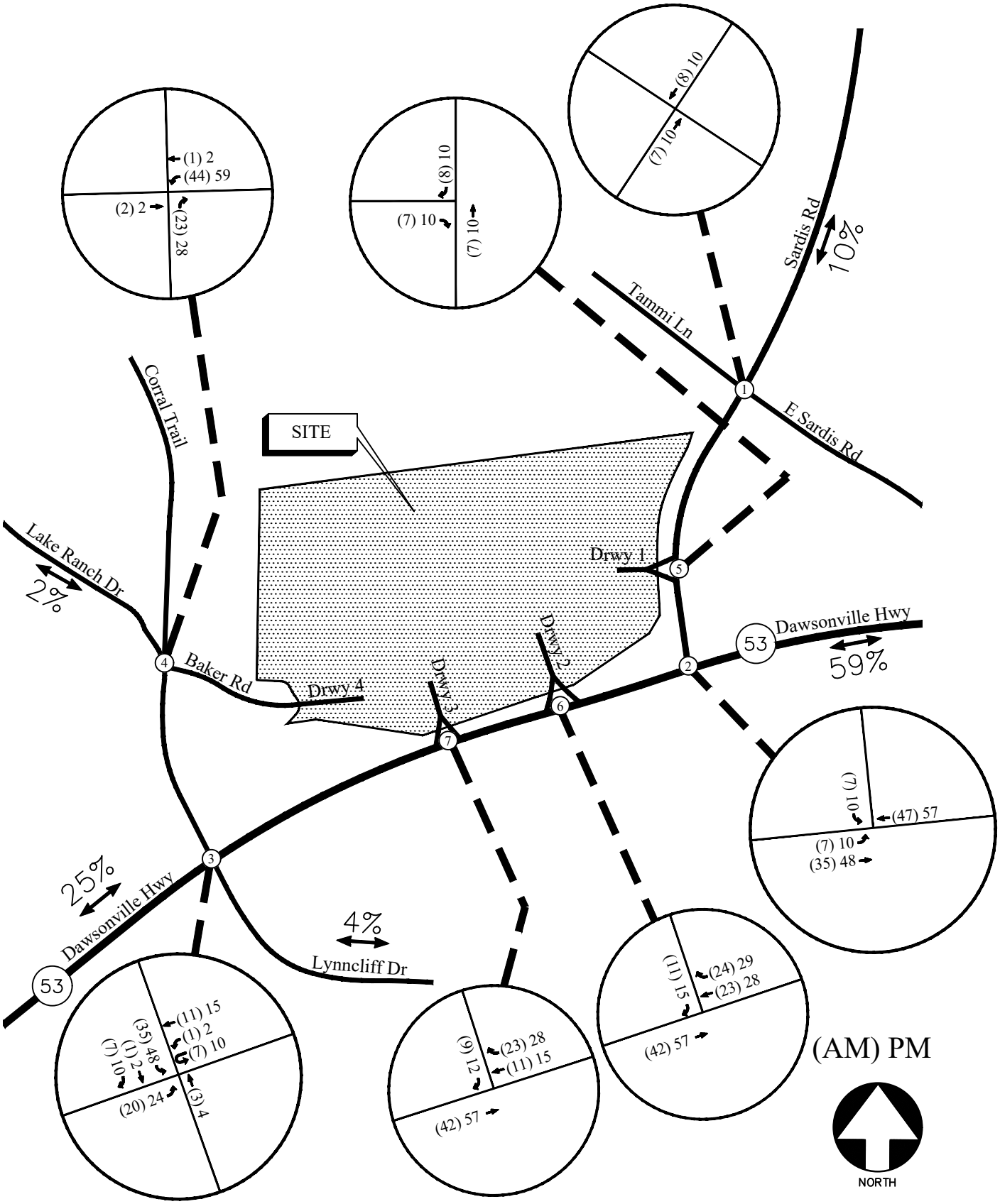
Trip generation estimates for the project were based on the rates and equations published in the *12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.* This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE land uses: *822 – Strip Retail Plaza (<40K) and 945 – Convenience Store/Gas Station - GFA (4-5.5k).* The calculated trip generation volumes for the proposed development are shown in Table 4.

Table 4 – Trip Generation for Proposed Development

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hr
		Enter	Exit	Total	Enter	Exit	Total	2-Way
ITE 822 – Strip Retail Plaza	18,975 SF	41	34	75	59	59	118	1,031
ITE 945 – Convenience Store / Gas Station	16 VFP	162	157	319	153	153	306	3,256
Pass-by Trips (76%) 75%		-123	-119	-242	-115	-115	-230	-2,300
Total Trips (without Reductions)		**203**	**191**	**394**	**212**	**212**	**424**	**4,287**
New External Trips (with Reductions)		**80**	**72**	**152**	**97**	**97**	**194**	**1,987**

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5. Pass-by volumes have also been distributed based on existing travel patterns and are shown in Figure 6.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

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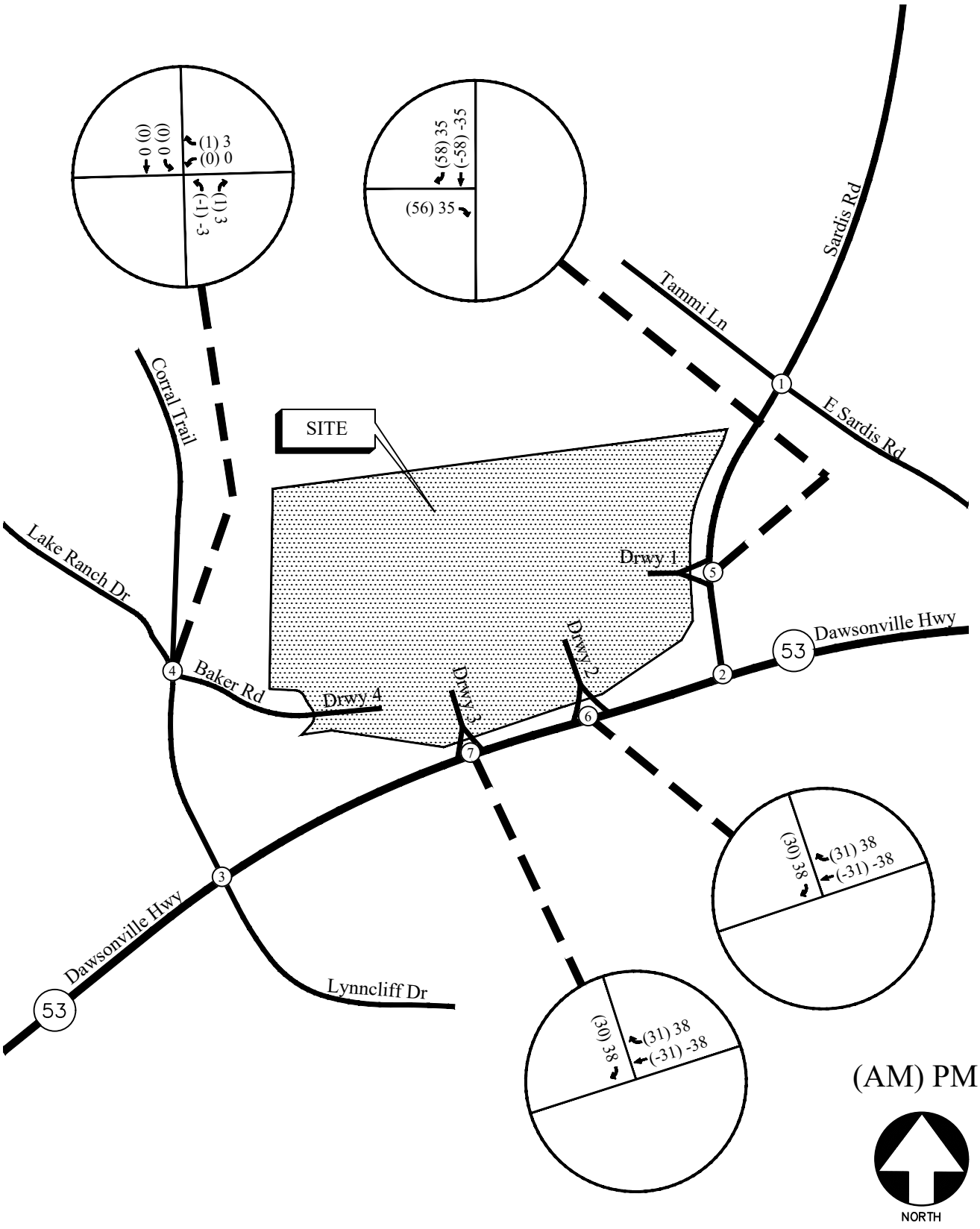


SITE PEAK HOUR PASS-BY VOLUMES FIGURE 6

A&R Engineering Inc.

6.0 FUTURE 2028 TRAFFIC ANALYSIS

The future 2028 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

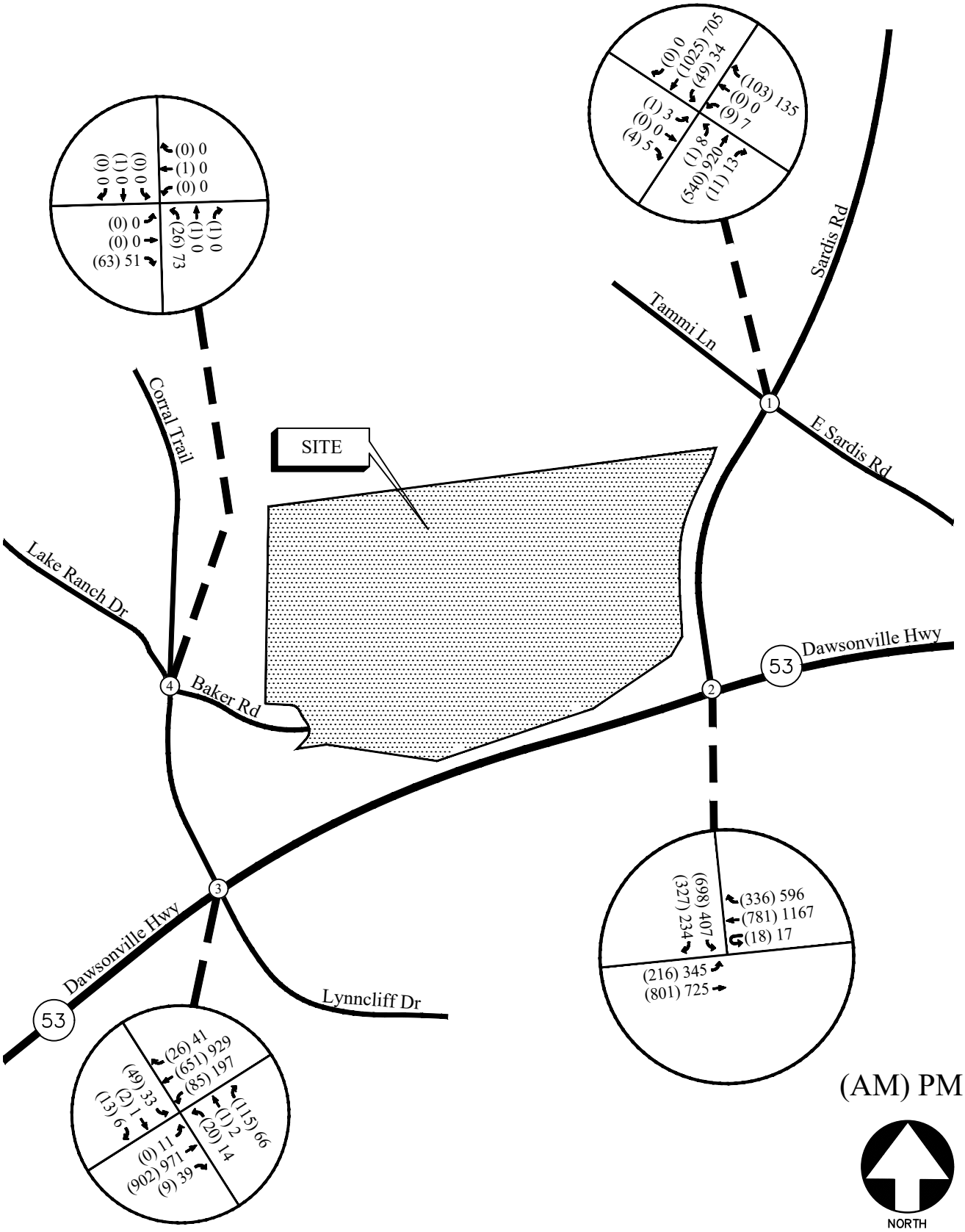
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increase for annual growth of traffic.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years (2022-2024) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future No-Build volumes on the roadway are shown in Figure 7.

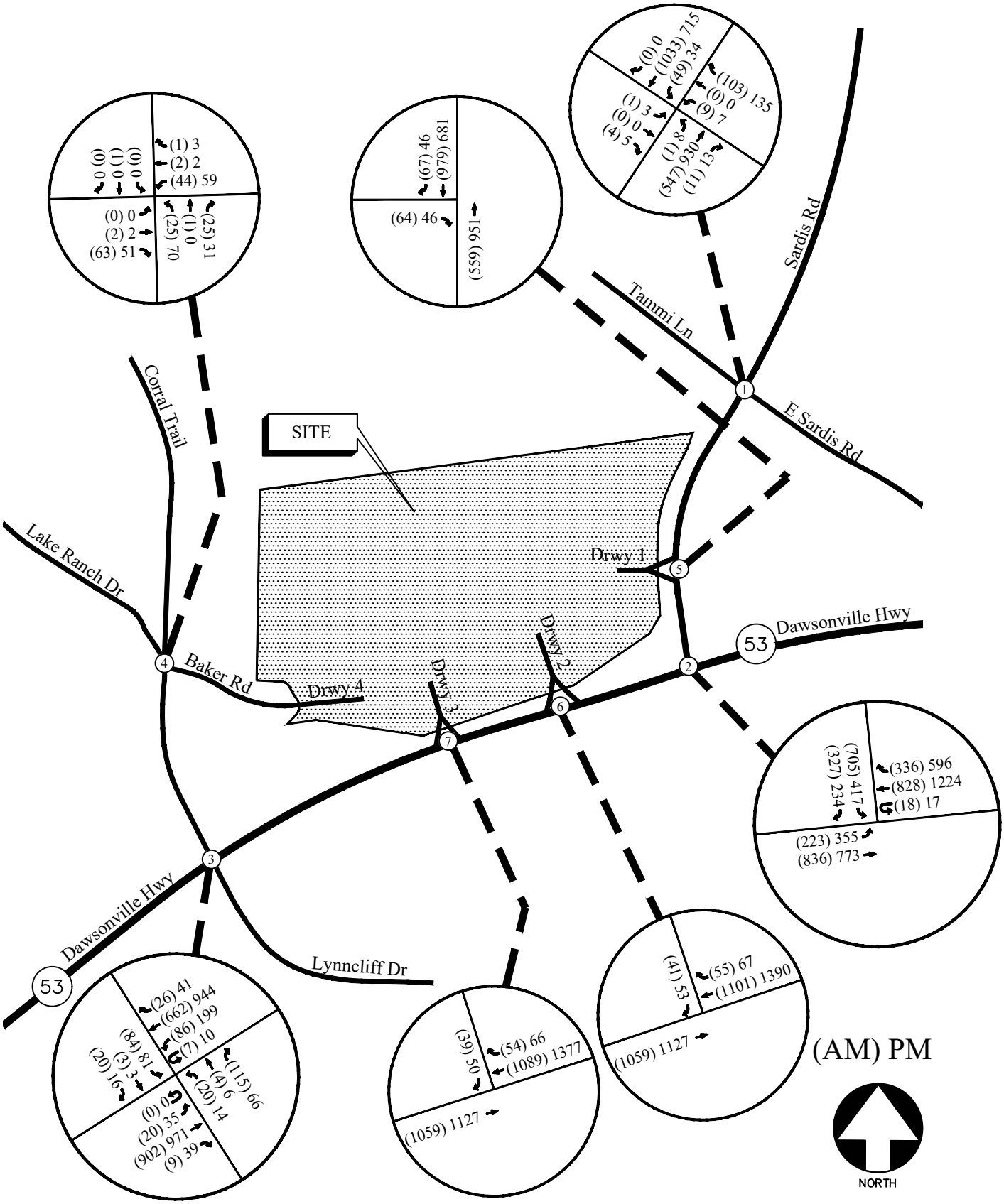
6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. In order to evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) and Passby volumes (Figure 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 8.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 8

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are analyses for turn lanes the proposed site driveways, which are based off the trip distribution included in Section 5.2. According to the project trip generation, the overall 24-hour two-way volume for traffic entering and exiting the site is 4,287 vehicles.

6.3.1 Deceleration Turn Lane Analysis

The projected right turn volume per day at each of the site driveways and GDOT thresholds with the associated roadway characteristics are shown below in Table 5.

Table 5 – GDOT Requirements for Deceleration Lanes

Intersection	Right-turn traffic (% total entering)	Right-turn Volume (vehicles/day)	Roadway Speed / # of lanes / ADT	GDOT Threshold (vehicles/day)	Warrants met?
Sardis Rd @ Site Driveway 1 (RIRO)	10%	(Total Trips) ÷ 2 × 0.1 = (4,287) ÷ 2 x 0.1 = **214**	35 mph / 4-Lane / ≥ 10,000	100	**Yes**
SR 53 (Dawsonville Hwy) @ Site Driveway 2 (RIRO)	30%	(Total Trips) ÷ 2 × 0.3 = (4,287) ÷ 2 x 0.3 = **643**	55 mph / 4-Lane / ≥ 10,000	50	**Yes**
SR 53 (Dawsonville Hwy) @ Site Driveway 3 (RIRO)	29%	(Total Trips) ÷ 2 × 0.29 = (4,287) ÷ 2 x 0.29 = **622**	55 mph / 4-Lane / ≥ 10,000	50	**Yes**

A right turn lane is warranted at all site driveways per GDOT standards.

6.4 Future Traffic Operations

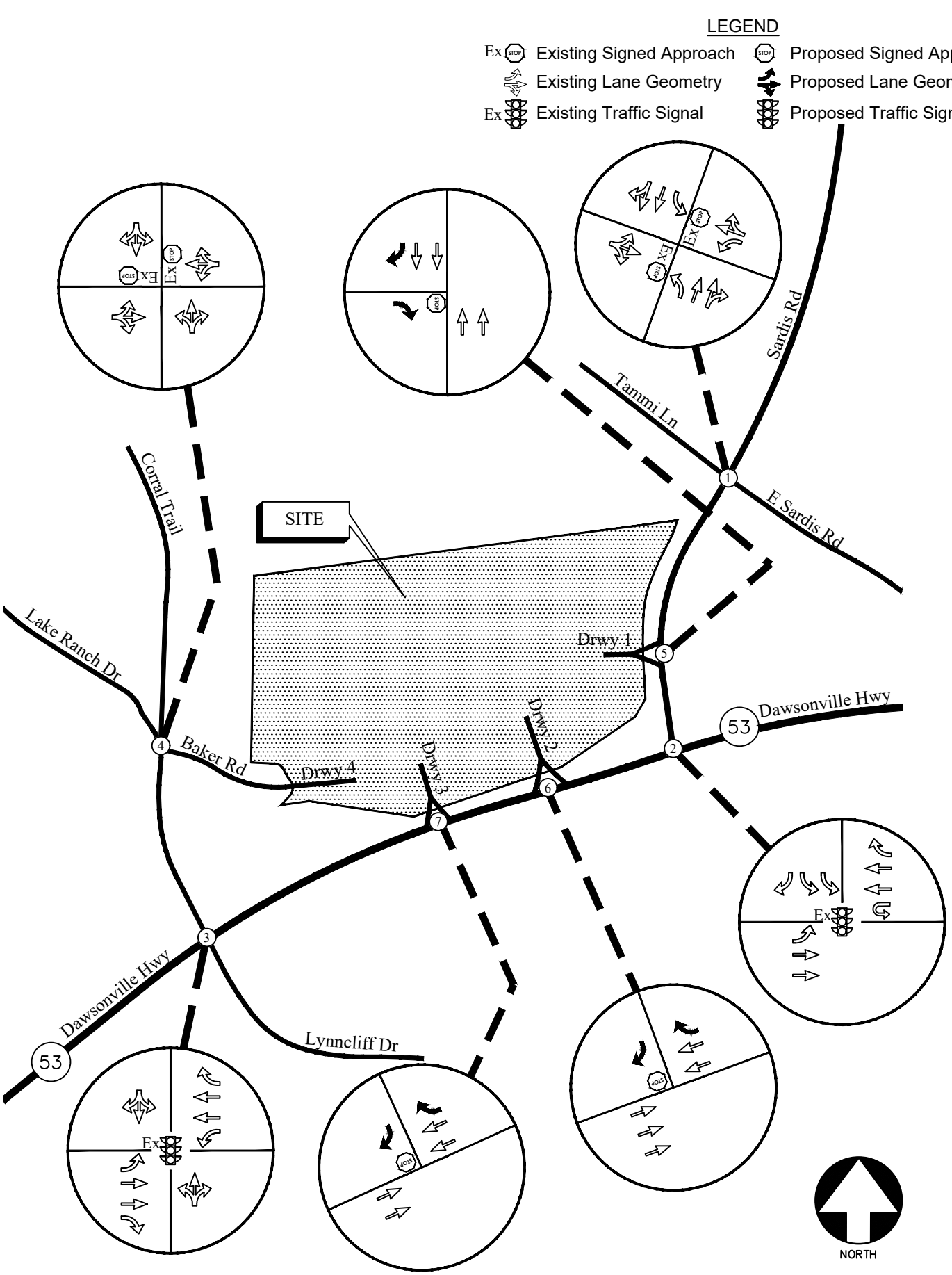
The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figure 7 and Figure 8, respectively. The results of the future traffic operations analysis are shown below in Table 6. Recommendations on traffic control and lane geometry are shown in Figure 9.

Table 6 – Future Intersection Operations

	Intersection	Future Condition: LOS (Delay)			
		NO-BUILD		BUILD	
		AM	PM	AM	PM
1	**Sardis Road at Tammi Lane / E. Sardis Road**				
	-Eastbound Approach	C (23.6)	D (28.8)	C (23.9)	D (29.5)
	-Westbound Approach	B (13.6)	C (16.8)	B (13.7)	C (17.0)
	-Northbound Left	B (10.9)	A (9.3)	B (11.0)	A (9.4)
	-Southbound Left	A (9.0)	B (10.6)	A (9.0)	B (10.7)
2	**SR 53 (Dawsonville Highway) at Sardis Road**	**C (24.8)**	**D (44.0)**	**C (25.0)**	**D (51.3)**
	-Eastbound Approach	B (16.0)	D (37.5)	B (15.8)	D (43.9)
	-Westbound Approach	C (26.1)	D (53.5)	C (26.1)	E (64.1)
	-Southbound Approach	D (36.2)	C (33.8)	D (37.5)	C (34.0)
3	**SR 53 (Dawsonville Highway) at Lake Ranch Drive / Lynncliff Drive**	**A (5.0)**	**A (3.8)**	**A (6.6)**	**A (6.2)**
	-Eastbound Approach	A (4.5)	A (4.8)	A (5.7)	A (6.7)
	-Westbound Approach	A (0.4)	A (0.7)	A (0.6)	A (1.2)
	-Northbound Approach	E (55.6)	E (56.1)	E (52.0)	D (51.7)
	-Southbound Approach	E (58.1)	E (57.7)	E (56.5)	E (56.4)
4	**Lake Ranch Drive at Barker Road / Corral Trail***				
	-Westbound Approach	A (4.2)	A (0.0)	A (4.7)	A (5.8)
	-Northbound Left	A (2.8)	A (2.2)	A (2.5)	A (3.7)
	-Southbound Approach	A (5.9)	A (0.0)	A (4.0)	A (0.0)
5	**Sardis Road at Site Driveway 1 (RIRO)**				
	-Eastbound Approach	-	-	C (15.2)	B (12.4)
6	**SR 53 (Dawsonville Highway) at Site Driveway 2 (RIRO)**	-	-		
	-Southbound Approach			B (14.0)	C (17.3)
7	**SR 53 (Dawsonville Highway) at Site Driveway 3 (RIRO)**	-	-		
	- Southbound Approach			B (13.8)	C (17.0)

*Level of service was reported using SimTraffic as HCM cannot analyse a 4-leg intersection with a stop-control on Corral Trail (SB) and Barker Road (WB)

The results of future "No-Build" and "Build" conditions traffic analysis indicate that the signalized study intersections will be operating at an overall level of service "D" or better in both the AM and PM peak hours. The stop-controlled approaches at the unsignalized study intersections will be operating at a level of service "D" or better in both the AM and PM peak hours.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 9

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated from the proposed retail development that will be located at 2714 Barker Road, Hall County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The development will consist of 18,975 SF of retail space and a gas station with 16 fueling positions and 5,282 SF convenience store.

The development proposes access at the following locations:

- Site Driveway 1: Right-In/Right-Out Driveway on Sardis Road
- Site Driveway 2: Right-In/Right-Out Driveway on SR 53 (Dawsonville Highway)
- Site Driveway 3: Right-In/Right-Out Driveway on SR 53 (Dawsonville Highway)
- Site Driveway 4: Site Connection to Barker Road

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

1. Sardis Road at Tammi Lane / E. Sardis Road
2. SR 53 (Dawsonville Highway) at Sardis Road
3. SR 53 (Dawsonville Highway) at Lynncliff Drive / Lake Ranch Drive
4. Lake Ranch Drive at Corral Trail / Barker Road (Site Driveway 4)
5. Sardis Road at Site Driveway 1 (RIRO)
6. SR 53 (Dawsonville Highway) at Site Driveway 2 (RIRO)
7. SR 53 (Dawsonville Highway) at Site Driveway 3 (RIRO)

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, with the differences between “No-Build” and “Build” accounting for an increase in traffic due to the proposed development.

The results of future “No-Build” and “Build” conditions traffic analysis indicate that the signalized study intersections will continue operating at an overall level of service “D” or better in both the AM and PM peak hours. The stop-controlled approaches at the unsignalized study intersections will continue operating at a level of service “D” or better in both the AM and PM peak hours.

Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

7.1 Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections.

- Site Driveway 1: Right-In/Right-Out Driveway on Sardis Road
    - One entering and one exiting lanes.
    - Stop-sign controlled on the driveway approach with Sardis Road remaining free flow.
    - A right turn lane for entering traffic on Sardis Road.
    - Provide / Confirm adequate sight distance per AASHTO standards.
- Site Driveway 2: Right-In/Right-Out Driveway on SR 53 (Dawsonville Highway)
    - One entering and one exiting lanes.
    - Stop-sign controlled on the driveway approach with SR 53 (Dawsonville Highway) remaining free flow.
    - A right turn lane for entering traffic on SR 53 (Dawsonville Highway).
    - Provide / Confirm adequate sight distance per AASHTO standards.
- Site Driveway 3: Right-In/Right-Out Driveway on SR 53 (Dawsonville Highway)
    - One entering and one exiting lanes.
    - Stop-sign controlled on the driveway approach with SR 53 (Dawsonville Highway) remaining free flow.
    - A right turn lane for entering traffic on SR 53 (Dawsonville Highway).
    - Provide / Confirm adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis.....
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ Lake Ranch Rd
7-9 am | 4-6 pm

File Name : 20260289
Site Code : 20260289
Start Date : 08-11-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Lynncliff Dr Northbound				Lake Ranch Rd Southbound				SR 53 Eastbound				SR 53 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	4	0	36	40	15	1	2	18	0	169	1	170	9	142	1	152	380
07:15 AM	3	0	38	41	9	0	0	9	0	189	2	191	15	153	5	173	414
07:30 AM	5	1	29	35	13	2	6	21	0	247	0	247	18	148	7	173	476
07:45 AM	11	0	20	31	19	0	2	21	0	220	1	221	24	176	6	206	479
Total	23	1	123	147	56	3	10	69	0	825	4	829	66	619	19	704	1749
08:00 AM	1	0	26	27	7	0	5	12	0	228	6	234	26	161	7	194	467
08:15 AM	1	0	13	14	4	0	3	7	0	171	4	175	14	173	6	193	389
08:30 AM	2	0	10	12	4	0	4	8	3	214	2	219	20	183	1	204	443
08:45 AM	0	0	14	14	3	0	4	7	1	177	3	181	18	185	2	205	407
Total	4	0	63	67	18	0	16	34	4	790	15	809	78	702	16	796	1706
*** BREAK ***																	
04:00 PM	5	1	11	17	8	0	4	12	3	206	5	214	46	209	21	276	519
04:15 PM	2	1	13	16	9	0	5	14	6	226	12	244	46	240	10	296	570
04:30 PM	2	2	18	22	8	1	1	10	5	234	7	246	38	236	6	280	558
04:45 PM	6	0	16	22	12	0	2	14	3	197	9	209	51	198	14	263	508
Total	15	4	58	77	37	1	12	50	17	863	33	913	181	883	51	1115	2155
05:00 PM	3	0	15	18	8	0	2	10	1	233	10	244	46	250	7	303	575
05:15 PM	3	0	16	19	4	0	1	5	2	288	12	302	58	227	13	298	624
05:30 PM	2	0	24	26	5	0	2	7	7	173	15	195	54	189	10	253	481
05:45 PM	3	1	10	14	6	0	1	7	5	180	11	196	36	160	7	203	420
Total	11	1	65	77	23	0	6	29	15	874	48	937	194	826	37	1057	2100
Grand Total	53	6	309	368	134	4	44	182	36	3352	100	3488	519	3030	123	3672	7710
Apprch %	14.4	1.6	84		73.6	2.2	24.2		1	96.1	2.9		14.1	82.5	3.3		
Total %	0.7	0.1	4	4.8	1.7	0.1	0.6	2.4	0.5	43.5	1.3	45.2	6.7	39.3	1.6	47.6	

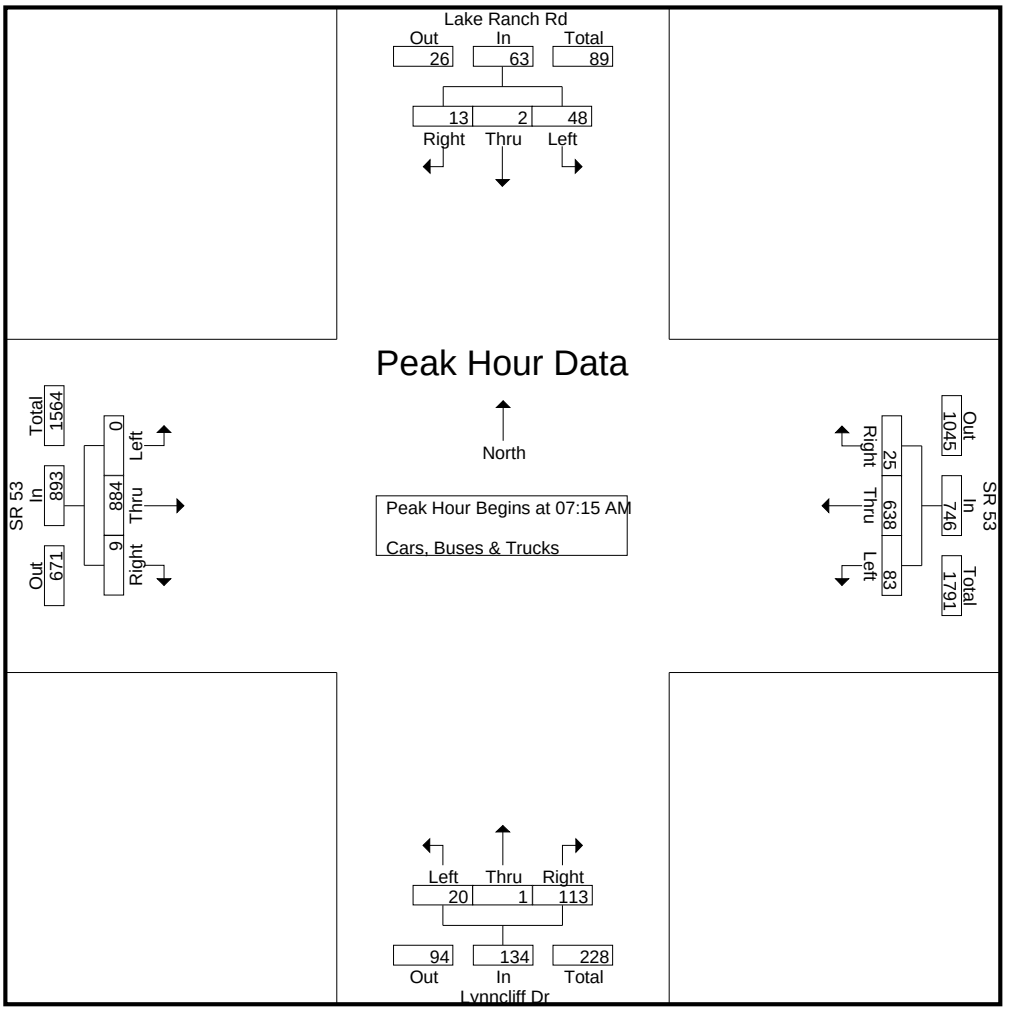
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ Lake Ranch Rd
7-9 am | 4-6 pm

File Name : 20260289
Site Code : 20260289
Start Date : 08-11-2026
Page No : 2

	Lynncliff Dr Northbound				Lake Ranch Rd Southbound				SR 53 Eastbound				SR 53 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	3	0	**38**	**41**	9	0	0	9	0	189	2	191	15	153	5	173	414
07:30 AM	5	**1**	29	35	13	**2**	**6**	**21**	0	**247**	0	**247**	18	148	**7**	173	476
07:45 AM	**11**	0	20	31	**19**	0	2	21	0	220	1	221	24	**176**	6	**206**	**479**
08:00 AM	1	0	26	27	7	0	5	12	0	228	**6**	234	**26**	161	7	194	467
Total Volume	20	1	113	134	48	2	13	63	0	884	9	893	83	638	25	746	1836
% App. Total	14.9	0.7	84.3		76.2	3.2	20.6		0	99	1		11.1	85.5	3.4		
PHF	.455	.250	.743	.817	.632	.250	.542	.750	.000	.895	.375	.904	.798	.906	.893	.905	.958



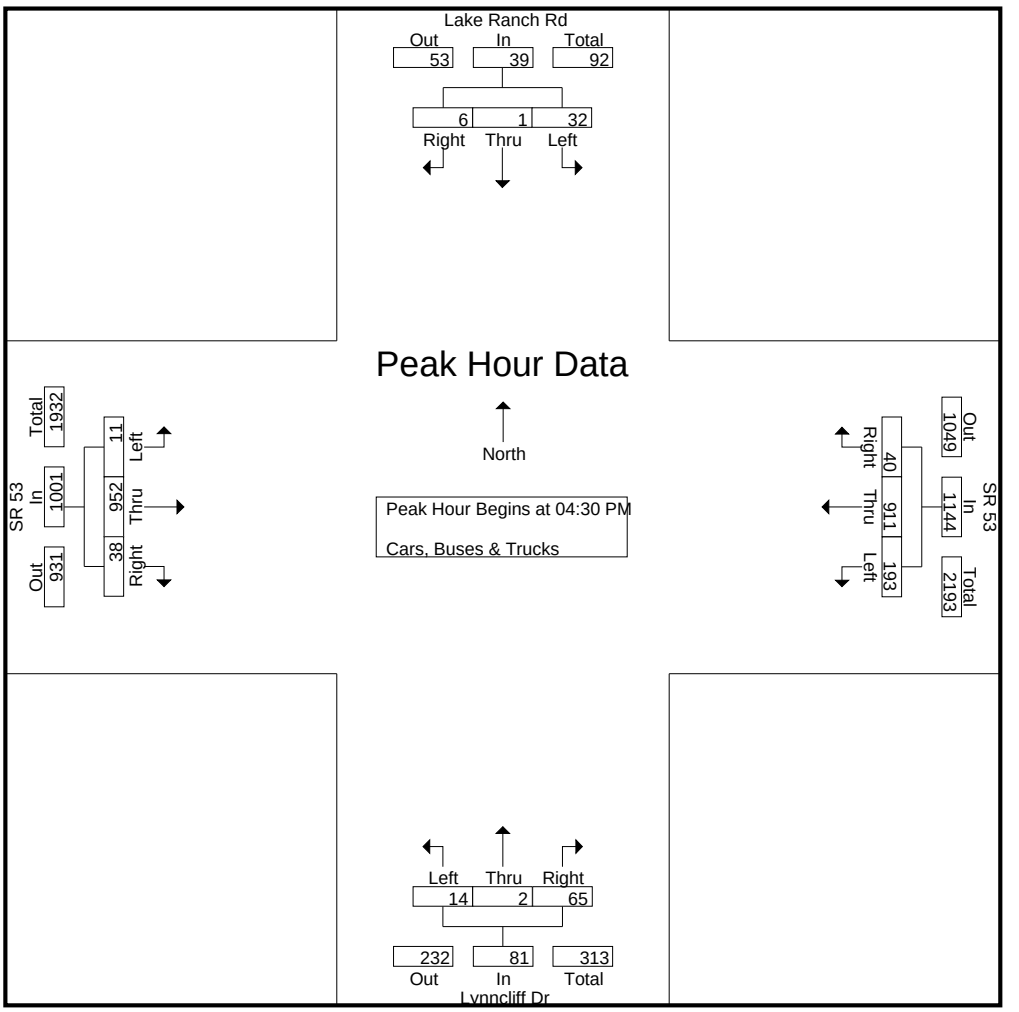
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ Lake Ranch Rd
7-9 am | 4-6 pm

File Name : 20260289
Site Code : 20260289
Start Date : 08-11-2026
Page No : 3

	Lynncliff Dr Northbound				Lake Ranch Rd Southbound				SR 53 Eastbound				SR 53 Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	2	**2**	**18**	**22**	8	**1**	1	10	**5**	234	7	246	38	236	6	280	558
04:45 PM	**6**	0	16	22	**12**	0	**2**	**14**	3	197	9	209	51	198	**14**	263	508
05:00 PM	3	0	15	18	8	0	2	10	1	233	10	244	46	**250**	7	**303**	575
05:15 PM	3	0	16	19	4	0	1	5	2	**288**	**12**	**302**	**58**	227	13	298	**624**
Total Volume	14	2	65	81	32	1	6	39	11	952	38	1001	193	911	40	1144	2265
% App. Total	17.3	2.5	80.2		82.1	2.6	15.4		1.1	95.1	3.8		16.9	79.6	3.5		
PHF	.583	.250	.903	.920	.667	.250	.750	.696	.550	.826	.792	.829	.832	.911	.714	.944	.907



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ Sardis Road
7-9 am | 4-6 pm

File Name : 20260290
Site Code : 20260290
Start Date : 08-11-2026
Page No : 1

Groups Printed- Cars, Buses & trucks

	Northbound				Sardis Road Southbound				SR 53 Eastbound				SR 53 Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
07:00 AM	0	0	0	0	139	0	57	196	40	180	0	220	0	152	32	5	189	605
07:15 AM	0	0	0	0	142	0	67	209	67	169	0	236	0	173	70	2	245	690
07:30 AM	0	0	0	0	183	0	76	259	58	231	0	289	0	173	64	5	242	790
07:45 AM	0	0	0	0	174	0	65	239	76	183	0	259	0	206	116	7	329	827
Total	0	0	0	0	638	0	265	903	241	763	0	1004	0	704	282	19	1005	2912
08:00 AM	0	0	0	0	162	0	85	247	42	219	0	261	0	194	93	3	290	798
08:15 AM	0	0	0	0	165	0	95	260	36	152	0	188	0	193	56	3	252	700
08:30 AM	0	0	0	0	101	0	41	142	31	197	0	228	0	204	47	5	256	626
08:45 AM	0	0	0	0	95	0	49	144	46	148	0	194	0	205	52	4	261	599
Total	0	0	0	0	523	0	270	793	155	716	0	871	0	796	248	15	1059	2723
*** BREAK ***																		
04:00 PM	0	0	0	0	141	0	57	198	77	148	0	225	0	276	119	4	399	822
04:15 PM	0	0	0	0	146	0	72	218	75	173	0	248	0	296	124	8	428	894
04:30 PM	0	0	0	0	95	0	57	152	85	175	0	260	0	280	143	2	425	837
04:45 PM	0	0	0	0	105	0	50	155	84	141	0	225	0	263	138	6	407	787
Total	0	0	0	0	487	0	236	723	321	637	0	958	0	1115	524	20	1659	3340
05:00 PM	0	0	0	0	99	0	54	153	76	180	0	256	0	303	131	3	437	846
05:15 PM	0	0	0	0	100	0	68	168	93	215	0	308	0	298	172	6	476	952
05:30 PM	0	0	0	0	149	0	66	215	88	114	0	202	0	253	141	5	399	816
05:45 PM	0	0	0	0	106	0	58	164	64	132	0	196	0	203	119	5	327	687
Total	0	0	0	0	454	0	246	700	321	641	0	962	0	1057	563	19	1639	3301
Grand Total	0	0	0	0	2102	0	1017	3119	1038	2757	0	3795	0	3672	1617	73	5362	12276
Apprch %	0	0	0		67.4	0	32.6		27.4	72.6	0		0	68.5	30.2	1.4		
Total %	0	0	0	0	17.1	0	8.3	25.4	8.5	22.5	0	30.9	0	29.9	13.2	0.6	43.7	

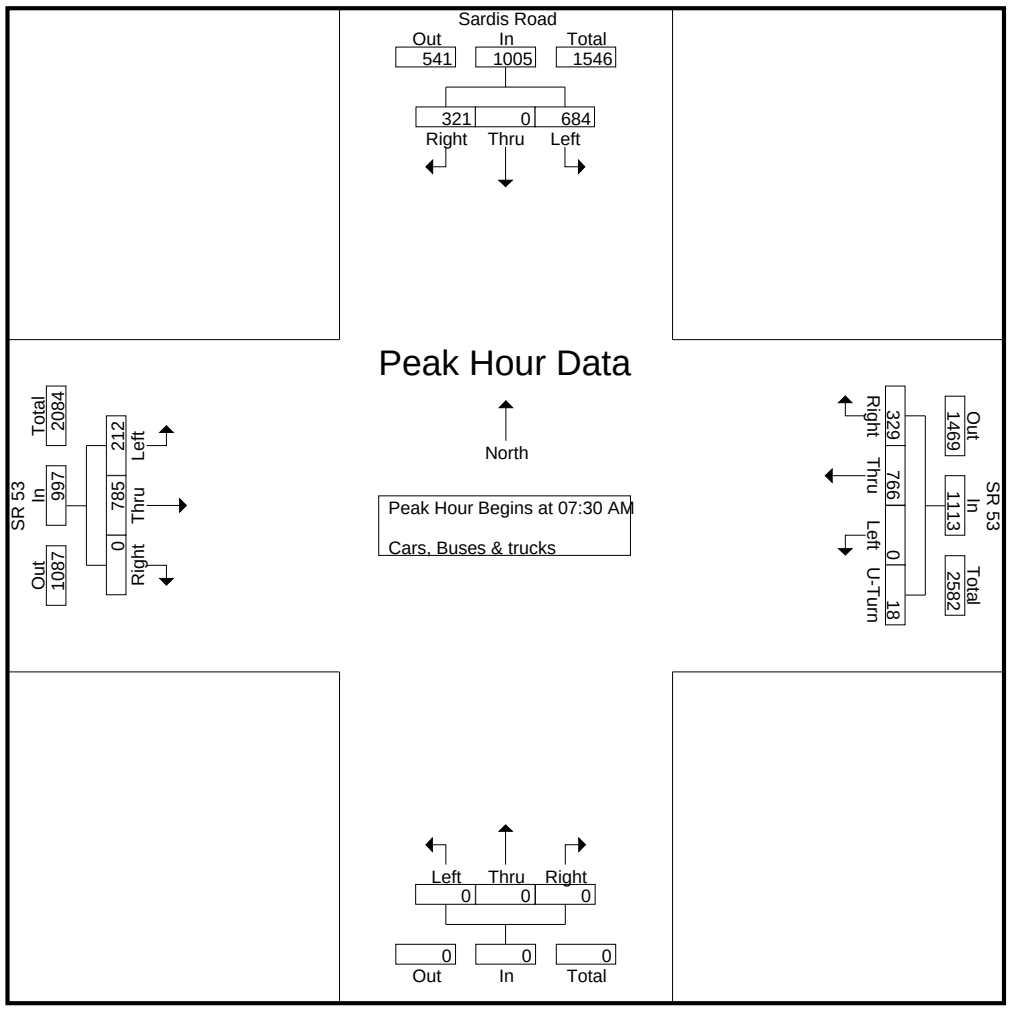
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ Sardis Road
7-9 am | 4-6 pm

File Name : 20260290
Site Code : 20260290
Start Date : 08-11-2026
Page No : 2

	Northbound				Sardis Road Southbound				SR 53 Eastbound				SR 53 Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:30 AM																		
07:30 AM	0	0	0	0	**183**	0	76	259	58	**231**	0	**289**	0	173	64	5	242	790
07:45 AM	0	0	0	0	174	0	65	239	**76**	183	0	259	0	**206**	**116**	**7**	**329**	**827**
08:00 AM	0	0	0	0	162	0	85	247	42	219	0	261	0	194	93	3	290	798
08:15 AM	0	0	0	0	165	0	**95**	**260**	36	152	0	188	0	193	56	3	252	700
Total Volume	0	0	0	0	684	0	321	1005	212	785	0	997	0	766	329	18	1113	3115
% App. Total	0	0	0		68.1	0	31.9		21.3	78.7	0		0	68.8	29.6	1.6		
PHF	.000	.000	.000	.000	.934	.000	.845	.966	.697	.850	.000	.862	.000	.930	.709	.643	.846	.942



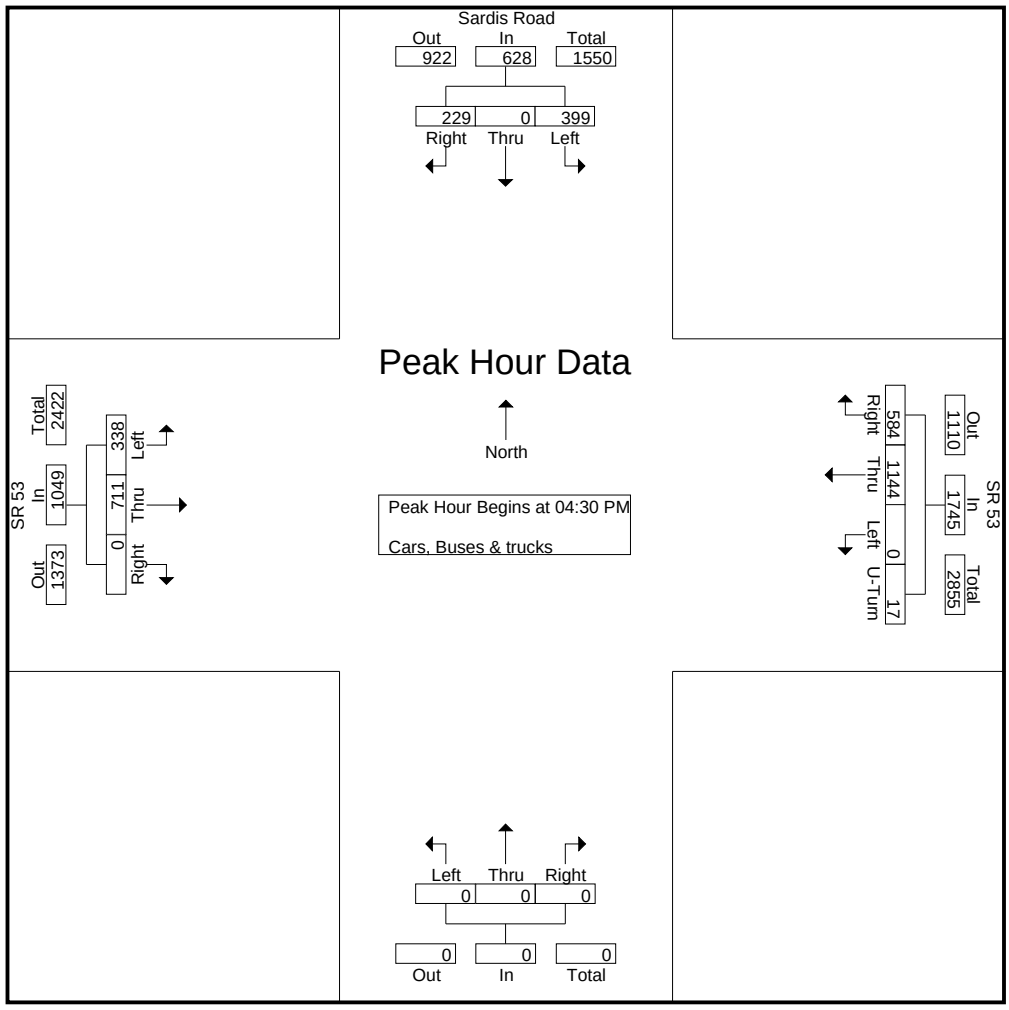
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 53 @ Sardis Road
7-9 am | 4-6 pm

File Name : 20260290
Site Code : 20260290
Start Date : 08-11-2026
Page No : 3

	Northbound				Sardis Road Southbound				SR 53 Eastbound				SR 53 Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:30 PM																		
04:30 PM	0	0	0	0	95	0	57	152	85	175	0	260	0	280	143	2	425	837
04:45 PM	0	0	0	0	**105**	0	50	155	84	141	0	225	0	263	138	**6**	407	787
05:00 PM	0	0	0	0	99	0	54	153	76	180	0	256	0	**303**	131	3	437	846
05:15 PM	0	0	0	0	100	0	**68**	**168**	**93**	**215**	0	**308**	0	298	**172**	6	**476**	**952**
Total Volume	0	0	0	0	399	0	229	628	338	711	0	1049	0	1144	584	17	1745	3422
% App. Total	0	0	0		63.5	0	36.5		32.2	67.8	0		0	65.6	33.5	1		
PHF	.000	.000	.000	.000	.950	.000	.842	.935	.909	.827	.000	.851	.000	.944	.849	.708	.916	.899



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Sardis Rod @ E. Sardis Road
7-9 am | 4-6 pm

File Name : 20260291
Site Code : 20260291
Start Date : 08-11-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Sardis Rod Northbound				Sardis Rod Southbound				Tammi Ln Eastbound				E. Sardis Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	65	7	72	7	196	2	205	3	0	0	3	1	0	20	21	301
07:15 AM	1	132	4	137	7	209	3	219	0	0	1	1	0	0	19	19	376
07:30 AM	0	117	5	122	17	259	0	276	0	0	2	2	0	0	38	38	438
07:45 AM	0	190	2	192	9	239	0	248	0	0	1	1	2	0	31	33	474
Total	1	504	18	523	40	903	5	948	3	0	4	7	3	0	108	111	1589
08:00 AM	1	132	2	135	14	247	0	261	1	0	1	2	2	0	16	18	416
08:15 AM	0	90	2	92	8	260	0	268	0	0	0	0	5	0	16	21	381
08:30 AM	0	75	3	78	2	142	0	144	0	0	0	0	1	0	10	11	233
08:45 AM	0	98	0	98	6	144	0	150	0	0	0	0	0	0	17	17	265
Total	1	395	7	403	30	793	0	823	1	0	1	2	8	0	59	67	1295
*** BREAK ***																	
04:00 PM	0	194	2	196	9	198	1	208	0	0	2	2	0	0	35	35	441
04:15 PM	1	197	1	199	8	218	1	227	0	0	0	0	1	0	30	31	457
04:30 PM	0	225	3	228	9	152	1	162	0	0	0	0	2	0	32	34	424
04:45 PM	3	216	3	222	9	155	0	164	0	0	2	2	2	0	23	25	413
Total	4	832	9	845	35	723	3	761	0	0	4	4	5	0	120	125	1735
05:00 PM	1	200	6	207	12	153	0	165	1	0	0	1	1	0	46	47	420
05:15 PM	2	260	3	265	4	168	0	172	0	0	0	0	1	0	35	36	473
05:30 PM	2	226	1	229	8	215	0	223	2	0	3	5	3	0	28	31	488
05:45 PM	0	178	5	183	12	164	1	177	0	0	0	0	0	0	40	40	400
Total	5	864	15	884	36	700	1	737	3	0	3	6	5	0	149	154	1781
Grand Total	11	2595	49	2655	141	3119	9	3269	7	0	12	19	21	0	436	457	6400
Apprch %	0.4	97.7	1.8		4.3	95.4	0.3		36.8	0	63.2		4.6	0	95.4		
Total %	0.2	40.5	0.8	41.5	2.2	48.7	0.1	51.1	0.1	0	0.2	0.3	0.3	0	6.8	7.1	

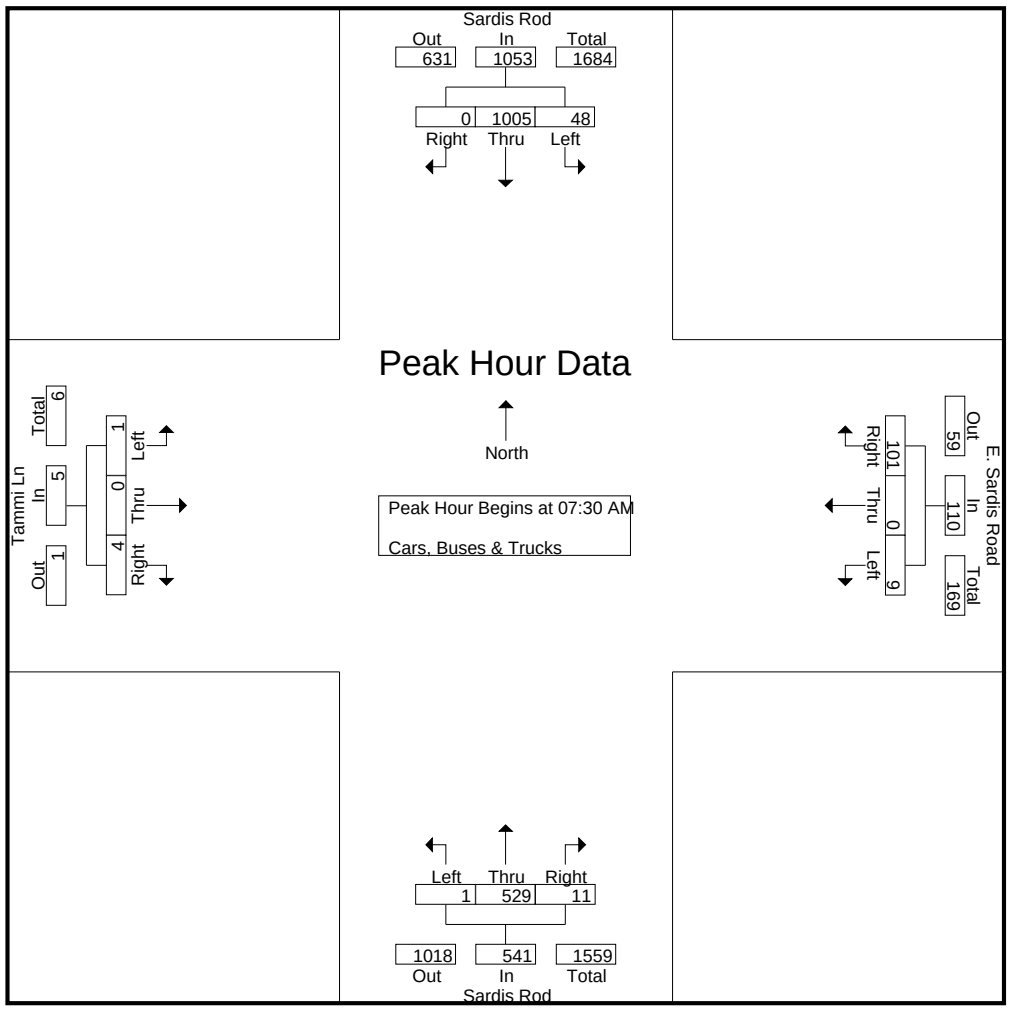
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Sardis Rod @ E. Sardis Road
7-9 am | 4-6 pm

File Name : 20260291
Site Code : 20260291
Start Date : 08-11-2026
Page No : 2

	Sardis Rod Northbound				Sardis Rod Southbound				Tammi Ln Eastbound				E. Sardis Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	117	**5**	122	**17**	259	0	**276**	0	0	**2**	**2**	0	0	**38**	**38**	438
07:45 AM	0	**190**	2	**192**	9	239	0	248	0	0	1	1	2	0	31	33	**474**
08:00 AM	**1**	132	2	135	14	247	0	261	**1**	0	1	2	2	0	16	18	416
08:15 AM	0	90	2	92	8	**260**	0	268	0	0	0	0	**5**	0	16	21	381
Total Volume	1	529	11	541	48	1005	0	1053	1	0	4	5	9	0	101	110	1709
% App. Total	0.2	97.8	2		4.6	95.4	0		20	0	80		8.2	0	91.8		
PHF	.250	.696	.550	.704	.706	.966	.000	.954	.250	.000	.500	.625	.450	.000	.664	.724	.901



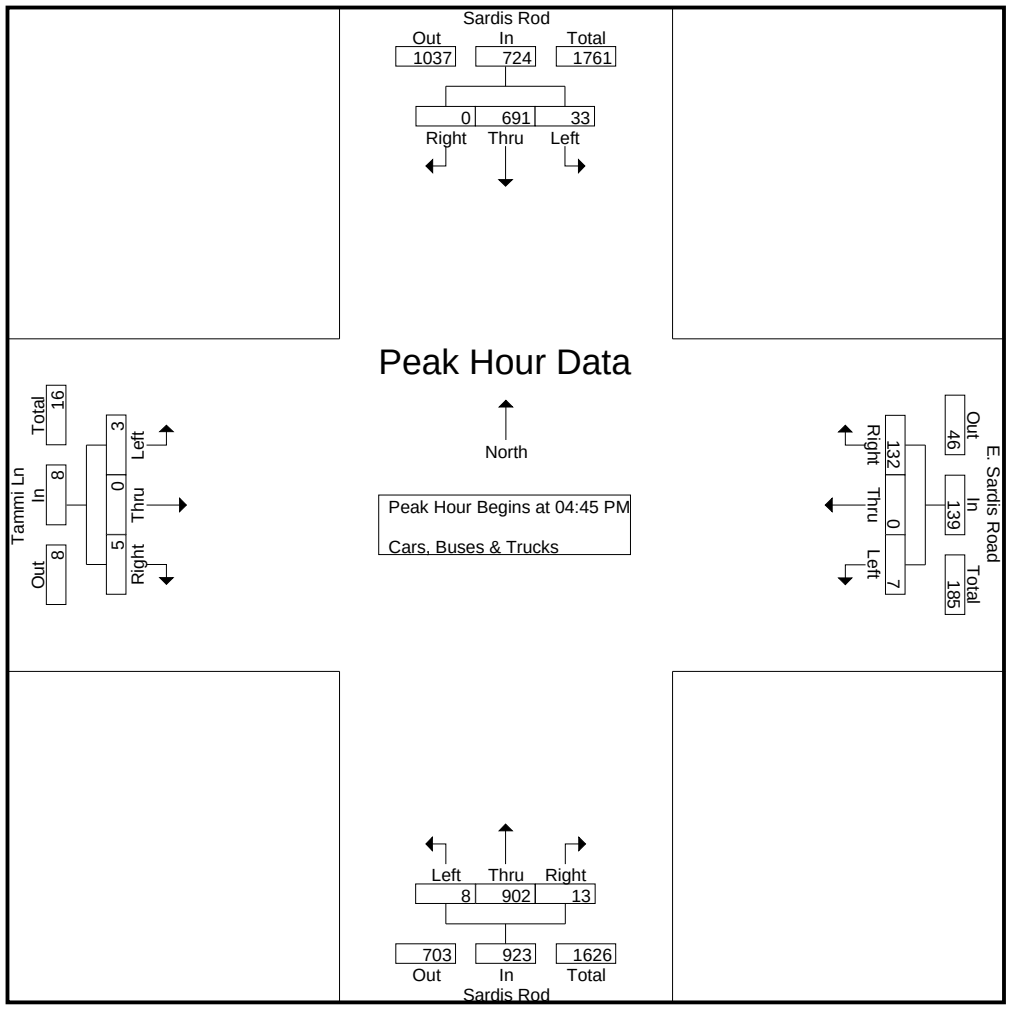
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Sardis Rod @ E. Sardis Road
7-9 am | 4-6 pm

File Name : 20260291
Site Code : 20260291
Start Date : 08-11-2026
Page No : 3

	Sardis Rod Northbound				Sardis Rod Southbound				Tammi Ln Eastbound				E. Sardis Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	**3**	216	3	222	9	155	0	164	0	0	2	2	2	0	23	25	413
05:00 PM	1	200	**6**	207	**12**	153	0	165	1	0	0	1	1	0	**46**	**47**	420
05:15 PM	2	**260**	3	**265**	4	168	0	172	0	0	0	0	1	0	35	36	473
05:30 PM	2	226	1	229	8	**215**	0	**223**	**2**	0	**3**	**5**	**3**	0	28	31	**488**
Total Volume	8	902	13	923	33	691	0	724	3	0	5	8	7	0	132	139	1794
% App. Total	0.9	97.7	1.4		4.6	95.4	0		37.5	0	62.5		5	0	95		
PHF	.667	.867	.542	.871	.688	.803	.000	.812	.375	.000	.417	.400	.583	.000	.717	.739	.919



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Lake Ranch Rd @ Barker Rd
7-9 am | 4-6 pm

File Name : 20260292
Site Code : 20260292
Start Date : 08-11-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Lake Ranch Rd Northbound				Corral Trail Southbound				Lake Ranch Rd Eastbound				Barker Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	1	0	0	1	0	1	0	1	0	0	17	17	0	0	0	0	19
07:15 AM	5	0	0	5	0	0	0	0	0	0	9	9	0	0	0	0	14
07:30 AM	7	1	0	8	0	0	0	0	0	0	21	21	0	1	0	1	30
07:45 AM	6	0	0	6	0	1	0	1	0	0	20	20	0	0	0	0	27
Total	19	1	0	20	0	2	0	2	0	0	67	67	0	1	0	1	90
08:00 AM	7	0	1	8	0	0	0	0	0	0	12	12	0	0	0	0	20
08:15 AM	5	1	0	6	0	0	0	0	0	0	7	7	0	0	0	0	13
08:30 AM	4	0	0	4	0	0	0	0	0	0	8	8	0	0	0	0	12
08:45 AM	3	0	0	3	0	0	0	0	0	0	7	7	0	0	0	0	10
Total	19	1	1	21	0	0	0	0	0	0	34	34	0	0	0	0	55
*** BREAK ***																	
04:00 PM	25	0	0	25	0	0	0	0	0	0	12	12	0	0	0	0	37
04:15 PM	17	0	0	17	0	0	0	0	0	0	14	14	0	0	0	0	31
04:30 PM	13	0	0	13	0	0	0	0	0	0	10	10	0	0	0	0	23
04:45 PM	17	0	0	17	0	0	0	0	0	0	14	14	0	0	0	0	31
Total	72	0	0	72	0	0	0	0	0	0	50	50	0	0	0	0	122
05:00 PM	7	1	0	8	0	0	0	0	0	0	10	10	0	0	0	0	18
05:15 PM	15	0	0	15	0	0	0	0	0	0	5	5	0	0	0	0	20
05:30 PM	17	0	0	17	0	1	0	1	0	0	6	6	0	0	0	0	24
05:45 PM	13	0	0	13	0	0	0	0	0	0	7	7	0	0	0	0	20
Total	52	1	0	53	0	1	0	1	0	0	28	28	0	0	0	0	82
Grand Total	162	3	1	166	0	3	0	3	0	0	179	179	0	1	0	1	349
Apprch %	97.6	1.8	0.6		0	100	0		0	0	100		0	100	0		
Total %	46.4	0.9	0.3	47.6	0	0.9	0	0.9	0	0	51.3	51.3	0	0.3	0	0.3	

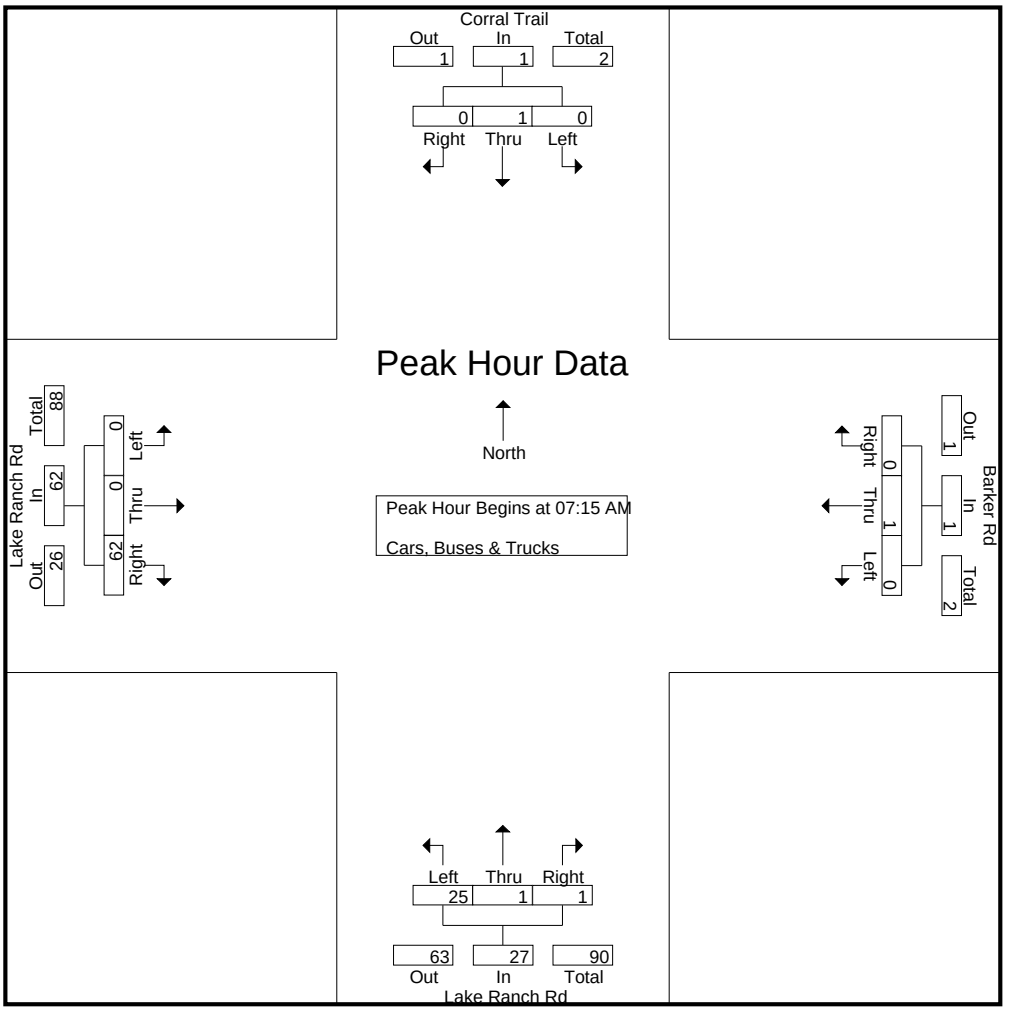
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Lake Ranch Rd @ Barker Rd
7-9 am | 4-6 pm

File Name : 20260292
Site Code : 20260292
Start Date : 08-11-2026
Page No : 2

	Lake Ranch Rd Northbound				Corral Trail Southbound				Lake Ranch Rd Eastbound				Barker Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	5	0	0	5	0	0	0	0	0	0	9	9	0	0	0	0	14
07:30 AM	**7**	**1**	0	**8**	0	0	0	0	0	0	**21**	**21**	0	**1**	0	**1**	**30**
07:45 AM	6	0	0	6	0	**1**	0	**1**	0	0	20	20	0	0	0	0	27
08:00 AM	7	0	**1**	8	0	0	0	0	0	0	12	12	0	0	0	0	20
Total Volume	25	1	1	27	0	1	0	1	0	0	62	62	0	1	0	1	91
% App. Total	92.6	3.7	3.7		0	100	0		0	0	100		0	100	0		
PHF	.893	.250	.250	.844	.000	.250	.000	.250	.000	.000	.738	.738	.000	.250	.000	.250	.758



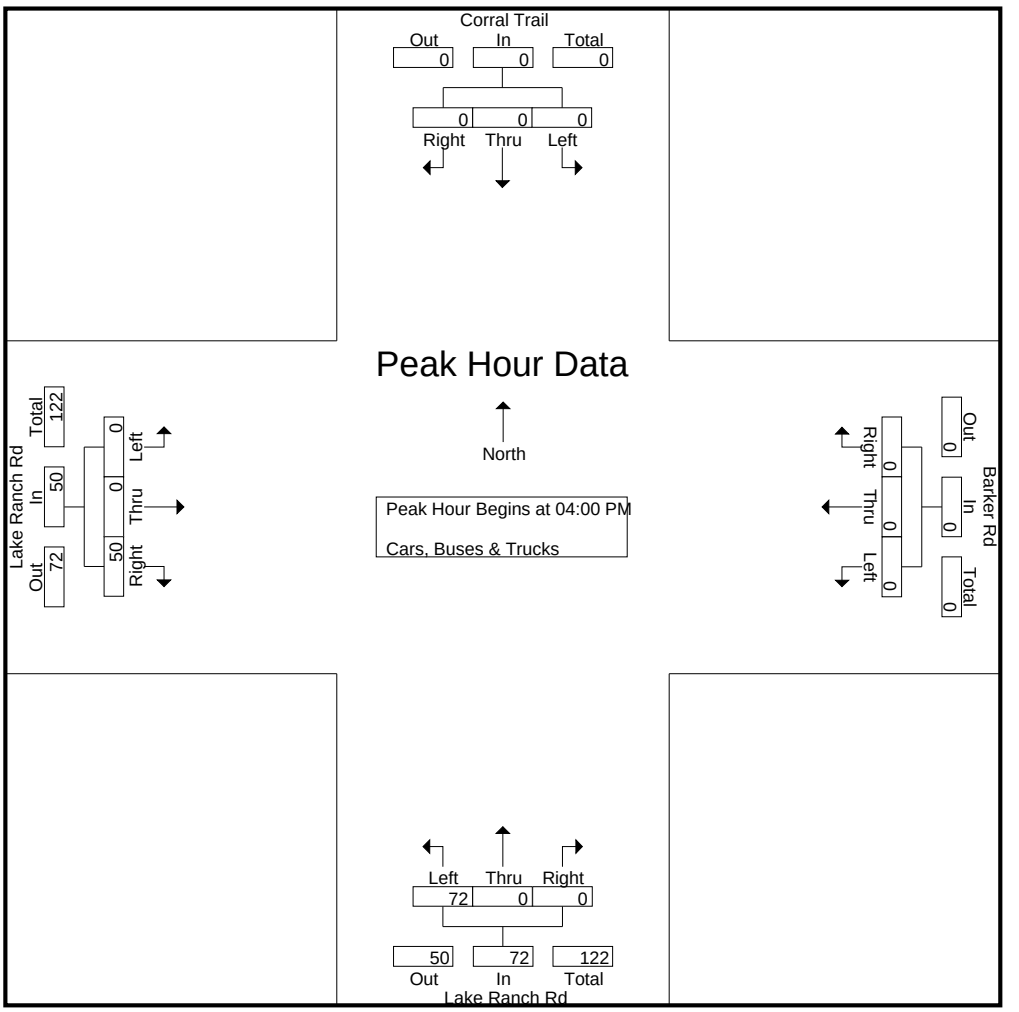
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Lake Ranch Rd @ Barker Rd
7-9 am | 4-6 pm

File Name : 20260292
Site Code : 20260292
Start Date : 08-11-2026
Page No : 3

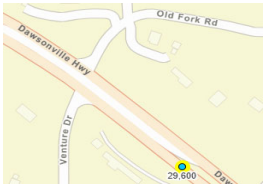
	Lake Ranch Rd Northbound				Corral Trail Southbound				Lake Ranch Rd Eastbound				Barker Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	**25**	0	0	**25**	0	0	0	0	0	0	12	12	0	0	0	0	**37**
04:15 PM	17	0	0	17	0	0	0	0	0	0	**14**	**14**	0	0	0	0	31
04:30 PM	13	0	0	13	0	0	0	0	0	0	10	10	0	0	0	0	23
04:45 PM	17	0	0	17	0	0	0	0	0	0	14	14	0	0	0	0	31
Total Volume	72	0	0	72	0	0	0	0	0	0	50	50	0	0	0	0	122
% App. Total	100	0	0		0	0	0		0	0	100		0	0	0		
PHF	.720	.000	.000	.720	.000	.000	.000	.000	.000	.000	.893	.893	.000	.000	.000	.000	.824

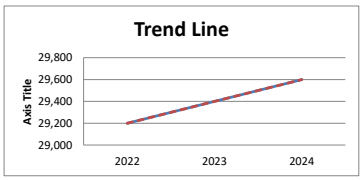


LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
SR 53 (Dawsonville Hwy) (SE of Old Fork Rd/ Venture Dr)	0.7%	1.00	139-0267	00005300	29,200	29,400	29,600
Sardis Rd (S of Bluewater Blvd)	0.8%	1.00	139-0509	00129600	8,190	8,250	8,320
W Sardis Rd/ Sardis Rd (N of Tammi Ln/ E Sardis Rd)	0.6%	1.00	139-0507	00129600	15,800	15,900	16,000
Duckett Mill Rd (S of Jay Mountain Rd)	1.3%	0.75	139-8025	00025100	1,100	1,130	1,130
Lynncliff Dr (S of Springdale Park Dr)	1.5%	0.89	139-7379	-	1,650	1,690	1,700
Weighted Average	**0.7%**	1.00	Sum of Count Stations =		55,940	56,370	56,750

Location	Traffic Counter	RCLINK	2022	2023	2024
SR 53 (Dawsonville Hwy) (SE of Old Fork Rd/ Venture Dr)	139-0267	00005300	29,200	29,400	29,600

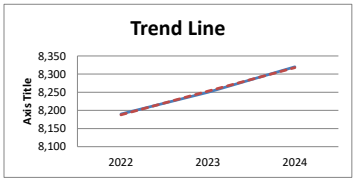




Growth Rate	0.7%	Intercept	-375,200	Slope	200.00
Trend Line			29,200	29,400	29,600

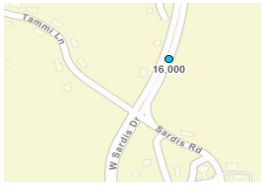
Location	Traffic Counter	RCLINK	2022	2023	2024
Sardis Rd (S of Bluewater Blvd)	139-0509	00129600	8,190	8,250	8,320

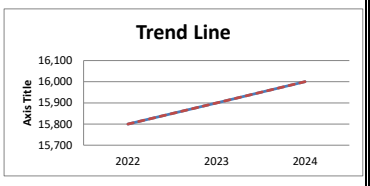




Growth Rate	0.8%	Intercept	-123,242	Slope	65.00
Trend Line			8,188	8,253	8,318

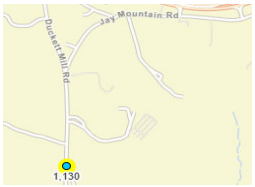
Location	Traffic Counter	RCLINK	2022	2023	2024
W Sardis Rd/ Sardis Rd (N of Tammi Ln/ E Sardis Rd)	139-0507	00129600	15,800	15,900	16,000

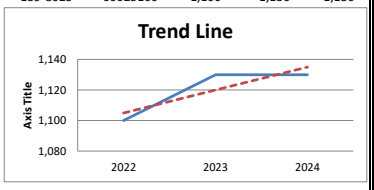




Growth Rate	0.6%	Intercept	-186,400	Slope	100.00
Trend Line			15,800	15,900	16,000

Location	Traffic Counter	RCLINK	2022	2023	2024
Duckett Mill Rd (S of Jay Mountain Rd)	139-8025	00025100	1,100	1,130	1,130

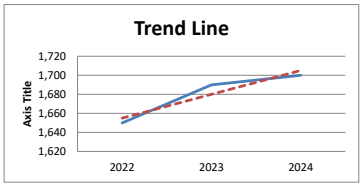




Growth Rate	1.3%	Intercept	-29,225	Slope	15.00
Trend Line			1,105	1,120	1,135

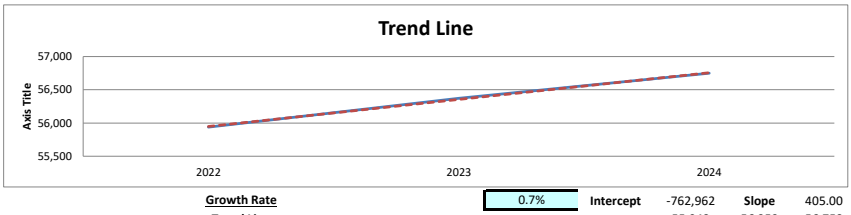
Location	Traffic Counter	RCLINK	2022	2023	2024
Lynncliff Dr (S of Springdale Park Dr)	139-7379	-	1,650	1,690	1,700





Growth Rate	1.5%	Intercept	-48,895	Slope	25.00
Trend Line			1,655	1,680	1,705

Weighted Average	2022	2023	2024
Sum of Count Stations	55,940	56,370	56,750



Growth Rate	0.7%	Intercept	-762,962	Slope	405.00
Trend Line			55,948	56,353	56,758

EXISTING INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	4	9	0	101	1	529	11	48	1005	0
Future Vol, veh/h	1	0	4	9	0	101	1	529	11	48	1005	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	-	-	-	450	185	-	-	185	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	4	10	0	112	1	588	12	53	1117	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1519	1826	558	1261	1819	300	1117	0	0	600	0	0
Stage 1	1223	1223	-	596	596	-	-	-	-	-	-	-
Stage 2	296	602	-	665	1223	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	81	76	473	127	77	696	621	-	-	973	-	-
Stage 1	190	250	-	457	490	-	-	-	-	-	-	-
Stage 2	688	487	-	416	250	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	64	72	473	119	72	696	621	-	-	973	-	-
Mov Cap-2 Maneuver	64	72	-	119	72	-	-	-	-	-	-	-
Stage 1	180	236	-	456	489	-	-	-	-	-	-	-
Stage 2	576	486	-	389	236	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	22.73	13.37	0.02	0.41
HCM LOS	C	B		

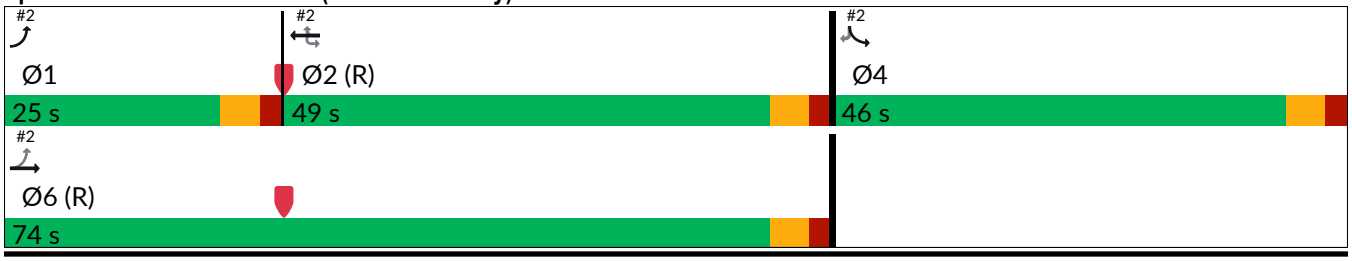
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	621	-	-	209	119	696	973	-	-
HCM Lane V/C Ratio	0.002	-	-	0.027	0.084	0.161	0.055	-	-
HCM Ctrl Dly (s/v)	10.8	-	-	22.7	38.1	11.2	8.9	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0.6	0.2	-	-

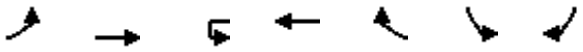
Lane Group	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	212	785	18	766	329	684	321
Future Volume (vph)	212	785	18	766	329	684	321
Lane Group Flow (vph)	226	835	19	815	350	728	341
Turn Type	pm+pt	NA	Perm	NA	Perm	Prot	Perm
Protected Phases	1	6		2		4	
Permitted Phases	6		2		2		4
Detector Phase	1	6	2	2	2	4	4
Switch Phase							
Minimum Initial (s)	5.0	15.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	25.5	25.5	25.5	25.5	42.5	42.5
Total Split (s)	25.0	74.0	49.0	49.0	49.0	46.0	46.0
Total Split (%)	20.8%	61.7%	40.8%	40.8%	40.8%	38.3%	38.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	Max	Max
v/c Ratio	0.60	0.41	0.07	0.56	0.41	0.63	0.45
Control Delay (s/veh)	20.0	11.1	24.0	29.4	4.1	36.4	5.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	20.0	11.1	24.0	29.4	4.1	36.4	5.0
Queue Length 50th (ft)	50	98	9	254	0	246	0
Queue Length 95th (ft)	101	125	27	337	61	313	64
Internal Link Dist (ft)		1248		786		689	
Turn Bay Length (ft)	430		400		280		330
Base Capacity (vph)	443	2020	258	1451	855	1158	760
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.51	0.41	0.07	0.56	0.41	0.63	0.45

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBTL, Start of Green
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 53 (Dawsonville Hwy) & Sardis Rd





Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (veh/h)	212	785	18	766	329	684	321
Future Volume (veh/h)	212	785	18	766	329	684	321
Initial Q (Qb), veh	0	0		0	0	0	0
Lane Width Adj.	1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00				1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No		No		No	
Adj Sat Flow, veh/h/ln	1870	1870		1870	1870	1870	1870
Adj Flow Rate, veh/h	226	835		815	0	728	0
Peak Hour Factor	0.94	0.94		0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2		2	2	2	2
Cap, veh/h	396	2029		1558		1166	
Arrive On Green	0.09	0.57		0.44	0.00	0.34	0.00
Sat Flow, veh/h	1781	3647		3647	1585	3456	1585
Grp Volume(v), veh/h	226	835		815	0	728	0
Grp Sat Flow(s),veh/h/ln	1781	1777		1777	1585	1728	1585
Q Serve(g_s), s	8.0	15.8		20.1	0.0	21.2	0.0
Cycle Q Clear(g_c), s	8.0	15.8		20.1	0.0	21.2	0.0
Prop In Lane	1.00				1.00	1.00	1.00
Lane Grp Cap(c), veh/h	396	2029		1558		1166	
V/C Ratio(X)	0.57	0.41		0.52		0.62	
Avail Cap(c_a), veh/h	531	2029		1558		1166	
HCM Platoon Ratio	1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)	0.94	0.94		1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	17.5	14.4		24.5	0.0	33.4	0.0
Incr Delay (d2), s/veh	1.2	0.6		1.3	0.0	2.5	0.0
Initial Q Delay(d3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	5.8		8.0	0.0	9.2	0.0
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	18.7	15.0		25.8	0.0	35.9	0.0
LnGrp LOS	B	B		C		D	
Approach Vol, veh/h		1061		815		728	
Approach Delay, s/veh		15.8		25.8		35.9	
Approach LOS		B		C		D	

Timer - Assigned Phs	1	2		4		6	
Phs Duration (G+Y+Rc), s	15.9	58.1		46.0		74.0	
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5	
Max Green Setting (Gmax), s	19.5	43.5		40.5		68.5	
Max Q Clear Time (g_c+I1), s	10.0	22.1		23.2		17.8	
Green Ext Time (p_c), s	0.4	8.9		2.6		12.6	

Intersection Summary		
HCM 7th Control Delay, s/veh	24.6	
HCM 7th LOS	C	

Notes

User approved ignoring U-Turning movement.

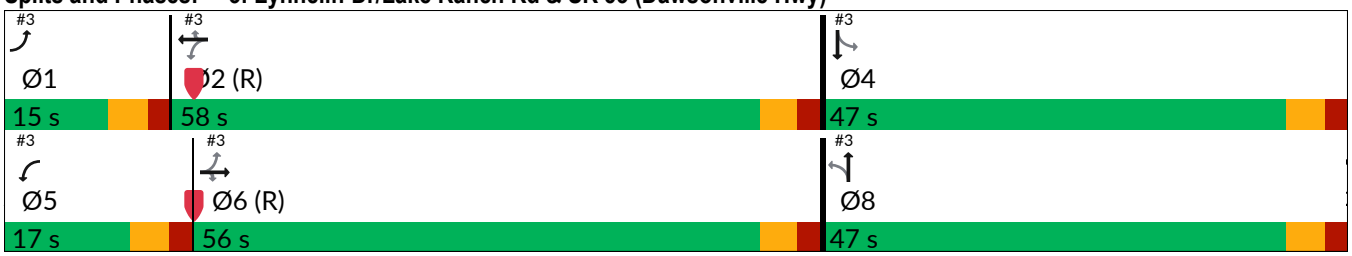
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

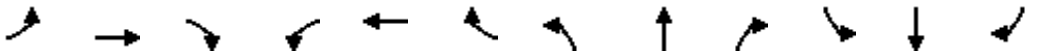
Lane Group	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	Ø1
Lane Configurations										
Traffic Volume (vph)	884	9	83	638	25	20	1	48	2	
Future Volume (vph)	884	9	83	638	25	20	1	48	2	
Lane Group Flow (vph)	921	9	86	665	26	0	140	0	66	
Turn Type	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA	
Protected Phases	6		5	2			8		4	1
Permitted Phases		6	2		2	8		4		
Detector Phase	6	6	5	2	2	8	8	4	4	
Switch Phase										
Minimum Initial (s)	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	5.0
Minimum Split (s)	23.5	23.5	15.0	23.5	23.5	45.5	45.5	45.5	45.5	15.0
Total Split (s)	56.0	56.0	17.0	58.0	58.0	47.0	47.0	47.0	47.0	15.0
Total Split (%)	46.7%	46.7%	14.2%	48.3%	48.3%	39.2%	39.2%	39.2%	39.2%	13%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0		0.0	
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5		5.5		5.5	
Lead/Lag	Lag	Lag	Lead	Lag	Lag					Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes					Yes
Recall Mode	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio	0.35	0.01	0.18	0.23	0.02		0.58		0.92	
Control Delay (s/veh)	6.8	0.0	2.6	2.0	0.0		22.6		127.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0		0.0	
Total Delay (s/veh)	6.8	0.0	2.6	2.0	0.0		22.6		127.8	
Queue Length 50th (ft)	126	0	7	29	0		16		43	
Queue Length 95th (ft)	193	0	18	57	m0		79		#113	
Internal Link Dist (ft)	618			1248			337		449	
Turn Bay Length (ft)		340	380		295					
Base Capacity (vph)	2614	1188	534	2906	1313		617		254	
Starvation Cap Reductn	0	0	0	0	0		0		0	
Spillback Cap Reductn	0	0	0	0	0		0		0	
Storage Cap Reductn	0	0	0	0	0		0		0	
Reduced v/c Ratio	0.35	0.01	0.16	0.23	0.02		0.23		0.26	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 85
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	884	9	83	638	25	20	1	113	48	2	13
Future Volume (veh/h)	0	884	9	83	638	25	20	1	113	48	2	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	921	0	86	665	0	21	1	0	50	2	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	660	2757		553	3060		133	5		128	3	
Arrive On Green	0.00	0.78	0.00	0.08	1.00	0.00	0.05	0.05	0.00	0.05	0.05	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1573	106	0	1460	58	0
Grp Volume(v), veh/h	0	921	0	86	665	0	22	0	0	52	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1679	0	0	1519	0	0
Q Serve(g_s), s	0.0	9.4	0.0	1.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	0.0
Cycle Q Clear(g_c), s	0.0	9.4	0.0	1.0	0.0	0.0	1.4	0.0	0.0	3.9	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.95		0.00	0.96		0.00
Lane Grp Cap(c), veh/h	660	2757		553	3060		138	0		131	0	
V/C Ratio(X)	0.00	0.33		0.16	0.22		0.16	0.00		0.40	0.00	
Avail Cap(c_a), veh/h	799	2757		654	3060		565	0		557	0	
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.00	0.84	0.84	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	4.1	0.0	2.3	0.0	0.0	55.1	0.0	0.0	56.2	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.1	0.1	0.0	0.5	0.0	0.0	2.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	2.3	0.0	0.1	0.1	0.0	0.7	0.0	0.0	1.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	4.4	0.0	2.4	0.1	0.0	55.7	0.0	0.0	58.2	0.0	0.0
LnGrp LOS		A		A	A		E			E		
Approach Vol, veh/h		921			751			22			52	
Approach Delay, s/veh		4.4			0.4			55.7			58.2	
Approach LOS		A			A			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	0.0	108.8		11.2	10.2	98.6		11.2				
Change Period (Y+Rc), s	5.5	5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s	9.5	52.5		41.5	11.5	50.5		41.5				
Max Q Clear Time (g_c+I1), s	0.0	2.0		5.9	3.0	11.4		3.4				
Green Ext Time (p_c), s	0.0	9.3		0.3	0.1	13.5		0.1				

Intersection Summary		
HCM 7th Control Delay, s/veh	4.9	
HCM 7th LOS	A	

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

1: Sardis Rd & Tammi Ln/E Sardis Rd Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)		0.1	0.2	4.1	0.0	0.0	0.0	2.6	0.3	0.5
Total Del/Veh (s)		6.7	25.2	1.6	5.7	4.1	5.2	4.9	0.3	1.8

2: SR 53 (Dawsonville Hwy) & Sardis Rd Performance by movement

Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	2.5	0.4	2.7	0.0	0.0	0.0	0.4
Total Del/Veh (s)	40.6	13.2	41.3	27.9	4.9	35.9	1.2	3.7	21.8

3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy) Performance by movement

Movement	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.2	2.0	0.0	0.0	0.0	0.2	0.1	0.2	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.3	2.4	16.8	7.9	8.2	49.0	53.1	3.1	50.3	9.2	2.9	8.2

4: Lake Ranch Rd & Barker Rd & Corral Trail Performance by movement

Movement	EBR	WBT	NBL	NBT	NBR	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.1	0.1
Total Del/Veh (s)	0.2	7.1	2.6	2.8	2.7	4.7	1.0

Total Network Performance

Denied Del/Veh (s)	0.7
Total Del/Veh (s)	28.1

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	5	7	0	132	8	902	13	33	691	0
Future Vol, veh/h	3	0	5	7	0	132	8	902	13	33	691	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	-	-	-	450	185	-	-	185	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	0	5	8	0	143	9	980	14	36	751	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1330	1835	376	1452	1828	497	751	0	0	995	0	0
Stage 1	823	823	-	1005	1005	-	-	-	-	-	-	-
Stage 2	508	1012	-	447	823	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	113	75	622	91	76	518	854	-	-	691	-	-
Stage 1	334	386	-	259	317	-	-	-	-	-	-	-
Stage 2	516	315	-	560	386	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	76	71	622	85	71	518	854	-	-	691	-	-
Mov Cap-2 Maneuver	76	71	-	85	71	-	-	-	-	-	-	-
Stage 1	317	366	-	256	314	-	-	-	-	-	-	-
Stage 2	369	312	-	527	366	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	27.42	16.44	0.08	0.48
HCM LOS	D	C		

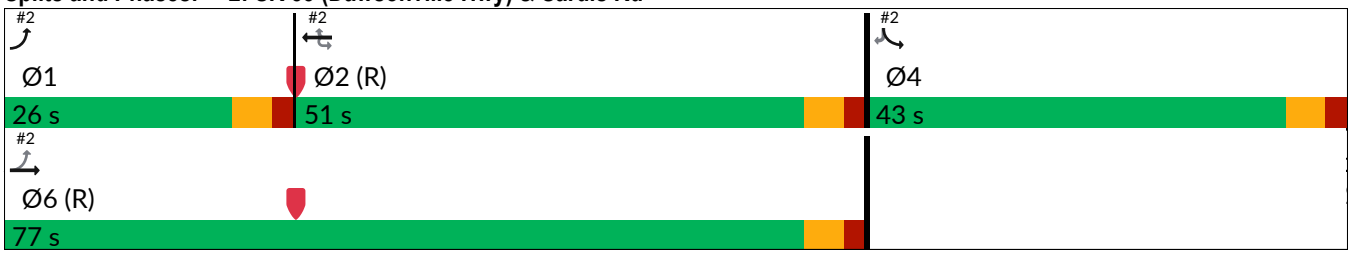
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	854	-	-	169	85	518	691	-	-
HCM Lane V/C Ratio	0.01	-	-	0.051	0.089	0.277	0.052	-	-
HCM Ctrl Dly (s/v)	9.3	-	-	27.4	51.4	14.6	10.5	-	-
HCM Lane LOS	A	-	-	D	F	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.3	1.1	0.2	-	-

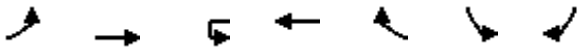
Lane Group	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	338	711	17	1144	584	399	229
Future Volume (vph)	338	711	17	1144	584	399	229
Lane Group Flow (vph)	376	790	19	1271	649	443	254
Turn Type	pm+pt	NA	Perm	NA	Perm	Prot	Perm
Protected Phases	1	6		2		4	
Permitted Phases	6		2		2		4
Detector Phase	1	6	2	2	2	4	4
Switch Phase							
Minimum Initial (s)	5.0	15.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	25.5	25.5	25.5	25.5	42.5	42.5
Total Split (s)	26.0	77.0	51.0	51.0	51.0	43.0	43.0
Total Split (%)	21.7%	64.2%	42.5%	42.5%	42.5%	35.8%	35.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	Max	Max
v/c Ratio	1.03	0.37	0.08	0.95	0.68	0.41	0.38
Control Delay (s/veh)	91.5	8.2	25.1	51.4	8.2	34.0	5.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	91.5	8.2	25.1	51.4	8.2	34.0	5.4
Queue Length 50th (ft)	~263	71	9	504	39	141	0
Queue Length 95th (ft)	#445	90	27	#656	163	190	60
Internal Link Dist (ft)		1248		786		689	
Turn Bay Length (ft)	430		400		280		330
Base Capacity (vph)	364	2108	249	1341	955	1072	669
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	1.03	0.37	0.08	0.95	0.68	0.41	0.38

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBTL, Start of Green
Natural Cycle: 115
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: SR 53 (Dawsonville Hwy) & Sardis Rd





Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (veh/h)	338	711	17	1144	584	399	229
Future Volume (veh/h)	338	711	17	1144	584	399	229
Initial Q (Qb), veh	0	0		0	0	0	0
Lane Width Adj.	1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00				1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No		No		No	
Adj Sat Flow, veh/h/ln	1870	1870		1870	1870	1870	1870
Adj Flow Rate, veh/h	376	790		1271	0	443	0
Peak Hour Factor	0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2		2	2	2	2
Cap, veh/h	379	2117		1347		1080	
Arrive On Green	0.17	0.60		0.38	0.00	0.31	0.00
Sat Flow, veh/h	1781	3647		3647	1585	3456	1585
Grp Volume(v), veh/h	376	790		1271	0	443	0
Grp Sat Flow(s),veh/h/ln	1781	1777		1777	1585	1728	1585
Q Serve(g_s), s	20.3	13.9		41.5	0.0	12.1	0.0
Cycle Q Clear(g_c), s	20.3	13.9		41.5	0.0	12.1	0.0
Prop In Lane	1.00				1.00	1.00	1.00
Lane Grp Cap(c), veh/h	379	2117		1347		1080	
V/C Ratio(X)	0.99	0.37		0.94		0.41	
Avail Cap(c_a), veh/h	379	2117		1347		1080	
HCM Platoon Ratio	1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)	0.91	0.91		1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	37.2	12.6		36.0	0.0	32.5	0.0
Incr Delay (d2), s/veh	42.0	0.5		14.3	0.0	1.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.0	4.9		19.2	0.0	5.2	0.0
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	79.2	13.1		50.3	0.0	33.7	0.0
LnGrp LOS	E	B		D		C	
Approach Vol, veh/h		1166		1271		443	
Approach Delay, s/veh		34.4		50.3		33.7	
Approach LOS		C		D		C	

Timer - Assigned Phs	1	2		4		6	
Phs Duration (G+Y+Rc), s	26.0	51.0		43.0		77.0	
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5	
Max Green Setting (Gmax), s	20.5	45.5		37.5		71.5	
Max Q Clear Time (g_c+I1), s	22.3	43.5		14.1		15.9	
Green Ext Time (p_c), s	0.0	1.7		1.6		11.9	

Intersection Summary		
HCM 7th Control Delay, s/veh	41.3	
HCM 7th LOS	D	

Notes

User approved ignoring U-Turning movement.

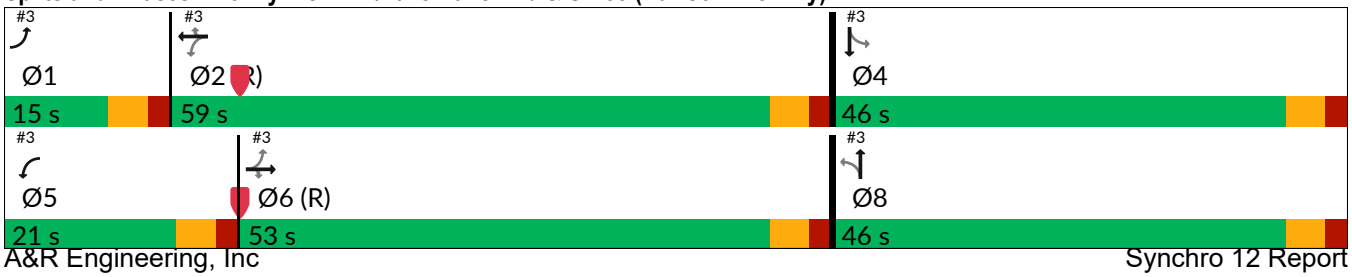
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

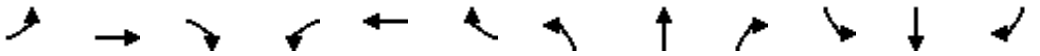
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	11	952	38	193	911	40	14	2	32	1
Future Volume (vph)	11	952	38	193	911	40	14	2	32	1
Lane Group Flow (vph)	12	1046	42	212	1001	44	0	88	0	43
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases	1	6		5	2			8		4
Permitted Phases	6		6	2		2	8		4	
Detector Phase	1	6	6	5	2	2	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	15.0	23.5	23.5	45.5	45.5	45.5	45.5
Total Split (s)	15.0	53.0	53.0	21.0	59.0	59.0	46.0	46.0	46.0	46.0
Total Split (%)	12.5%	44.2%	44.2%	17.5%	49.2%	49.2%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5		5.5		5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.03	0.42	0.04	0.45	0.35	0.03		0.49		0.50
Control Delay (s/veh)	2.9	8.8	0.1	12.6	6.6	2.7		26.2		65.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	2.9	8.8	0.1	12.6	6.6	2.7		26.2		65.4
Queue Length 50th (ft)	1	152	0	70	117	1		13		28
Queue Length 95th (ft)	5	265	0	m91	m167	m3		65		66
Internal Link Dist (ft)		618			1248			337		449
Turn Bay Length (ft)	420		340	380		295				
Base Capacity (vph)	515	2493	1151	527	2822	1277		573		375
Starvation Cap Reductn	0	0	0	0	0	0		0		0
Spillback Cap Reductn	0	0	0	0	0	0		0		0
Storage Cap Reductn	0	0	0	0	0	0		0		0
Reduced v/c Ratio	0.02	0.42	0.04	0.40	0.35	0.03		0.15		0.11

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 95
Control Type: Actuated-Coordinated
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	952	38	193	911	40	14	2	65	32	1	6
Future Volume (veh/h)	11	952	38	193	911	40	14	2	65	32	1	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	12	1046	0	212	1001	0	15	2	0	35	1	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	521	2754		509	2869		113	12		120	2	
Arrive On Green	0.01	0.78	0.00	0.09	1.00	0.00	0.04	0.04	0.00	0.04	0.04	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1362	281	0	1462	42	0
Grp Volume(v), veh/h	12	1046	0	212	1001	0	17	0	0	36	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1643	0	0	1503	0	0
Q Serve(g_s), s	0.2	11.3	0.0	3.1	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.0
Cycle Q Clear(g_c), s	0.2	11.3	0.0	3.1	0.0	0.0	1.1	0.0	0.0	2.7	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.88		0.00	0.97		0.00
Lane Grp Cap(c), veh/h	521	2754		509	2869		125	0		121	0	
V/C Ratio(X)	0.02	0.38		0.42	0.35		0.14	0.00		0.30	0.00	
Avail Cap(c_a), veh/h	637	2754		658	2869		556	0		543	0	
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.41	0.41	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	2.7	4.3	0.0	2.9	0.0	0.0	55.6	0.0	0.0	56.3	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.2	0.1	0.0	0.5	0.0	0.0	1.3	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	2.7	0.0	0.4	0.1	0.0	0.5	0.0	0.0	1.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	2.7	4.7	0.0	3.1	0.1	0.0	56.1	0.0	0.0	57.7	0.0	0.0
LnGrp LOS	A	A		A	A		E			E		
Approach Vol, veh/h		1058			1213			17			36	
Approach Delay, s/veh		4.7			0.7			56.1			57.7	
Approach LOS		A			A			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.1	102.4		10.5	11.0	98.5		10.5				
Change Period (Y+Rc), s	5.5	5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s	9.5	53.5		40.5	15.5	47.5		40.5				
Max Q Clear Time (g_c+I1), s	2.2	2.0		4.7	5.1	13.3		3.1				
Green Ext Time (p_c), s	0.0	16.5		0.2	0.4	15.0		0.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	3.8
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

1: Sardis Rd & Tammi Ln/E Sardis Rd Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.7	3.9	0.0	0.0	0.0	2.8	0.2	0.4
Total Del/Veh (s)	15.3	4.8	33.5	1.9	11.1	5.5	5.4	8.3	0.2	3.4

2: SR 53 (Dawsonville Hwy) & Sardis Rd Performance by movement

Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.0	4.9	3.8	5.2	0.0	0.0	0.0	2.1
Total Del/Veh (s)	65.4	12.3	63.5	67.2	16.8	34.8	0.5	4.7	38.4

3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy) Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	2.9	0.3	2.5	0.0	0.0	0.0	0.2	0.3	0.1	0.0	0.0	0.0
Total Del/Veh (s)	10.4	8.7	2.5	23.1	12.5	10.6	53.4	76.0	2.8	59.5	4.4	2.5

3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy) Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	12.3

4: Lake Ranch Rd & Barker Rd & Corral Trail Performance by movement

Movement	EBR	NBL	All
Denied Del/Veh (s)	0.1	0.0	0.1
Total Del/Veh (s)	0.1	1.9	1.1

Total Network Performance

Denied Del/Veh (s)	2.3
Total Del/Veh (s)	46.6

FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	4	9	0	103	1	540	11	49	1025	0
Future Vol, veh/h	1	0	4	9	0	103	1	540	11	49	1025	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	-	-	-	450	185	-	-	185	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	4	10	0	114	1	600	12	54	1139	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1550	1862	569	1287	1856	306	1139	0	0	612	0	0
Stage 1	1248	1248	-	608	608	-	-	-	-	-	-	-
Stage 2	302	614	-	678	1248	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	77	72	465	121	73	690	609	-	-	963	-	-
Stage 1	183	243	-	449	484	-	-	-	-	-	-	-
Stage 2	682	481	-	408	243	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	61	68	465	113	69	690	609	-	-	963	-	-
Mov Cap-2 Maneuver	61	68	-	113	69	-	-	-	-	-	-	-
Stage 1	173	230	-	449	483	-	-	-	-	-	-	-
Stage 2	568	480	-	381	230	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	23.57	13.55	0.02	0.41
HCM LOS	C	B		

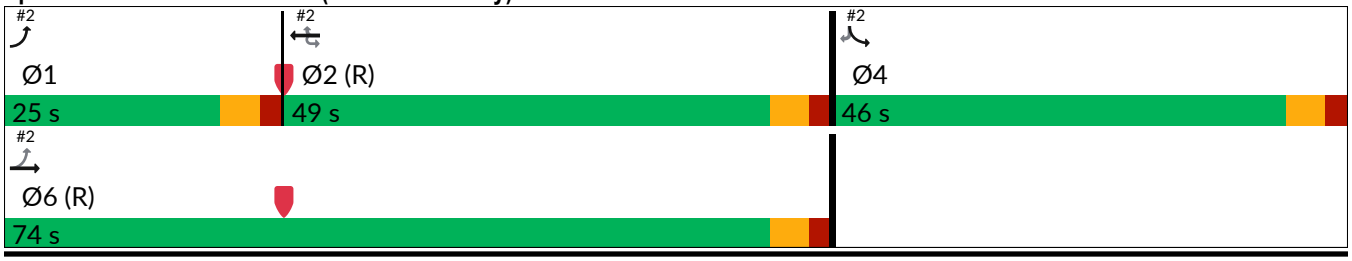
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	609	-	-	199	113	690	963	-	-
HCM Lane V/C Ratio	0.002	-	-	0.028	0.088	0.166	0.057	-	-
HCM Ctrl Dly (s/v)	10.9	-	-	23.6	39.8	11.3	9	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0.6	0.2	-	-

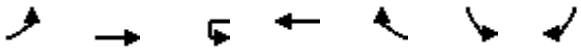
Lane Group	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	216	801	18	781	336	698	327
Future Volume (vph)	216	801	18	781	336	698	327
Lane Group Flow (vph)	230	852	19	831	357	743	348
Turn Type	pm+pt	NA	Perm	NA	Perm	Prot	Perm
Protected Phases	1	6		2		4	
Permitted Phases	6		2		2		4
Detector Phase	1	6	2	2	2	4	4
Switch Phase							
Minimum Initial (s)	5.0	15.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	25.5	25.5	25.5	25.5	42.5	42.5
Total Split (s)	25.0	74.0	49.0	49.0	49.0	46.0	46.0
Total Split (%)	20.8%	61.7%	40.8%	40.8%	40.8%	38.3%	38.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	Max	Max
v/c Ratio	0.62	0.42	0.08	0.58	0.42	0.64	0.46
Control Delay (s/veh)	20.9	10.8	24.3	29.9	4.1	36.7	5.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	20.9	10.8	24.3	29.9	4.1	36.7	5.0
Queue Length 50th (ft)	51	100	9	260	0	253	0
Queue Length 95th (ft)	110	128	28	350	62	321	65
Internal Link Dist (ft)		1248		786		689	
Turn Bay Length (ft)	430		400		280		330
Base Capacity (vph)	437	2020	252	1445	857	1158	764
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.42	0.08	0.58	0.42	0.64	0.46

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBTL, Start of Green
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 53 (Dawsonville Hwy) & Sardis Rd





Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (veh/h)	216	801	18	781	336	698	327
Future Volume (veh/h)	216	801	18	781	336	698	327
Initial Q (Qb), veh	0	0		0	0	0	0
Lane Width Adj.	1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00				1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No		No		No	
Adj Sat Flow, veh/h/ln	1870	1870		1870	1870	1870	1870
Adj Flow Rate, veh/h	230	852		831	0	743	0
Peak Hour Factor	0.94	0.94		0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2		2	2	2	2
Cap, veh/h	392	2029		1553		1166	
Arrive On Green	0.09	0.57		0.44	0.00	0.34	0.00
Sat Flow, veh/h	1781	3647		3647	1585	3456	1585
Grp Volume(v), veh/h	230	852		831	0	743	0
Grp Sat Flow(s),veh/h/ln	1781	1777		1777	1585	1728	1585
Q Serve(g_s), s	8.2	16.2		20.6	0.0	21.8	0.0
Cycle Q Clear(g_c), s	8.2	16.2		20.6	0.0	21.8	0.0
Prop In Lane	1.00				1.00	1.00	1.00
Lane Grp Cap(c), veh/h	392	2029		1553		1166	
V/C Ratio(X)	0.59	0.42		0.54		0.64	
Avail Cap(c_a), veh/h	525	2029		1553		1166	
HCM Platoon Ratio	1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)	0.94	0.94		1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	17.7	14.5		24.8	0.0	33.5	0.0
Incr Delay (d2), s/veh	1.3	0.6		1.3	0.0	2.7	0.0
Initial Q Delay(d3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.1	5.9		8.3	0.0	9.4	0.0
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	19.1	15.1		26.1	0.0	36.2	0.0
LnGrp LOS	B	B		C		D	
Approach Vol, veh/h		1082		831		743	
Approach Delay, s/veh		16.0		26.1		36.2	
Approach LOS		B		C		D	

Timer - Assigned Phs	1	2		4		6	
Phs Duration (G+Y+Rc), s	16.1	57.9		46.0		74.0	
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5	
Max Green Setting (Gmax), s	19.5	43.5		40.5		68.5	
Max Q Clear Time (g_c+I1), s	10.2	22.6		23.8		18.2	
Green Ext Time (p_c), s	0.4	9.0		2.6		13.0	

Intersection Summary		
HCM 7th Control Delay, s/veh	24.8	
HCM 7th LOS	C	

Notes

User approved ignoring U-Turning movement.

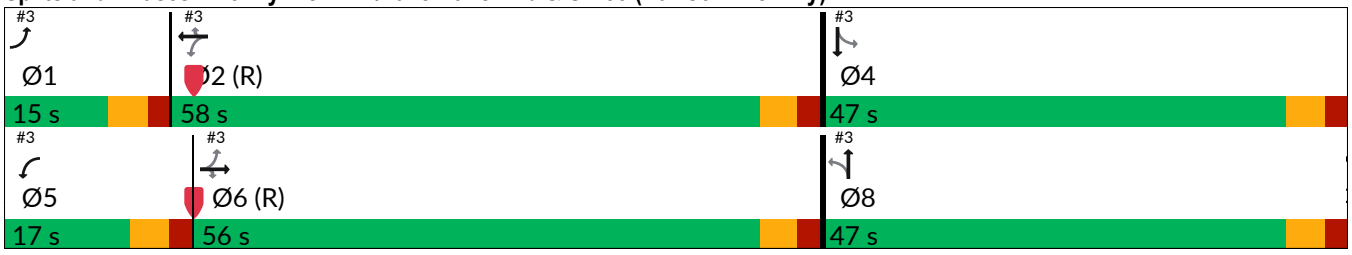
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

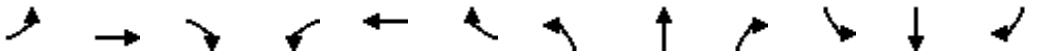
Lane Group	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	Ø1
Lane Configurations										
Traffic Volume (vph)	902	9	85	651	26	20	1	49	2	
Future Volume (vph)	902	9	85	651	26	20	1	49	2	
Lane Group Flow (vph)	940	9	89	678	27	0	142	0	67	
Turn Type	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA	
Protected Phases	6		5	2			8		4	1
Permitted Phases		6	2		2	8		4		
Detector Phase	6	6	5	2	2	8	8	4	4	
Switch Phase										
Minimum Initial (s)	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	5.0
Minimum Split (s)	23.5	23.5	15.0	23.5	23.5	45.5	45.5	45.5	45.5	15.0
Total Split (s)	56.0	56.0	17.0	58.0	58.0	47.0	47.0	47.0	47.0	15.0
Total Split (%)	46.7%	46.7%	14.2%	48.3%	48.3%	39.2%	39.2%	39.2%	39.2%	13%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0		0.0	
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5		5.5		5.5	
Lead/Lag	Lag	Lag	Lead	Lag	Lag					Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes					Yes
Recall Mode	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio	0.37	0.01	0.19	0.23	0.02		0.58		0.93	
Control Delay (s/veh)	7.4	0.0	2.6	2.0	0.0		22.4		133.4	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0		0.0	
Total Delay (s/veh)	7.4	0.0	2.6	2.0	0.0		22.4		133.4	
Queue Length 50th (ft)	131	0	7	30	0		16		44	
Queue Length 95th (ft)	200	0	m18	58	m0		79		#117	
Internal Link Dist (ft)	618			1248			337		449	
Turn Bay Length (ft)		340	380		295					
Base Capacity (vph)	2544	1158	523	2904	1312		618		250	
Starvation Cap Reductn	0	0	0	0	0		0		0	
Spillback Cap Reductn	0	0	0	0	0		0		0	
Storage Cap Reductn	0	0	0	0	0		0		0	
Reduced v/c Ratio	0.37	0.01	0.17	0.23	0.02		0.23		0.27	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 85
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	902	9	85	651	26	20	1	115	49	2	13
Future Volume (veh/h)	0	902	9	85	651	26	20	1	115	49	2	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	0	940	0	89	678	0	21	1	0	51	2	0
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	652	2754		544	3057		134	5		129	3	
Arrive On Green	0.00	0.77	0.00	0.08	1.00	0.00	0.05	0.05	0.00	0.05	0.05	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1574	106	0	1460	57	0
Grp Volume(v), veh/h	0	940	0	89	678	0	22	0	0	53	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1680	0	0	1517	0	0
Q Serve(g_s), s	0.0	9.7	0.0	1.1	0.0	0.0	0.0	0.0	0.0	2.6	0.0	0.0
Cycle Q Clear(g_c), s	0.0	9.7	0.0	1.1	0.0	0.0	1.4	0.0	0.0	4.0	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.95		0.00	0.96		0.00
Lane Grp Cap(c), veh/h	652	2754		544	3057		139	0		132	0	
V/C Ratio(X)	0.00	0.34		0.16	0.22		0.16	0.00		0.40	0.00	
Avail Cap(c_a), veh/h	791	2754		644	3057		565	0		557	0	
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	0.00	0.83	0.83	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	4.1	0.0	2.4	0.0	0.0	55.0	0.0	0.0	56.2	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.3	0.0	0.1	0.1	0.0	0.5	0.0	0.0	2.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	2.4	0.0	0.2	0.1	0.0	0.7	0.0	0.0	1.7	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	0.0	4.5	0.0	2.5	0.1	0.0	55.6	0.0	0.0	58.1	0.0	0.0
LnGrp LOS		A		A	A		E			E		
Approach Vol, veh/h		940			767			22			53	
Approach Delay, s/veh		4.5			0.4			55.6			58.1	
Approach LOS		A			A			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	0.0	108.7		11.3	10.2	98.5		11.3				
Change Period (Y+Rc), s	5.5	5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s	9.5	52.5		41.5	11.5	50.5		41.5				
Max Q Clear Time (g_c+I1), s	0.0	2.0		6.0	3.1	11.7		3.4				
Green Ext Time (p_c), s	0.0	9.5		0.3	0.1	13.8		0.1				

Intersection Summary		
HCM 7th Control Delay, s/veh	5.0	
HCM 7th LOS	A	

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

1: Sardis Rd & Tammi Ln/E Sardis Rd Performance by movement

Movement	EBL	EBR	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)		0.1	0.3	4.1	0.0	0.0	2.4	0.3	0.5
Total Del/Veh (s)		3.6	32.5	1.7	4.0	4.1	4.8	0.4	1.9

2: SR 53 (Dawsonville Hwy) & Sardis Rd Performance by movement

Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	2.6	0.4	2.7	0.0	0.0	0.0	0.4
Total Del/Veh (s)	41.4	13.1	49.9	29.1	5.0	35.7	1.3	3.7	22.3

3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy) Performance by movement

Movement	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.2	3.1	0.0	0.0	0.0	0.2	0.1	0.2	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.3	2.5	18.0	8.0	7.9	50.1	38.4	3.3	50.1	16.5	3.9	8.4

4: Lake Ranch Rd & Barker Rd & Corral Trail Performance by movement

Movement	EBR	WBT	NBL	NBT	NBR	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.1	0.1
Total Del/Veh (s)	0.1	4.2	2.8	2.8	1.7	5.9	1.1

Total Network Performance

Denied Del/Veh (s)	0.7
Total Del/Veh (s)	28.6

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	5	7	0	135	8	920	13	34	705	0
Future Vol, veh/h	3	0	5	7	0	135	8	920	13	34	705	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	-	-	-	450	185	-	-	185	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	0	5	8	0	147	9	1000	14	37	766	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1358	1872	383	1482	1865	507	766	0	0	1014	0	0
Stage 1	840	840	-	1024	1024	-	-	-	-	-	-	-
Stage 2	517	1032	-	457	840	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	108	71	615	87	72	511	843	-	-	680	-	-
Stage 1	326	379	-	252	311	-	-	-	-	-	-	-
Stage 2	509	308	-	553	379	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	72	67	615	81	67	511	843	-	-	680	-	-
Mov Cap-2 Maneuver	72	67	-	81	67	-	-	-	-	-	-	-
Stage 1	308	358	-	249	308	-	-	-	-	-	-	-
Stage 2	359	305	-	518	358	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	28.76	16.8	0.08	0.49
HCM LOS	D	C		

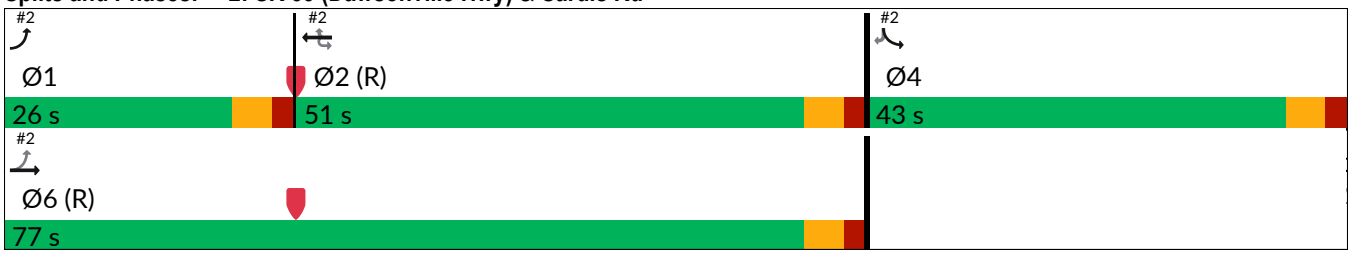
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	843	-	-	160	81	511	680	-	-
HCM Lane V/C Ratio	0.01	-	-	0.054	0.094	0.287	0.054	-	-
HCM Ctrl Dly (s/v)	9.3	-	-	28.8	54.2	14.9	10.6	-	-
HCM Lane LOS	A	-	-	D	F	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.3	1.2	0.2	-	-

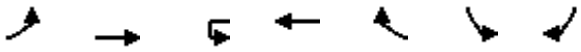
Lane Group	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	345	725	17	1167	596	407	234
Future Volume (vph)	345	725	17	1167	596	407	234
Lane Group Flow (vph)	383	806	19	1297	662	452	260
Turn Type	pm+pt	NA	Perm	NA	Perm	Prot	Perm
Protected Phases	1	6		2		4	
Permitted Phases	6		2		2		4
Detector Phase	1	6	2	2	2	4	4
Switch Phase							
Minimum Initial (s)	5.0	15.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	25.5	25.5	25.5	25.5	42.5	42.5
Total Split (s)	26.0	77.0	51.0	51.0	51.0	43.0	43.0
Total Split (%)	21.7%	64.2%	42.5%	42.5%	42.5%	35.8%	35.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	Max	Max
v/c Ratio	1.05	0.38	0.08	0.97	0.69	0.42	0.39
Control Delay (s/veh)	97.6	8.2	25.1	54.8	8.9	34.2	5.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	97.6	8.2	25.1	54.8	8.9	34.2	5.4
Queue Length 50th (ft)	~261	72	9	521	47	144	0
Queue Length 95th (ft)	#454	92	27	#679	181	194	61
Internal Link Dist (ft)		1248		786		689	
Turn Bay Length (ft)	430		400		280		330
Base Capacity (vph)	364	2108	244	1341	954	1072	673
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	1.05	0.38	0.08	0.97	0.69	0.42	0.39

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBTL, Start of Green
Natural Cycle: 115
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: SR 53 (Dawsonville Hwy) & Sardis Rd





Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (veh/h)	345	725	17	1167	596	407	234
Future Volume (veh/h)	345	725	17	1167	596	407	234
Initial Q (Qb), veh	0	0		0	0	0	0
Lane Width Adj.	1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00				1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No		No		No	
Adj Sat Flow, veh/h/ln	1870	1870		1870	1870	1870	1870
Adj Flow Rate, veh/h	383	806		1297	0	452	0
Peak Hour Factor	0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2		2	2	2	2
Cap, veh/h	374	2117		1347		1080	
Arrive On Green	0.17	0.60		0.38	0.00	0.31	0.00
Sat Flow, veh/h	1781	3647		3647	1585	3456	1585
Grp Volume(v), veh/h	383	806		1297	0	452	0
Grp Sat Flow(s),veh/h/ln	1781	1777		1777	1585	1728	1585
Q Serve(g_s), s	20.5	14.2		42.8	0.0	12.4	0.0
Cycle Q Clear(g_c), s	20.5	14.2		42.8	0.0	12.4	0.0
Prop In Lane	1.00				1.00	1.00	1.00
Lane Grp Cap(c), veh/h	374	2117		1347		1080	
V/C Ratio(X)	1.02	0.38		0.96		0.42	
Avail Cap(c_a), veh/h	374	2117		1347		1080	
HCM Platoon Ratio	1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)	0.90	0.90		1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	38.1	12.7		36.4	0.0	32.6	0.0
Incr Delay (d2), s/veh	50.6	0.5		17.1	0.0	1.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.0	5.1		20.2	0.0	5.3	0.0
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	88.7	13.1		53.5	0.0	33.8	0.0
LnGrp LOS	F	B		D		C	
Approach Vol, veh/h		1189		1297		452	
Approach Delay, s/veh		37.5		53.5		33.8	
Approach LOS		D		D		C	

Timer - Assigned Phs	1	2		4		6	
Phs Duration (G+Y+Rc), s	26.0	51.0		43.0		77.0	
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5	
Max Green Setting (Gmax), s	20.5	45.5		37.5		71.5	
Max Q Clear Time (g_c+I1), s	22.5	44.8		14.4		16.2	
Green Ext Time (p_c), s	0.0	0.6		1.6		12.2	

Intersection Summary		
HCM 7th Control Delay, s/veh	44.0	
HCM 7th LOS	D	

Notes

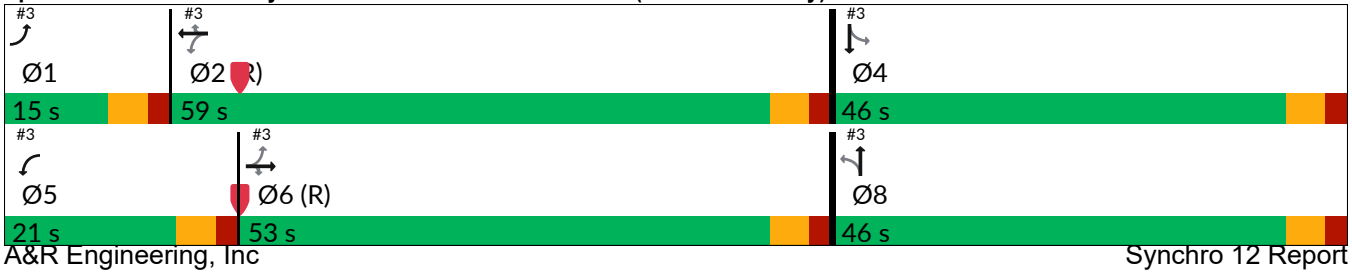
User approved ignoring U-Turning movement.

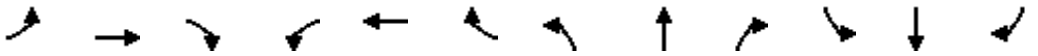
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations										
Traffic Volume (vph)	11	971	39	197	929	41	14	2	33	1
Future Volume (vph)	11	971	39	197	929	41	14	2	33	1
Lane Group Flow (vph)	12	1067	43	216	1021	45	0	90	0	44
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases	1	6		5	2			8		4
Permitted Phases	6		6	2		2	8		4	
Detector Phase	1	6	6	5	2	2	8	8	4	4
Switch Phase										
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	15.0	23.5	23.5	45.5	45.5	45.5	45.5
Total Split (s)	15.0	53.0	53.0	21.0	59.0	59.0	46.0	46.0	46.0	46.0
Total Split (%)	12.5%	44.2%	44.2%	17.5%	49.2%	49.2%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5		5.5		5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.03	0.43	0.04	0.47	0.36	0.04		0.49		0.52
Control Delay (s/veh)	3.1	9.3	0.1	13.4	6.7	2.7		25.8		66.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	3.1	9.3	0.1	13.4	6.7	2.7		25.8		66.9
Queue Length 50th (ft)	1	163	0	76	126	2		13		29
Queue Length 95th (ft)	5	281	0	m95	m167	m3		64		68
Internal Link Dist (ft)		618			1248			337		449
Turn Bay Length (ft)	420		340	380		295				
Base Capacity (vph)	505	2470	1141	520	2819	1276		575		367
Starvation Cap Reductn	0	0	0	0	0	0		0		0
Spillback Cap Reductn	0	0	0	0	0	0		0		0
Storage Cap Reductn	0	0	0	0	0	0		0		0
Reduced v/c Ratio	0.02	0.43	0.04	0.42	0.36	0.04		0.16		0.12

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 95
Control Type: Actuated-Coordinated
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	971	39	197	929	41	14	2	66	33	1	6
Future Volume (veh/h)	11	971	39	197	929	41	14	2	66	33	1	6
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	12	1067	0	216	1021	0	15	2	0	36	1	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	512	2751		501	2868		113	12		120	2	
Arrive On Green	0.01	0.77	0.00	0.09	1.00	0.00	0.04	0.04	0.00	0.04	0.04	0.00
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1366	281	0	1462	41	0
Grp Volume(v), veh/h	12	1067	0	216	1021	0	17	0	0	37	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1647	0	0	1503	0	0
Q Serve(g_s), s	0.2	11.6	0.0	3.2	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0
Cycle Q Clear(g_c), s	0.2	11.6	0.0	3.2	0.0	0.0	1.1	0.0	0.0	2.8	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.88		0.00	0.97		0.00
Lane Grp Cap(c), veh/h	512	2751		501	2868		125	0		122	0	
V/C Ratio(X)	0.02	0.39		0.43	0.36		0.14	0.00		0.30	0.00	
Avail Cap(c_a), veh/h	629	2751		648	2868		556	0		543	0	
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.37	0.37	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	2.7	4.4	0.0	3.0	0.0	0.0	55.6	0.0	0.0	56.4	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	0.2	0.1	0.0	0.5	0.0	0.0	1.4	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	2.8	0.0	0.5	0.1	0.0	0.5	0.0	0.0	1.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	2.7	4.8	0.0	3.2	0.1	0.0	56.1	0.0	0.0	57.7	0.0	0.0
LnGrp LOS	A	A		A	A		E			E		
Approach Vol, veh/h		1079			1237			17			37	
Approach Delay, s/veh		4.8			0.7			56.1			57.7	
Approach LOS		A			A			E			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.1	102.3		10.5	11.1	98.4		10.5				
Change Period (Y+Rc), s	5.5	5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s	9.5	53.5		40.5	15.5	47.5		40.5				
Max Q Clear Time (g_c+I1), s	2.2	2.0		4.8	5.2	13.6		3.1				
Green Ext Time (p_c), s	0.0	17.0		0.2	0.4	15.3		0.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	3.8
HCM 7th LOS	A

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

1: Sardis Rd & Tammi Ln/E Sardis Rd Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.5	3.9	0.0	0.0	0.0	3.0	0.2	0.4
Total Del/Veh (s)	11.4	5.3	54.3	1.9	10.0	5.3	4.7	8.1	0.2	3.4

2: SR 53 (Dawsonville Hwy) & Sardis Rd Performance by movement

Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.0	7.8	5.0	6.9	0.0	0.0	0.0	2.9
Total Del/Veh (s)	70.3	12.3	61.6	69.8	18.6	34.0	0.4	4.8	40.0

3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy) Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	2.3	0.3	2.5	0.0	0.0	0.0	0.2	0.3	0.1	0.0	0.0	0.0
Total Del/Veh (s)	9.8	9.3	2.6	23.0	12.8	10.3	52.7	59.9	2.3	54.4	4.3	4.4

3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy) Performance by movement

Movement	All
Denied Del/Veh (s)	0.2
Total Del/Veh (s)	12.6

4: Lake Ranch Rd & Barker Rd & Corral Trail Performance by movement

Movement	EBR	NBL	All
Denied Del/Veh (s)	0.1	0.0	0.1
Total Del/Veh (s)	0.2	2.2	1.3

Total Network Performance

Denied Del/Veh (s)	3.0
Total Del/Veh (s)	48.3

FUTURE "BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	4	9	0	103	1	547	11	49	1033	0
Future Vol, veh/h	1	0	4	9	0	103	1	547	11	49	1033	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	-	-	-	450	185	-	-	185	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	4	10	0	114	1	608	12	54	1148	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1563	1879	574	1299	1873	310	1148	0	0	620	0	0
Stage 1	1257	1257	-	616	616	-	-	-	-	-	-	-
Stage 2	306	622	-	683	1257	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	76	71	462	119	71	686	604	-	-	956	-	-
Stage 1	181	241	-	445	480	-	-	-	-	-	-	-
Stage 2	679	477	-	406	241	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	59	66	462	111	67	686	604	-	-	956	-	-
Mov Cap-2 Maneuver	59	66	-	111	67	-	-	-	-	-	-	-
Stage 1	171	227	-	444	479	-	-	-	-	-	-	-
Stage 2	564	476	-	379	227	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	23.91	13.66	0.02	0.41
HCM LOS	C	B		

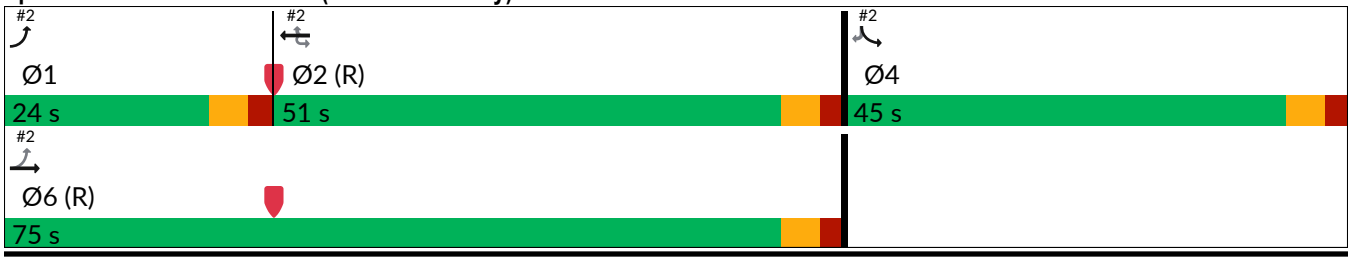
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	604	-	-	196	111	686	956	-	-
HCM Lane V/C Ratio	0.002	-	-	0.028	0.09	0.167	0.057	-	-
HCM Ctrl Dly (s/v)	11	-	-	23.9	40.7	11.3	9	-	-
HCM Lane LOS	B	-	-	C	E	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0.6	0.2	-	-

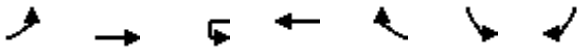
Lane Group	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	223	836	18	828	336	705	327
Future Volume (vph)	223	836	18	828	336	705	327
Lane Group Flow (vph)	237	889	19	881	357	750	348
Turn Type	pm+pt	NA	Perm	NA	Perm	Prot	Perm
Protected Phases	1	6		2		4	
Permitted Phases	6		2		2		4
Detector Phase	1	6	2	2	2	4	4
Switch Phase							
Minimum Initial (s)	5.0	15.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	25.5	25.5	25.5	25.5	42.5	42.5
Total Split (s)	24.0	75.0	51.0	51.0	51.0	45.0	45.0
Total Split (%)	20.0%	62.5%	42.5%	42.5%	42.5%	37.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	Max	Max
v/c Ratio	0.65	0.43	0.08	0.60	0.41	0.66	0.46
Control Delay (s/veh)	29.8	10.4	23.8	29.9	4.0	38.0	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.8	10.4	23.8	29.9	4.0	38.0	5.2
Queue Length 50th (ft)	55	108	9	276	0	260	0
Queue Length 95th (ft)	163	137	28	371	61	328	66
Internal Link Dist (ft)		244		786		253	
Turn Bay Length (ft)			400		280		
Base Capacity (vph)	416	2049	247	1470	866	1130	754
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.57	0.43	0.08	0.60	0.41	0.66	0.46

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBTL, Start of Green
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 53 (Dawsonville Hwy) & Sardis Rd





Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (veh/h)	223	836	18	828	336	705	327
Future Volume (veh/h)	223	836	18	828	336	705	327
Initial Q (Qb), veh	0	0		0	0	0	0
Lane Width Adj.	1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00				1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No		No		No	
Adj Sat Flow, veh/h/ln	1870	1870		1870	1870	1870	1870
Adj Flow Rate, veh/h	237	889		881	0	750	0
Peak Hour Factor	0.94	0.94		0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2		2	2	2	2
Cap, veh/h	383	2058		1579		1138	
Arrive On Green	0.09	0.58		0.44	0.00	0.33	0.00
Sat Flow, veh/h	1781	3647		3647	1585	3456	1585
Grp Volume(v), veh/h	237	889		881	0	750	0
Grp Sat Flow(s),veh/h/ln	1781	1777		1777	1585	1728	1585
Q Serve(g_s), s	8.3	16.8		22.0	0.0	22.3	0.0
Cycle Q Clear(g_c), s	8.3	16.8		22.0	0.0	22.3	0.0
Prop In Lane	1.00				1.00	1.00	1.00
Lane Grp Cap(c), veh/h	383	2058		1579		1138	
V/C Ratio(X)	0.62	0.43		0.56		0.66	
Avail Cap(c_a), veh/h	499	2058		1579		1138	
HCM Platoon Ratio	1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00		1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	17.9	14.2		24.6	0.0	34.5	0.0
Incr Delay (d2), s/veh	1.6	0.7		1.4	0.0	3.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	6.1		8.8	0.0	9.7	0.0
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	19.5	14.8		26.1	0.0	37.5	0.0
LnGrp LOS	B	B		C		D	
Approach Vol, veh/h		1126		881		750	
Approach Delay, s/veh		15.8		26.1		37.5	
Approach LOS		B		C		D	

Timer - Assigned Phs	1	2		4		6	
Phs Duration (G+Y+Rc), s	16.2	58.8		45.0		75.0	
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5	
Max Green Setting (Gmax), s	18.5	45.5		39.5		69.5	
Max Q Clear Time (g_c+I1), s	10.3	24.0		24.3		18.8	
Green Ext Time (p_c), s	0.4	9.7		2.6		13.8	

Intersection Summary		
HCM 7th Control Delay, s/veh	25.0	
HCM 7th LOS	C	

Notes

User approved ignoring U-Turning movement.

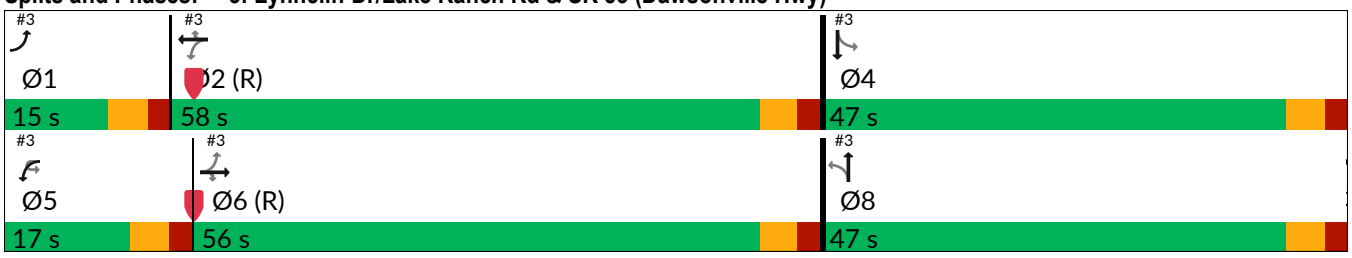
Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	20	902	9	7	86	662	26	20	4	84	3
Future Volume (vph)	20	902	9	7	86	662	26	20	4	84	3
Lane Group Flow (vph)	21	940	9	0	97	690	27	0	145	0	112
Turn Type	pm+pt	NA	Perm	custom	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases	1	6			5	2			8		4
Permitted Phases	6		6	5	2		2	8		4	
Detector Phase	1	6	6	5	5	2	2	8	8	4	4
Switch Phase											
Minimum Initial (s)	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	15.0	15.0	23.5	23.5	45.5	45.5	45.5	45.5
Total Split (s)	15.0	56.0	56.0	17.0	17.0	58.0	58.0	47.0	47.0	47.0	47.0
Total Split (%)	12.5%	46.7%	46.7%	14.2%	14.2%	48.3%	48.3%	39.2%	39.2%	39.2%	39.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5	5.5	5.5		5.5		5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.04	0.39	0.01		0.22	0.26	0.02		0.48		0.94
Control Delay (s/veh)	4.2	9.8	0.0		3.9	4.3	0.0		17.3		113.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	4.2	9.8	0.0		3.9	4.3	0.0		17.3		113.7
Queue Length 50th (ft)	3	154	0		10	39	0		18		80
Queue Length 95th (ft)	11	244	0		m25	86	m0		76		#157
Internal Link Dist (ft)		618				607			337		449
Turn Bay Length (ft)	420		340		380		295				
Base Capacity (vph)	631	2398	1096		496	2628	1194		620		310
Starvation Cap Reductn	0	0	0		0	0	0		0		0
Spillback Cap Reductn	0	0	0		0	0	0		0		0
Storage Cap Reductn	0	0	0		0	0	0		0		0
Reduced v/c Ratio	0.03	0.39	0.01		0.20	0.26	0.02		0.23		0.36

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 85
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy)





Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	20	902	9	7	86	662	26	20	4	115	84	3
Future Volume (veh/h)	20	902	9	7	86	662	26	20	4	115	84	3
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870		1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	21	940	0		90	690	0	21	4	0	88	3
Peak Hour Factor	0.96	0.96	0.96		0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2		2	2	2	2	2	2	2	2
Cap, veh/h	658	2645			519	2711		164	27		172	4
Arrive On Green	0.02	0.74	0.00		0.08	1.00	0.00	0.08	0.08	0.00	0.08	0.08
Sat Flow, veh/h	1781	3554	1585		1781	3554	1585	1381	339	0	1434	49
Grp Volume(v), veh/h	21	940	0		90	690	0	25	0	0	91	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585		1781	1777	1585	1719	0	0	1483	0
Q Serve(g_s), s	0.3	11.0	0.0		1.4	0.0	0.0	0.0	0.0	0.0	5.6	0.0
Cycle Q Clear(g_c), s	0.3	11.0	0.0		1.4	0.0	0.0	1.5	0.0	0.0	7.1	0.0
Prop In Lane	1.00		1.00		1.00		1.00	0.84		0.00	0.97	
Lane Grp Cap(c), veh/h	658	2645			519	2711		190	0		175	0
V/C Ratio(X)	0.03	0.36			0.17	0.25		0.13	0.00		0.52	0.00
Avail Cap(c_a), veh/h	762	2645			620	2711		583	0		556	0
HCM Platoon Ratio	1.00	1.00	1.00		2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00		1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	3.3	5.3	0.0		3.4	0.0	0.0	51.7	0.0	0.0	54.1	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0		0.2	0.2	0.0	0.3	0.0	0.0	2.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	3.0	0.0		0.3	0.1	0.0	0.7	0.0	0.0	2.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	3.4	5.7	0.0		3.6	0.2	0.0	52.0	0.0	0.0	56.5	0.0
LnGrp LOS	A	A			A	A		D			E	
Approach Vol, veh/h		961				780			25			91
Approach Delay, s/veh		5.7				0.6			52.0			56.5
Approach LOS		A				A			D			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.0	97.1		14.9	10.3	94.8		14.9				
Change Period (Y+Rc), s	5.5	5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s	9.5	52.5		41.5	11.5	50.5		41.5				
Max Q Clear Time (g_c+I1), s	2.3	2.0		9.1	3.4	13.0		3.5				
Green Ext Time (p_c), s	0.0	9.8		0.5	0.1	13.6		0.1				

Intersection Summary												
HCM 7th Control Delay, s/veh			6.6									
HCM 7th LOS			A									

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	20
Future Volume (veh/h)	20
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1870
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.96
Percent Heavy Veh, %	2
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	0
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	0
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	0.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

4: Lake Ranch Rd & Barker Rd & Corral Trail Performance by movement

Movement	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBT	All
Denied Del/Veh (s)	0.2	0.1	0.1	0.1	0.1	0.0	0.0	0.3	0.1	0.1
Total Del/Veh (s)	0.7	0.2	4.7	4.6	3.1	1.7	2.5	1.9	4.0	2.1

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	64	0	559	979	67
Future Vol, veh/h	0	64	0	559	979	67
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	None	-	Free
Storage Length	-	0	-	-	-	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	70	0	608	1064	73

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	532	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.14	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	-	-	-	-
Pot Cap-1 Maneuver	0	421	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	421	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	15.23	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	421	-
HCM Lane V/C Ratio	-	0.165	-
HCM Ctrl Dly (s/v)	-	15.2	-
HCM Lane LOS	-	C	-
HCM 95th %tile Q(veh)	-	0.6	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1059	1101	55	0	41
Future Vol, veh/h	0	1059	1101	55	0	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	150	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1151	1197	60	0	45

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	598
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	0	445
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	445
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	13.98
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	445
HCM Lane V/C Ratio	-	-	0.1
HCM Ctrl Dly (s/v)	-	-	14
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.3

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1059	1089	54	0	39
Future Vol, veh/h	0	1059	1089	54	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	150	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1151	1184	59	0	42

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	592
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	0	450
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	450
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	13.84
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	450
HCM Lane V/C Ratio	-	-	0.094
HCM Ctrl Dly (s/v)	-	-	13.8
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.3

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	5	7	0	135	8	930	13	34	715	0
Future Vol, veh/h	3	0	5	7	0	135	8	930	13	34	715	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	-	-	-	450	185	-	-	185	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	0	5	8	0	147	9	1011	14	37	777	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1374	1893	389	1498	1886	513	777	0	0	1025	0	0
Stage 1	851	851	-	1035	1035	-	-	-	-	-	-	-
Stage 2	523	1042	-	463	851	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	105	69	610	85	70	507	835	-	-	673	-	-
Stage 1	321	374	-	248	307	-	-	-	-	-	-	-
Stage 2	505	305	-	549	374	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	69	65	610	78	65	507	835	-	-	673	-	-
Mov Cap-2 Maneuver	69	65	-	78	65	-	-	-	-	-	-	-
Stage 1	303	354	-	245	304	-	-	-	-	-	-	-
Stage 2	355	302	-	514	354	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	29.48	16.99	0.08	0.48
HCM LOS	D	C		

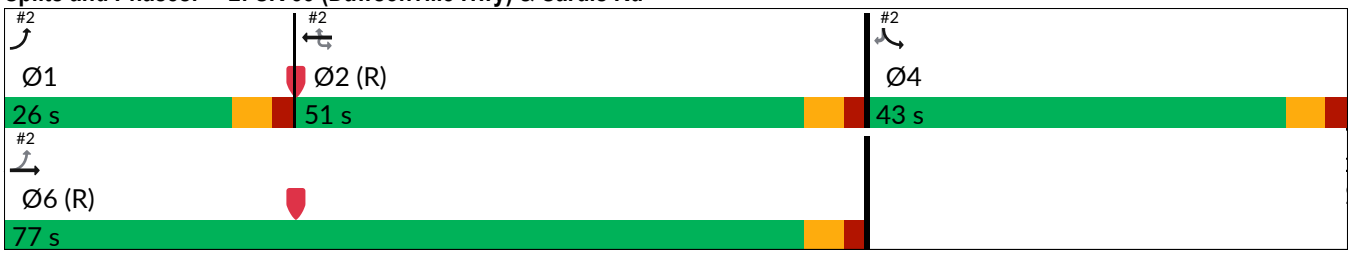
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	835	-	-	156	78	507	673	-	-
HCM Lane V/C Ratio	0.01	-	-	0.056	0.097	0.29	0.055	-	-
HCM Ctrl Dly (s/v)	9.4	-	-	29.5	55.8	15	10.7	-	-
HCM Lane LOS	A	-	-	D	F	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.3	1.2	0.2	-	-

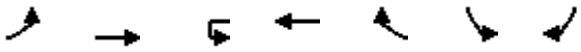
Lane Group	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (vph)	355	773	17	1224	596	417	234
Future Volume (vph)	355	773	17	1224	596	417	234
Lane Group Flow (vph)	394	859	19	1360	662	463	260
Turn Type	pm+pt	NA	Perm	NA	Perm	Prot	Perm
Protected Phases	1	6		2		4	
Permitted Phases	6		2		2		4
Detector Phase	1	6	2	2	2	4	4
Switch Phase							
Minimum Initial (s)	5.0	15.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	25.5	25.5	25.5	25.5	42.5	42.5
Total Split (s)	26.0	77.0	51.0	51.0	51.0	43.0	43.0
Total Split (%)	21.7%	64.2%	42.5%	42.5%	42.5%	35.8%	35.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	C-Min	Max	Max
v/c Ratio	1.08	0.41	0.08	1.01	0.71	0.43	0.39
Control Delay (s/veh)	111.6	8.6	25.2	65.4	10.2	34.3	5.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	111.6	8.6	25.2	65.4	10.2	34.3	5.4
Queue Length 50th (ft)	~276	86	10	~574	61	148	0
Queue Length 95th (ft)	#513	107	27	#734	209	198	61
Internal Link Dist (ft)		244		786		253	
Turn Bay Length (ft)			400		280		
Base Capacity (vph)	364	2108	233	1341	938	1072	673
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	1.08	0.41	0.08	1.01	0.71	0.43	0.39

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBTL, Start of Green
Natural Cycle: 125
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 2: SR 53 (Dawsonville Hwy) & Sardis Rd





Movement	EBL	EBT	WBU	WBT	WBR	SBL	SBR
Lane Configurations							
Traffic Volume (veh/h)	355	773	17	1224	596	417	234
Future Volume (veh/h)	355	773	17	1224	596	417	234
Initial Q (Qb), veh	0	0		0	0	0	0
Lane Width Adj.	1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00				1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No		No		No	
Adj Sat Flow, veh/h/ln	1870	1870		1870	1870	1870	1870
Adj Flow Rate, veh/h	394	859		1360	0	463	0
Peak Hour Factor	0.90	0.90		0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2		2	2	2	2
Cap, veh/h	364	2117		1347		1080	
Arrive On Green	0.17	0.60		0.38	0.00	0.31	0.00
Sat Flow, veh/h	1781	3647		3647	1585	3456	1585
Grp Volume(v), veh/h	394	859		1360	0	463	0
Grp Sat Flow(s),veh/h/ln	1781	1777		1777	1585	1728	1585
Q Serve(g_s), s	20.5	15.5		45.5	0.0	12.8	0.0
Cycle Q Clear(g_c), s	20.5	15.5		45.5	0.0	12.8	0.0
Prop In Lane	1.00				1.00	1.00	1.00
Lane Grp Cap(c), veh/h	364	2117		1347		1080	
V/C Ratio(X)	1.08	0.41		1.01		0.43	
Avail Cap(c_a), veh/h	364	2117		1347		1080	
HCM Platoon Ratio	1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00		1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	39.5	12.9		37.3	0.0	32.7	0.0
Incr Delay (d2), s/veh	70.7	0.6		26.8	0.0	1.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.9	5.5		23.1	0.0	5.5	0.0
Unsig. Movement Delay, s/veh							
LnGrp Delay(d), s/veh	110.2	13.5		64.1	0.0	34.0	0.0
LnGrp LOS	F	B		F		C	
Approach Vol, veh/h		1253		1360		463	
Approach Delay, s/veh		43.9		64.1		34.0	
Approach LOS		D		E		C	

Timer - Assigned Phs	1	2		4		6	
Phs Duration (G+Y+Rc), s	26.0	51.0		43.0		77.0	
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5	
Max Green Setting (Gmax), s	20.5	45.5		37.5		71.5	
Max Q Clear Time (g_c+I1), s	22.5	47.5		14.8		17.5	
Green Ext Time (p_c), s	0.0	0.0		1.6		13.3	

Intersection Summary		
HCM 7th Control Delay, s/veh	51.3	
HCM 7th LOS	D	

Notes

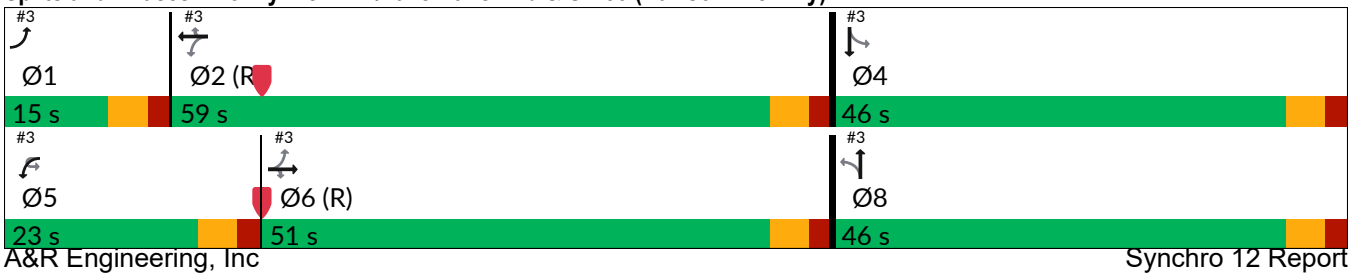
User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Lane Group	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	35	971	39	10	199	944	41	14	6	81	3
Future Volume (vph)	35	971	39	10	199	944	41	14	6	81	3
Lane Group Flow (vph)	38	1067	43	0	230	1037	45	0	95	0	110
Turn Type	pm+pt	NA	Perm	custom	pm+pt	NA	Perm	Perm	NA	Perm	NA
Protected Phases	1	6			5	2			8		4
Permitted Phases	6		6	5	2		2	8		4	
Detector Phase	1	6	6	5	5	2	2	8	8	4	4
Switch Phase											
Minimum Initial (s)	5.0	15.0	15.0	5.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	15.0	15.0	23.5	23.5	45.5	45.5	45.5	45.5
Total Split (s)	15.0	51.0	51.0	23.0	23.0	59.0	59.0	46.0	46.0	46.0	46.0
Total Split (%)	12.5%	42.5%	42.5%	19.2%	19.2%	49.2%	49.2%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5	5.5	5.5		5.5		5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lead	Lag	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Min	C-Min	None	None	C-Min	C-Min	None	None	None	None
v/c Ratio	0.09	0.48	0.04		0.51	0.40	0.04		0.37		0.74
Control Delay (s/veh)	5.3	14.1	0.1		18.4	10.9	3.4		19.2		73.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0		0.0		0.0
Total Delay (s/veh)	5.3	14.1	0.1		18.4	10.9	3.4		19.2		73.5
Queue Length 50th (ft)	5	213	0		95	166	2		16		78
Queue Length 95th (ft)	17	365	0		m115	m189	m4		64		135
Internal Link Dist (ft)		618				607			337		449
Turn Bay Length (ft)	420		340		380		295				
Base Capacity (vph)	462	2237	1046		506	2572	1170		582		399
Starvation Cap Reductn	0	0	0		0	0	0		0		0
Spillback Cap Reductn	0	0	0		0	0	0		0		0
Storage Cap Reductn	0	0	0		0	0	0		0		0
Reduced v/c Ratio	0.08	0.48	0.04		0.45	0.40	0.04		0.16		0.28

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green
Natural Cycle: 95
Control Type: Actuated-Coordinated
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: Lynncliff Dr/Lake Ranch Rd & SR 53 (Dawsonville Hwy)



Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	35	971	39	10	199	944	41	14	6	66	81	3
Future Volume (veh/h)	35	971	39	10	199	944	41	14	6	66	81	3
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870		1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	38	1067	0		219	1037	0	15	7	0	89	3
Peak Hour Factor	0.91	0.91	0.91		0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2		2	2	2	2	2	2	2	2
Cap, veh/h	510	2592			480	2676		136	54		172	4
Arrive On Green	0.03	0.73	0.00		0.11	1.00	0.00	0.08	0.08	0.00	0.08	0.08
Sat Flow, veh/h	1781	3554	1585		1781	3554	1585	1069	680	0	1423	48
Grp Volume(v), veh/h	38	1067	0		219	1037	0	22	0	0	92	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585		1781	1777	1585	1749	0	0	1471	0
Q Serve(g_s), s	0.6	13.9	0.0		4.0	0.0	0.0	0.0	0.0	0.0	6.0	0.0
Cycle Q Clear(g_c), s	0.6	13.9	0.0		4.0	0.0	0.0	1.3	0.0	0.0	7.3	0.0
Prop In Lane	1.00		1.00		1.00		1.00	0.68		0.00	0.97	
Lane Grp Cap(c), veh/h	510	2592			480	2676		190	0		176	0
V/C Ratio(X)	0.07	0.41			0.46	0.39		0.12	0.00		0.52	0.00
Avail Cap(c_a), veh/h	598	2592			644	2676		585	0		542	0
HCM Platoon Ratio	1.00	1.00	1.00		2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00		1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	3.6	6.3	0.0		4.3	0.0	0.0	51.4	0.0	0.0	54.0	0.0
Incr Delay (d2), s/veh	0.1	0.5	0.0		0.7	0.4	0.0	0.3	0.0	0.0	2.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	4.0	0.0		0.8	0.2	0.0	0.6	0.0	0.0	2.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	3.6	6.8	0.0		5.0	0.4	0.0	51.7	0.0	0.0	56.4	0.0
LnGrp LOS	A	A			A	A		D			E	
Approach Vol, veh/h		1105				1256			22			92
Approach Delay, s/veh		6.7				1.2			51.7			56.4
Approach LOS		A				A			D			E

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.1	95.8		15.1	11.9	93.0		15.1				
Change Period (Y+Rc), s	5.5	5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s	9.5	53.5		40.5	17.5	45.5		40.5				
Max Q Clear Time (g_c+I1), s	2.6	2.0		9.3	6.0	15.9		3.3				
Green Ext Time (p_c), s	0.0	17.3		0.5	0.4	14.3		0.1				

Intersection Summary			
HCM 7th Control Delay, s/veh		6.2	
HCM 7th LOS		A	

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.



Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	16
Future Volume (veh/h)	16
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1870
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.91
Percent Heavy Veh, %	2
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	0
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	0
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	0.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

4: Lake Ranch Rd & Barker Rd & Corral Trail Performance by movement

Movement	EBT	EBR	WBL	WBT	WBR	NBL	NBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.2	0.1	0.7	0.2
Total Del/Veh (s)	0.7	0.2	5.8	5.1	3.7	1.7	1.8	2.7

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	46	0	951	681	46
Future Vol, veh/h	0	46	0	951	681	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	None	-	Free
Storage Length	-	0	-	-	-	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	50	0	1034	740	50

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	370	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.14	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.92	-	-	-	-
Pot Cap-1 Maneuver	0	536	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	536	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.41	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	536	-
HCM Lane V/C Ratio	-	0.093	-
HCM Ctrl Dly (s/v)	-	12.4	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	0.3	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1127	1390	67	0	53
Future Vol, veh/h	0	1127	1390	67	0	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	150	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1225	1511	73	0	58

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	755
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	0	351
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	351
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	17.26
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	351
HCM Lane V/C Ratio	-	-	0.164
HCM Ctrl Dly (s/v)	-	-	17.3
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.6

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑	↱		↱
Traffic Vol, veh/h	0	1127	1377	66	0	50
Future Vol, veh/h	0	1127	1377	66	0	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	Free	-	Yield
Storage Length	-	-	-	150	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1225	1497	72	0	54

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	748
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	0	0	355
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	-	355
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	16.98
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	355
HCM Lane V/C Ratio	-	-	0.153
HCM Ctrl Dly (s/v)	-	-	17
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.5

TRAFFIC VOLUME WORKSHEETS

26-145 Retail Dev at 2714 Barker Rd, Gainesville, GA

Traffic Volumes

A&R Engineering
August 2026

1.Sardis Rd @ E Sardis Rd

A.M. Peak Hour

	Sardis Road Northbound					Sardis Road Southbound					Tammi Lane Eastbound					E. Sardis Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	1	529	11	541	0	48	1005	0	1053	0	1	0	4	5	0	9	0	101	110
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	1	540	11	552	0	49	1025	0	1074	0	1	0	4	5	0	9	0	103	112
Total New Trips:	0	0	7	0	7	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	1	547	11	559	0	49	1033	0	1082	0	1	0	4	5	0	9	0	103	112

P.M. Peak Hour

	Sardis Road Northbound					Sardis Road Southbound					Tammi Lane Eastbound					E. Sardis Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	8	902	13	923	0	33	691	0	724	0	3	0	5	8	0	7	0	132	139
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	8	920	13	941	0	34	705	0	739	0	3	0	5	8	0	7	0	135	142
Total New Trips:	0	0	10	0	10	0	0	10	0	10	0	0	0	0	0	0	0	0	0	0
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	8	930	13	951	0	34	715	0	749	0	3	0	5	8	0	7	0	135	142

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 1

26-145 Retail Dev at 2714 Barker Rd, Gainesville, GA
Traffic Volumes

A&R Engineering
August 2026

2.SR 53 @ Sardis Rd

A.M. Peak Hour

	- Northbound					Sardis Road Southbound					SR 53 (Dawsonville Highway) Eastbound					SR 53 (Dawsonville Highway) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	684	0	321	1005	0	212	785	0	997	18	0	766	329	1113
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	0	0	0	698	0	327	1025	0	216	801	0	1017	18	0	781	336	1135
Total New Trips:	0	0	0	0	0	0	7	0	0	7	0	7	35	0	42	0	0	47	0	47
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	0	0	0	0	0	705	0	327	1032	0	223	836	0	1059	18	0	828	336	1182

P.M. Peak Hour

	- Northbound					Sardis Road Southbound					SR 53 (Dawsonville Highway) Eastbound					SR 53 (Dawsonville Highway) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	399	0	229	628	0	338	711	0	1049	17	0	1144	584	1745
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	0	0	0	407	0	234	641	0	345	725	0	1070	17	0	1167	596	1780
Total New Trips:	0	0	0	0	0	0	10	0	0	10	0	10	48	0	58	0	0	57	0	57
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	0	0	0	0	0	417	0	234	651	0	355	773	0	1128	17	0	1224	596	1837

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 1

26-145 Retail Dev at 2714 Barker Rd, Gainesville, GA
Traffic Volumes

A&R Engineering
August 2026

3.SR 53 @ Lake Ranch Dr

A.M. Peak Hour

	Lynncliff Dr Northbound					Lake Ranch Drive Southbound					SR 53 (Dawsonville Highway) Eastbound					SR 53 (Dawsonville Highway) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	20	1	113	134	0	48	2	13	63	0	0	884	9	893	0	83	638	25	746
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	20	1	115	136	0	49	2	13	64	0	0	902	9	911	0	85	651	26	762
Total New Trips:	0	0	3	0	3	0	35	1	7	43	0	20	0	0	20	7	1	11	0	19
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	20	4	115	139	0	84	3	20	107	0	20	902	9	931	7	86	662	26	781

P.M. Peak Hour

	Lynncliff Dr Northbound					Lake Ranch Drive Southbound					SR 53 (Dawsonville Highway) Eastbound					SR 53 (Dawsonville Highway) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	14	2	65	81	0	32	1	6	39	0	11	952	38	1001	0	193	911	40	1144
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	14	2	66	82	0	33	1	6	40	0	11	971	39	1021	0	197	929	41	1167
Total New Trips:	0	0	4	0	4	0	48	2	10	60	0	24	0	0	24	10	2	15	0	27
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	14	6	66	86	0	81	3	16	100	0	35	971	39	1045	10	199	944	41	1194

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 1

26-145 Retail Dev at 2714 Barker Rd, Gainesville, GA

Traffic Volumes

A&R Engineering
August 2026

4.Lake Ranch Dr @ Barker Rd

A.M. Peak Hour

	Lake Ranch Drive Northbound					Corral Trail Southbound					Lake Ranch Drive Eastbound					Barker Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	25	1	1	27	0	0	1	0	1	0	0	0	62	62	0	0	1	0	1
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	26	1	1	28	0	0	1	0	1	0	0	0	63	63	0	0	1	0	1
Total New Trips:	0	0	0	23	23	0	0	0	0	0	0	0	2	0	2	0	44	1	0	45
Pass-by Trips:	0	-1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Future 2028 Traffic Volumes:	0	25	1	25	51	0	0	1	0	1	0	0	2	63	65	0	44	2	1	47

P.M. Peak Hour

	Lake Ranch Drive Northbound					Corral Trail Southbound					Lake Ranch Drive Eastbound					Barker Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	72	0	0	72	0	0	0	0	0	0	0	0	50	50	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	73	0	0	73	0	0	0	0	0	0	0	0	51	51	0	0	0	0	0
Total New Trips:	0	0	0	28	28	0	0	0	0	0	0	0	2	0	2	0	59	2	0	61
Pass-by Trips:	0	-3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
Future 2028 Traffic Volumes:	0	70	0	31	101	0	0	0	0	0	0	0	2	51	53	0	59	2	3	64

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 1

26-145 Retail Dev at 2714 Barker Rd, Gainesville, GA

Traffic Volumes

A&R Engineering
August 2026

5.Sardis Rd @ Drwy 1 (RIRO)

A.M. Peak Hour

	Sardis Road Northbound					Sardis Road Southbound					Site Driveway 1 (Righ-In/ Right-Out) Eastbound					- Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	541	0	541	0	0	1018	0	1018	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	552	0	552	0	0	1038	0	1038	0	0	0	0	0	0	0	0	0	0
Total New Trips:	0	0	7	0	7	0	0	0	8	8	0	0	0	7	7	0	0	0	0	0
Pass-by Trips:	0	0	0	0	0	0	0	-59	59	0	0	0	0	57	57	0	0	0	0	0
Future 2028 Traffic Volumes:	0	0	559	0	559	0	0	979	67	1046	0	0	0	64	64	0	0	0	0	0

P.M. Peak Hour

	Sardis Road Northbound					Sardis Road Southbound					Site Driveway 1 (Righ-In/ Right-Out) Eastbound					- Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	923	0	923	0	0	703	0	703	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	941	0	941	0	0	717	0	717	0	0	0	0	0	0	0	0	0	0
Total New Trips:	0	0	10	0	10	0	0	0	10	10	0	0	0	10	10	0	0	0	0	0
Pass-by Trips:	0	0	0	0	0	0	0	-36	36	0	0	0	0	36	36	0	0	0	0	0
Future 2028 Traffic Volumes:	0	0	951	0	951	0	0	681	46	727	0	0	0	46	46	0	0	0	0	0

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 1

26-145 Retail Dev at 2714 Barker Rd, Gainesville, GA
Traffic Volumes

A&R Engineering
August 2026

6.SR 53 @ Drwy 2 (RIRO)

A.M. Peak Hour

	- Northbound					Site Driveway 2 (Righ-In/ Right-Out) Southbound					SR 53 (Dawsonville Highway) Eastbound					SR 53 (Dawsonville Highway) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	997	0	997	0	0	1087	0	1087
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	1017	0	1017	0	0	1109	0	1109
Total New Trips:	0	0	0	0	0	0	0	0	11	11	0	0	42	0	42	0	0	23	24	47
Pass-by Trips:	0	0	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	-31	31	0
Future 2028 Traffic Volumes:	0	0	0	0	0	0	0	0	41	41	0	0	1059	0	1059	0	0	1101	55	1156

P.M. Peak Hour

	- Northbound					Site Driveway 2 (Righ-In/ Right-Out) Southbound					SR 53 (Dawsonville Highway) Eastbound					SR 53 (Dawsonville Highway) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	1049	0	1049	0	0	1373	0	1373
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	1070	0	1070	0	0	1400	0	1400
Total New Trips:	0	0	0	0	0	0	0	0	15	15	0	0	57	0	57	0	0	28	29	57
Pass-by Trips:	0	0	0	0	0	0	0	0	38	38	0	0	0	0	0	0	0	-38	38	0
Future 2028 Traffic Volumes:	0	0	0	0	0	0	0	0	53	53	0	0	1127	0	1127	0	0	1390	67	1457

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 1

26-145 Retail Dev at 2714 Barker Rd, Gainesville, GA

Traffic Volumes

A&R Engineering
August 2026

7.SR 53 @ Drwy 3 (RIRO)

A.M. Peak Hour

Condition	- Northbound					Site Driveway 3 (Righ-In/ Right-Out) Southbound					SR 53 (Dawsonville Highway) Eastbound					SR 53 (Dawsonville Highway) Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	997	0	997	0	0	1087	0	1087
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	1017	0	1017	0	0	1109	0	1109
Total New Trips:	0	0	0	0	0	0	0	0	9	9	0	0	42	0	42	0	0	11	23	34
Pass-by Trips:	0	0	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	-31	31	0
Future 2028 Traffic Volumes:	0	0	0	0	0	0	0	0	39	39	0	0	1059	0	1059	0	0	1089	54	1143

P.M. Peak Hour

Condition	- Northbound					Site Driveway 3 (Righ-In/ Right-Out) Southbound					SR 53 (Dawsonville Highway) Eastbound					SR 53 (Dawsonville Highway) Westbound				
	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	1049	0	1049	0	0	1373	0	1373
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	1070	0	1070	0	0	1400	0	1400
Total New Trips:	0	0	0	0	0	0	0	0	12	12	0	0	57	0	57	0	0	15	28	43
Pass-by Trips:	0	0	0	0	0	0	0	0	38	38	0	0	0	0	0	0	0	-38	38	0
Future 2028 Traffic Volumes:	0	0	0	0	0	0	0	0	50	50	0	0	1127	0	1127	0	0	1377	66	1443

Number of Years = 2 (2026 to 2028)
Growth Factor (%) = 1

CITY OF
GAINESVILLE

WATER RESOURCES

January 21, 2026

America's Home Place, Inc.
Keith Brown
2144 Hilton Drive
Gainesville, GA 30501

Re: Water Availability
Proposed Retail Development
2740 Barker Road
PINs: 10071 000005, 006, 007

Dear Mr. Brown,

The purpose of this letter is to confirm the availability of water service to the above-referenced properties.

The City of Gainesville owns and operates an existing 6-inch DIP water main in the right-of-way of Barker Road and an existing 8-inch DIP in the right-of-way of Dawsonville Highway along the frontages of the subject properties.

Currently, the City has adequate domestic water capacity to serve your proposed retail development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

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

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

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

Hall County Environmental Health

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

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

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: August 25, 2026

Subject: September 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.

* 5145 Monarch Drive, Loyd: Environmental Health provided the applicant a completed Existing System Evaluation for a 12' x 16' shed with no plumbing on May 14, 2026.

* 5144 Golden Oak Cove, Wells: No comment. Public sewer.

* 1546/1558 Candler Road, Pridemore: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments. 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.

* 2714/2720/2740 Barker Road, America's Homeplace: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Food Service permit/plan review 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. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review.

Outlook

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

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 8/20/2026 3:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Peevy, Jonathan <jpeevy@dot.ga.gov>; Dorminey, Madison N <mdorminey@dot.ga.gov>; 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 comments from our office below in red.

If you have any questions, please let me know.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, August 17, 2026 10:00 AM
To: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Kristie Turner (Development Services) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; jboyd@hallcounty.org; kristina.morrison@hallco.org; John Gentry (Administration) <jgentry@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Hash, Christopher M <CHash@dot.ga.gov>; Brandon Smith (Parks and Leisure) <blsmith@hallcounty.org>; Brent Penland (Building Maintenance) <bpenland@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Karen

Martinez (Public Works - Sewer) <kmartinez@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nicole Ellis (Tax Assessors) <nicole.griffin@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; GIS <GIS@hallcounty.org>; Lauren Brandao (Engineering) <lbrandao@hallcounty.org>; Mandy Bolton (Building Inspection) <mbolton@hallcounty.org>; Scott Cone (Building Inspection) <scone@hallcounty.org>; John Smith (Tax Assessors) <jtsmith@hallcounty.org>; bsmith@gainesvillega.gov; Michael Patroski (Planning) <mpatroski@hallcounty.org>; Cody Edwards (Building Inspection) <cedwards@hallcounty.org>
Subject: Tentative Planning & Zoning items for September 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.

Good afternoon,

The tentative Planning & Zoning items for the September 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 **August 26, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org). **Please attach Lynn to your responses as I will be out of office that week.**

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

  Off-system. No impacts expected to the State Highway System.

- **(A) 1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

  (B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

  (C) 1546 & 1558 Candler Road | Variance to Section 6.2 | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with

Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

On-System. Minor improvements to existing access. Remove existing residential access from the State Highway.

- **(A) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (B) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (C) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 | to GCOD standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  On-System. Coordination required with Georgia DOT for consideration of drives.

- 6756 Spout Springs Rd | Joel Bell |

  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

www.hallcounty.org

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Please note: Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://hallcountyga.nextrequest.com/).

Please note, as of July 13, Community Development and Infrastructure departments, including Planning and Zoning, will be back on the 3rd floor of the Hall County Government Center

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
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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: August 26, 2026

Subject: September 22, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the September 22, 2026, meeting. Upon review, we provide the following comments.

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with this requested side yard setback variance.
  - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with this requested rear yard setback variance.
  - **Utilities:** This property is in the Gainesville sewer district and is currently served by city of Gainesville sewer.

- **(A) 1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

(B) **1546 & 1558 Candler Road | Special Use** | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

(C) **1546 & 1558 Candler Road | Variance to Section 6.2** | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
  This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic:** Access is shown from the existing business site so there are no traffic issues with the rezoning request for parking. If future access to SR 60 is pursued, approval from GDOT is required.
- **Utilities:** Property is located in the Gainesville sewer district.

- **(A)** **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (B) **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use** | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (C) **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2** | to GCOD standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream
    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:** Traffic comments are pending review and acceptance of a traffic impact study.
  - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

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GAINESVILLE, GA 30501

t 770.531.6838 | f 770.531.6845

FIRE CHIEF
Jerry Smith

Hall County Government
FIRE RESCUE

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 8/25/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 9/22/2026
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 9/22/26 meeting. Upon review, we provide the following comments.

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **(A) 1546 & 1558 Candler Road | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code such as the installation of additional fire hydrant(s) and fire apparatus route with turnaround inside the storage enclosure.

(B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road

approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code such as the installation of additional fire hydrant(s) and fire apparatus route with turnaround inside the storage enclosure.

(C) 1546 & 1558 Candler Road | Variance to Section 6.2 | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code such as the installation of additional fire hydrant(s) and fire apparatus route with turnaround inside the storage enclosure.

(A) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone | from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code

(B) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code

(C) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 | to GCOD standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code

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

HALL COUNTY
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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: August 25, 2026

Subject: September 22, 2026

5145 Monarch Drive | Variance to Section 4.3 | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

- Building Inspection has no comment.

5144 Golden Oak Cove | Variance to Section 6.1.1 | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

- Building Inspection has no comment.

(A) 1546 & 1558 Candler Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

- There are multiple structures scattered between the properties that will need to be demolished. A permit is in place for 1558 Candler Road (HRNEW26-1032) and is currently in Inspection stage. All other structures will need to be demolished, and permits pulled through Building Inspection permitting. Building Inspection has no additional comments

(B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

- There are multiple structures scattered between the properties that will need to be demolished. A permit is in place for1558 Candler Road (HRNEW26-1032) and is currently in Inspection stage. All other structures will need to be demolished, and permits pulled through Building Inspection permitting. Building Inspection has no additional comments

(C) 1546 & 1558 Candler Road | Variance to Section 6.2 | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

- There are multiple structures scattered between the properties that will need to be demolished. A permit is in place for1558 Candler Road (HRNEW26-1032) and is currently in Inspection stage. All other structures will need to be demolished, and permits pulled through Building Inspection permitting. Building Inspection has no additional comments

(A) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone | from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

- There are 4 structures at 2714 Barker Road that will need to have permits pulled for demolition. Numerous permits have been pulled for the cell tower located at 2714 Barker Road including 2025 permits extensively modifying ground based and tower mounted equipment (HCADD25-0019). This permit expired on 09.25.2025 without any inspections. Building Inspections has no other comments.

(B) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

- There are 4 structures at 2714 Barker Road that will need to have permits pulled for demolition. Numerous permits have been pulled for the cell tower located at 2714 Barker Road including 2025 permits extensively modifying ground based and tower mounted equipment (HCADD25-0019). This permit expired on 09.25.2025 without any inspections. Building Inspections has no other comments.

(C) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 | to GCOD standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

- There are 4 structures at 2714 Barker Road that will need to have permits pulled for demolition. Numerous permits have been pulled for the cell tower located at 2714 Barker Road including 2025 permits extensively modifying ground based and tower mounted equipment (HCADD25-0019). This permit expired on 09.25.2025 without any inspections. Building Inspections has no other comments.

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN AUGUST 28, 2026 AND NO LATER THAN SEPTEMBER 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN SEPTEMBER 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Keith Brown **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 9/1/2026 **for** America's Home Place, Inc.

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMERICA'S HOME PLACE
REQUEST: REZONE FROM AR-1 & R-1 TO H-B FOR MIXED USE COMMERCIAL DEVELOPMENT; SPECIAL USE FOR FUEL SALES; VARIANCE TO GOOD STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: SEPT 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: AMERICA'S HOME PLACE
REQUEST: REZONE FROM AR-1 & R-1 TO H-B FOR MIXED USE COMMERCIAL DEVELOPMENT; SPECIAL USE FOR FUEL SALES; VARIANCE TO GCOD STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: SEPT 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWN BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


PRIVATE PROPERTY
NO TRESPASSING
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMERICA'S HOME PLACE
REQUEST: REZONE FROM AR-1 & R-1 TO H-1 FOR MIXED USE COMMERCIAL DEVELOPMENT; SPECIAL USE FOR FUEL SALES; VARIANCE TO GOOD STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: SEPT 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BRIGHT'S BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6889


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMERICA'S HOME PLACE
REQUEST: REZONE FROM AR-1 & R-1 TO H-B FOR MIXED USE COMMERCIAL DEVELOPMENT; SPECIAL USE FOR FUEL SALES; VARIANCE TO GOOD STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: SEPT 22, 2026
Time: 6:00 PM.
HALL COUNTY GOVERNMENT CENTER, 2875 BRUNNS 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: AMERICA'S HOME PLACE
REQUEST: REZONE FROM AR-1 & R-1 TO HBS FOR MIXED USE COMMERCIAL DEVELOPMENT; SPECIAL USE FOR FULL SALES; VARIANCE TO GOOD STANDARDS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: SEPT 23, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BRADEN BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Print

Board of Commissioners Voting Meeting Comments - September 22, 2026 - Submission #150116

Date Submitted: 9/21/2026

Comments completed in the form below will be submitted into the record for the September 22, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Jessica

Last Name*

Chapman

Address1*

3130 Corral Trail

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

2714, 2720, 2740 Barker Road & adjacent former Right-of-Way

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Am writing this on behalf of our street none of the houses want this. Please read attached papers and see signature this will greatly impact our lives and our street.

Please write your comments in the box above.

File Upload

IMG.jpeg

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

ADDITIONAL SIGNATURES

Use this page if more signatures are needed. Please use the same categories and provide accurate information.

Name (print)	Address / City	Category	Signature	Date
Anastasia Burrage	3134 corral trail			9/17/26
José Oliva	3139 Corral tr.			9/17/26
Trinis Serrano	3139 Corral Trail			9/17/26
mspoel Brenda	3135 Corral Trail		Brenda McCoy	9/17/26
michael wall	3135 corral trail		michael wall	9-17-26
Scottie Flippen	3131 corral trail			7-17-24
melissa Flippen	3131 corral trail			7-17-24
Zandra McPherson	3034 Lake Ranch Dr.		Zandra McPherson	9-17-26
Sable Childs	3034 Lake Ranch	Dr.	Sable Childs	9/17/26
Brandon childs	3034 Lake Ranch	Dr.	Brandon childs	9/17/26
[illegible]	3114 Corral Trail			9/17/26
Nicholas Jones	3130 corral	trl		9/17/26

For submission, keep the petition pages together and identify the zoning case/application number if one is available. Do not add statements claiming that a signer attended the hearing unless that is true.

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 623/2026

SUBJECT: **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use |** Fuel sales in Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions,** as the proposed use meets the standards of the UDC.

1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated July 8, 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. A 25-foot minimum transitional buffer shall be maintained between commercial and residential zoning districts as shown on the submitted site plan.
4. Public Works may require access improvements or modifications along Barker Road at the time of LDP submission subject to determination by the Public Works Director, or their designee.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the properties.

Purpose of Request:

2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use | Fuel sales in Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, 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:

Application
See Rezone Item for Application Materials

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

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SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

America's Home Place, Inc.
2144 Hilton Dr.
Gainesville, GA 30501

Phone [redacted]

Email Address Kbrown@americashomeplace.com

Property Owner (Name & Mailing Address)

~~Same as applicant~~
See Attached

Phone

Email Address

Proposed Use Gas Station, Retail/office and Restaurant

Contact Person (Name & Mailing Address)

Keith Brown
2144 Hilton Dr.
Gainesville, GA 30501

Phone [redacted]

Email Address Kbrown@americashomeplace.com

Status of Applicant

- [ ] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Requested Action

Type of Request:

- [x] SU
- [ ] CUP

Fee:$

Receipt #:

Check #:

Zoning: HA-B

Tax Parcel Number 10071 000007/06/05 & ROW Acreage 22.78

Location Address 2714, 2740 & 2720 Barker Rd.

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

Print Keith Brown Date: 7/8/2026

Sign Date: 7/8/2026

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

PROPERTY OWNER INFORMATION

Rezoning, Special Use & Variance applications for
2714, 2720, 2740 Barder Road & Sardis ROW (Parcel #/address to be assigned)

Ownership of 2714, 2720 Barker Road & former Sardis Road ROW

America's Home Place
2144 Hilton Drive
Gainesville, GA 30501
Phone: [redacted]
Email: kbrown@americashomeplace.com

Ownership of 2740 Barker Road

Barr Conner c/o Bridget Conner, Executor of Estate for Barry Conner
PO Box 1316
Gainesville, GA 30503
Phone: [redacted]
Email: kbrown@americashomeplace.com

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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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Bridget Conner - Barry Conner

Address 2740 Barker Rd.
Gainesville, GA 30506

Phone Number [redacted]

Name of applicant(s) ~~Same as above~~ America's Home Place, Inc.

Address 2144 Hilton Dr.
Gainesville, GA 30501

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)
Bridget Conner Executor of Estate for Barry Conner

Personally appeared before me
Nicci Moody

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

7-13-20
Date

NIKKI E MOODY
NOTARY PUBLIC
WHITE COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 19, 2027

Filed Hall County Probate Court 06/30/2026 11:48 AM

IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF	)	
	)	
Barry G. Conner,	)	ESTATE NO. E-26-333
DECEASED	)	

LETTERS TESTAMENTARY
[Relieved of filing returns]

At a regular term of probate court, the last will and testament dated June 11, 2021 of the above-named decedent, who was domiciled in this county at the time of his death or was domiciled in another state but owned property in this county at the time of his death, was legally proven in solemn form to be the Decedent's Will and was admitted to record by order, and it was further ordered that **Bridget Conner,** named as executor in said Will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor.

THEREFORE, the executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of executor under the Will of said decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 30th day of June, 2026.

Kellie R Sellers
Judge of the Probate Court, *by designation*
Kellie R. Sellers

Note: The following must be signed if the judge does not sign the original of this document:

Issued by: ..... *[Seal]*

Clerk of the Probate Court

STATE OF GEORGIA
COUNTY OF HALL
I, Judge of the Probate Court in and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office. Witness the official seal and signature of Probate Court this 30th day of June, 2026

Judge, Clerk Hall County Probate Court

ACTION BY WRITTEN CONSENT OF THE DIRECTORS OF AMERICA'S HOME PLACE, INC. IN LIEU OF A MEETING

The undersigned, being all directors of AMERICA'S HOME PLACE, INC., a Georgia corporation (the "Corporation"), hereby authorize, approve and consent to the adoption of the following preambles and resolutions without a meeting, pursuant to Official Code of Georgia Annotated Section 14-2-821 and as authorized by the By-Laws of the Corporation, to wit:

"WHEREAS, the directors have determined that additional corporate officers should be elected and that they should be empowered under certain circumstances to execute warranty deeds to real estate owned by the Corporation.

NOW, THEREFORE, BE IT RESOLVED that henceforward the officers of the Corporation shall be Barry Conner, President, Secretary and Treasurer, Stanton Van Conner, Vice President, Sonya Brown, Vice President, Claudette Pinson-Bragg, Vice President, Mitch Stentiford, Vice President, Doug Higgins, Vice President, Larry Vandiver, Vice President, Russell Miskin, Vice President, Stacy Buchanan, Vice President, Coe Strother, Vice President, Diane Eiland, Vice President, Ben Polk, Vice President, Russ Jones, Vice President, JD Liston, Vice President, Chris Strawn, Vice President, Chris Adler, Vice President, Mark Mashburn, Vice President, Keith Brown, Vice President, Jeff Kramer, Vice President, Damon Kraus, Vice President, Clinton Peterson, Vice President, Chris Papaik, Vice President, Lowell Pinnock, Vice President, Josh Day, Vice President, Jordan Cate, Vice President, Robert Carvell, Vice President and Ryan Haynes, Vice President, Greg Gallagher, Vice President, Lynn Barker, Vice President and Ryan Froelich, Vice President.

BE IT FURTHER RESOLVED that warranty deeds conveying real estate owned by the Corporation, wherever located, and contractors' affidavits shall be valid for all purposes when executed by any one of the following officers, to wit:

Barry Conner, President, Secretary and Treasurer
Stanton Van Conner, Vice President or
Sonya Brown, Vice President or
Claudette Pinson-Bragg, Vice President or
Mitch Stentiford, Vice President or
Doug Higgins, Vice President or
Larry Vandiver, Vice President or
Russell Miskin, Vice President or
Stacy Buchanan, Vice President or
Coe Strother, Vice President or
Diane Eiland, Vice President or
Ben Polk, Vice President or
Russ Jones, Vice President or
JD Liston, Vice President or
Chris Strawn, Vice President or
Chris Adler, Vice President or
Mark Mashburn, Vice President or
Keith Brown, Vice President or
Jeff Kramer, Vice President or
Damon Kraus, Vice President or
Clinton Peterson, Vice President or
Lowell Pinnock, Vice President or
Josh Day, Vice President or
Jordan Cate, Vice President or
Robert Carvell, Vice President or
Ryan Haynes, Vice President or
Greg Gallagher, Vice President or
Lynn Barker, Vice President or
Ryan Froelich, Vice President.

without the need for a second signature or attestation, and such officers are further empowered to execute all other documents necessary to close sales of real estate owned by the Corporation, provided that the corporate seal is affixed to such warranty deeds and provided further that there is recorded at the time of the conveyance a certified copy of this resolution executed by the corporate secretary with the corporate seal affixed thereto and a legal description substantially in the form of that to be included in the warranty deed in each instance, affixed to the secretary's certificate.

WITNESS my hand and the official seal of the Corporation, this 24th day of February, 2025.

Witness

Barry Conner

Attached hereto as Exhibit "A" is the specific real estate to which this certificate refers.

CERTIFICATE OF CORPORATE RESOLUTION OF AMERICA'S HOME PLACE, INC.

The undersigned, BARRY CONNER, hereby certifies that he is the duly elected and acting Secretary of AMERICA'S HOME PLACE, INC., a Georgia corporation (the "Corporation"), and that the following resolution is duly adopted by the unanimous written consent of the Directors of the Corporation on February 24, 2025 and the same is part of the permanent records of the corporation and has not been since rescinded or amended, to wit:

"BE IT FURTHER RESOLVED that warranty deeds conveying real estate owned by the Corporation, wherever located, and contractors' affidavits shall be valid for all purposes when executed by any one of the following officers, to wit:

Barry Conner, President, Secretary and Treasurer
Stanton Van Conner, Vice President or
Sonya Brown, Vice President or
Claudette Pinson-Bragg, Vice President or
Mitch Stentiford, Vice President or
Doug Higgins, Vice President or
Larry Vandiver, Vice President or
Russell Miskin, Vice President or
Stacy Buchanan, Vice President or
Coe Strother, Vice President or
Diane Eiland, Vice President or
Ben Polk, Vice President or
Russ Jones, Vice President or
JD Liston, Vice President or
Chris Strawn, Vice President or
Chris Adler, Vice President or
Mark Mashburn, Vice President or
Keith Brown, Vice President or
Jeff Kramer, Vice President or
Damon Kraus, Vice President or
Clinton Peterson, Vice President or
Lowell Pinnock, Vice President or
Josh Day, Vice President or
Jordan Cate, Vice President or
Robert Carvell, Vice President or
Ryan Haynes, Vice President or
Greg Gallagher, Vice President or
Lynn Barker, Vice President or
Rayn Froelich, Vice President.

without the need for a second signature or attestation, and such officers are further empowered to execute all other documents necessary to close sales of real estate owned by the Corporation, provided that the corporate seal is affixed to such warranty deeds and provided further that there is recorded at the time of the conveyance a certified copy of this resolution executed by the corporate secretary with the corporate seal affixed thereto and a legal description substantially in the form of that to be included in the warranty deed in each instance, affixed to the secretary's certificate.

Attached hereto as Exhibit "A" is the specific real estate to which this certificate refers.

WITNESS my hand and the official seal of the Corporation, this 24th day of February, 2025.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Barry Conner, Secretary

Notary Public

My Commission Expires: 6/30/25

ANNA MULLIGAN NOTARY PUBLIC BANKS COUNTY GEORGIA EXPIRES June 30, 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 f: 770-531-3902

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** _____

Applicant's/Owner's Name (Printed): Keith Brown for America's Home Place

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Bridget Conner **Date:** 7/10/2026

Applicant's/Owner's Name (Printed): Bridget Conner

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:

- **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**
- **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use |** Fuel sales in Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**
- **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 |** to Gateway Corridor Overlay District (GCOD) standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**

HALL COUNTY
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AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 624/2026

SUBJECT: **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 |** to Gateway Corridor Overlay District (GCOD) standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 | to Gateway Corridor Overlay District (GCOD) standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, 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:

Application
See Rezone Item for Application Materials

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

America's Home Place, Inc.
2144 Hilton Dr.
Gainesville, GA 30501

Phone [redacted]

Email Address kbrown@americashomeplace.com

Property Owner (Name and Mailing Address)

~~Same as Applicant~~
See Attached

Phone

Email Address

Location of Property 2714, 2720 & 2740 Barker Rd. & ROW

Present Zoning AR1 Existing Structures 4 mobile homes & 1 cell tower

---

Type of Appeal:

_____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
X GCOD Variance	___ 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 Keith Brown Date 7/8/2026

Sign [signature] Date 7/8/2026

I hereby withdraw this application. Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

PROPERTY OWNER INFORMATION

Rezoning, Special Use & Variance applications for
2714, 2720, 2740 Barder Road & Sardis ROW (Parcel #/address to be assigned)

Ownership of 2714, 2720 Barker Road & former Sardis Road ROW

America's Home Place
2144 Hilton Drive
Gainesville, GA 30501
Phone: [redacted]
Email: kbrown@americashomeplace.com

Ownership of 2740 Barker Road

Barr Conner c/o Bridget Conner, Executor of Estate for Barry Conner
PO Box 1316
Gainesville, GA 30503
Phone: [redacted]
Email: kbrown@americashomeplace.com

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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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Bridget Conner - Barry Conner

Address 2740 Barker Rd.
Gainesville, GA 30506

Phone Number [redacted]

Name of applicant(s) ~~Same as above~~ America's Home Place, Inc.

Address 2144 Hilton Dr.
Gainesville, GA 30501

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)
Bridget Conner Executor of Estate for Barry Conner

Personally appeared before me
Nicci Moody

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

7-13-20
Date

NIKKI E MOODY
NOTARY PUBLIC
WHITE COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 19, 2027

Filed Hall County Probate Court 06/30/2026 11:48 AM

IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF	)	
	)	
Barry G. Conner,	)	ESTATE NO. E-26-333
DECEASED	)	

LETTERS TESTAMENTARY
[Relieved of filing returns]

At a regular term of probate court, the last will and testament dated June 11, 2021 of the above-named decedent, who was domiciled in this county at the time of his death or was domiciled in another state but owned property in this county at the time of his death, was legally proven in solemn form to be the Decedent's Will and was admitted to record by order, and it was further ordered that **Bridget Conner,** named as executor in said Will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor.

THEREFORE, the executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of executor under the Will of said decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 30th day of June, 2026.

Kellie R Sellers
Judge of the Probate Court, *by designation*
Kellie R. Sellers

Note: The following must be signed if the judge does not sign the original of this document:

Issued by: ..... *[Seal]*

Clerk of the Probate Court

STATE OF GEORGIA
COUNTY OF HALL
I, Judge of the Probate Court in and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office. Witness the official seal and signature of Probate Court this 30th day of June, 2026

Judge, Clerk Hall County Probate Court

ACTION BY WRITTEN CONSENT OF THE DIRECTORS OF AMERICA'S HOME PLACE, INC. IN LIEU OF A MEETING

The undersigned, being all directors of AMERICA'S HOME PLACE, INC., a Georgia corporation (the "Corporation"), hereby authorize, approve and consent to the adoption of the following preambles and resolutions without a meeting, pursuant to Official Code of Georgia Annotated Section 14-2-821 and as authorized by the By-Laws of the Corporation, to wit:

"WHEREAS, the directors have determined that additional corporate officers should be elected and that they should be empowered under certain circumstances to execute warranty deeds to real estate owned by the Corporation.

NOW, THEREFORE, BE IT RESOLVED that henceforward the officers of the Corporation shall be Barry Conner, President, Secretary and Treasurer, Stanton Van Conner, Vice President, Sonya Brown, Vice President, Claudette Pinson-Bragg, Vice President, Mitch Stentiford, Vice President, Doug Higgins, Vice President, Larry Vandiver, Vice President, Russell Miskin, Vice President, Stacy Buchanan, Vice President, Coe Strother, Vice President, Diane Eiland, Vice President, Ben Polk, Vice President, Russ Jones, Vice President, JD Liston, Vice President, Chris Strawn, Vice President, Chris Adler, Vice President, Mark Mashburn, Vice President, Keith Brown, Vice President, Jeff Kramer, Vice President, Damon Kraus, Vice President, Clinton Peterson, Vice President, Chris Papaik, Vice President, Lowell Pinnock, Vice President, Josh Day, Vice President, Jordan Cate, Vice President, Robert Carvell, Vice President and Ryan Haynes, Vice President, Greg Gallagher, Vice President, Lynn Barker, Vice President and Ryan Froelich, Vice President.

BE IT FURTHER RESOLVED that warranty deeds conveying real estate owned by the Corporation, wherever located, and contractors' affidavits shall be valid for all purposes when executed by any one of the following officers, to wit:

Barry Conner, President, Secretary and Treasurer
Stanton Van Conner, Vice President or
Sonya Brown, Vice President or
Claudette Pinson-Bragg, Vice President or
Mitch Stentiford, Vice President or
Doug Higgins, Vice President or
Larry Vandiver, Vice President or
Russell Miskin, Vice President or
Stacy Buchanan, Vice President or
Coe Strother, Vice President or
Diane Eiland, Vice President or
Ben Polk, Vice President or
Russ Jones, Vice President or
JD Liston, Vice President or
Chris Strawn, Vice President or
Chris Adler, Vice President or
Mark Mashburn, Vice President or
Keith Brown, Vice President or
Jeff Kramer, Vice President or
Damon Kraus, Vice President or
Clinton Peterson, Vice President or
Lowell Pinnock, Vice President or
Josh Day, Vice President or
Jordan Cate, Vice President or
Robert Carvell, Vice President or
Ryan Haynes, Vice President or
Greg Gallagher, Vice President or
Lynn Barker, Vice President or
Ryan Froelich, Vice President.

without the need for a second signature or attestation, and such officers are further empowered to execute all other documents necessary to close sales of real estate owned by the Corporation, provided that the corporate seal is affixed to such warranty deeds and provided further that there is recorded at the time of the conveyance a certified copy of this resolution executed by the corporate secretary with the corporate seal affixed thereto and a legal description substantially in the form of that to be included in the warranty deed in each instance, affixed to the secretary's certificate.

WITNESS my hand and the official seal of the Corporation, this 24th day of February, 2025.

Witness

Barry Conner

Attached hereto as Exhibit "A" is the specific real estate to which this certificate refers.

CERTIFICATE OF CORPORATE RESOLUTION OF AMERICA'S HOME PLACE, INC.

The undersigned, BARRY CONNER, hereby certifies that he is the duly elected and acting Secretary of AMERICA'S HOME PLACE, INC., a Georgia corporation (the "Corporation"), and that the following resolution is duly adopted by the unanimous written consent of the Directors of the Corporation on February 24, 2025 and the same is part of the permanent records of the corporation and has not been since rescinded or amended, to wit:

"BE IT FURTHER RESOLVED that warranty deeds conveying real estate owned by the Corporation, wherever located, and contractors' affidavits shall be valid for all purposes when executed by any one of the following officers, to wit:

Barry Conner, President, Secretary and Treasurer
Stanton Van Conner, Vice President or
Sonya Brown, Vice President or
Claudette Pinson-Bragg, Vice President or
Mitch Stentiford, Vice President or
Doug Higgins, Vice President or
Larry Vandiver, Vice President or
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Lowell Pinnock, Vice President or
Josh Day, Vice President or
Jordan Cate, Vice President or
Robert Carvell, Vice President or
Ryan Haynes, Vice President or
Greg Gallagher, Vice President or
Lynn Barker, Vice President or
Rayn Froelich, Vice President.

without the need for a second signature or attestation, and such officers are further empowered to execute all other documents necessary to close sales of real estate owned by the Corporation, provided that the corporate seal is affixed to such warranty deeds and provided further that there is recorded at the time of the conveyance a certified copy of this resolution executed by the corporate secretary with the corporate seal affixed thereto and a legal description substantially in the form of that to be included in the warranty deed in each instance, affixed to the secretary's certificate.

Attached hereto as Exhibit "A" is the specific real estate to which this certificate refers.

WITNESS my hand and the official seal of the Corporation, this 24th day of February, 2025.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Barry Conner, Secretary

Notary Public

My Commission Expires: 6/30/25

ANNA MULLIGAN NOTARY PUBLIC BANKS COUNTY GEORGIA EXPIRES June 30, 2025

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: _____ **Date:** _____

Applicant's/Owner's Name (Printed): Keith Brown for America's Home Place

PLANNING AND ZONING DEPARTMENT
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(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(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).

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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: Bridget Conner **Date:** 7/10/2026

Applicant's/Owner's Name (Printed): Bridget Conner

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:

- **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**
- **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use |** Fuel sales in Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**
- **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 |** to Gateway Corridor Overlay District (GCOD) standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1 & R-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way **| Proposed use: Mixed use commercial development |** Commission District 2 **| America's Home Place, Inc., applicant**

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 619/2026

SUBJECT: **1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 **| Proposed use: Uses permitted in Light Industrial (I-1) |** Commission District 4 **| Matthew Pridemore, applicant**

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions,** as the proposed zoning is consistent with the "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated July 24, 2026, and as described in the project narrative received August 14, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Prior to issuance of a business license, the applicable demolition permits and building permits shall be obtained from the Hall County Building Inspection department. Final determination of compliance with this condition shall be at the discretion of the Director of Development Services, or their designee.
3. The property fence along shall be a solid fence and meet all GCOD standards.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

1546 & 1558 Candler Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in Light Industrial (I-1)** | Commission District 4 | **Matthew Pridemore, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Deeds
Water Availability
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Matthew Pridemore

Request ..... (A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1)
(B) **Special Use** | Outdoor storage in GCOD
(C) **Variance** | to GCOD standards

Proposed Use ..... (A) Uses permitted in I-1
(B) Outdoor storage
(C) Uses permitted in I-1

Size ..... 9.71± acres

Zoning ..... **Current:** Agricultural Residential 1 (AR-1)
Proposed: Light Industrial (I-1)

Location ..... **1546 & 1558 Candler Road |** Tax Parcels 15031 000036; 15031 000035

Commission District ..... Four

Commission Date ..... September 22, 2026

Staff Recommendation ..... (A) **Approval, with conditions,** as the proposed zoning is consistent with the "Employment Nodes & Corridors" future land use classification within the Comprehensive Plan.
(B) **Approval**, **with conditions,** as the proposed use is consistent with the "Employment Nodes and Corridors" future land use classification within the Comprehensive Plan.
(C) **Approval**, as hardship exists pursuant to the criteria of 11.1.1.D.11.

Record Number..... (A) HZON26-0026
(B) HZCU26-0026
(C) HVAR26-0040

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

1. The property shall be developed in accordance with the site plan dated July 24, 2026, and as described in the project narrative received August 14, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Prior to issuance of a business license, the applicable demolition permits and building permits shall be obtained from the Hall County Building Inspection department. Final determination of compliance with this condition shall be at the discretion of the Director of Development Services, or their designee.

3. The property fence along shall be a solid fence and meet all GCOD standards.

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

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

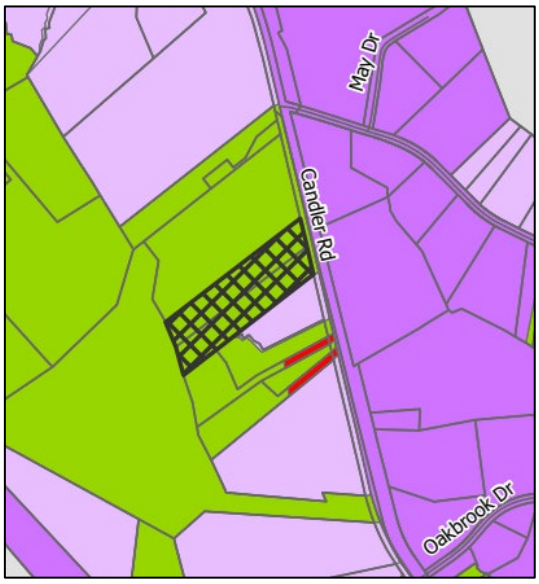
Summary Analysis

The applicant has submitted three concurrent requests: (A) to rezone a 9.71± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for outdoor storage; (B) a Special Use to allow outdoor storage within the Gateway Corridor Overlay District (GCOD); and (C) a variance to the Gateway Corridor Overlay District (GCOD) standards.

According to the Hall County Tax Assessor records, the property is currently developed with three residences constructed in 1961, 1980, and 1983. The 1983 residence is currently in the process of being demolished (HRNEW26-1032). Water service is currently provided by the City of Gainesville and sanitary sewer services are provided by private septic.

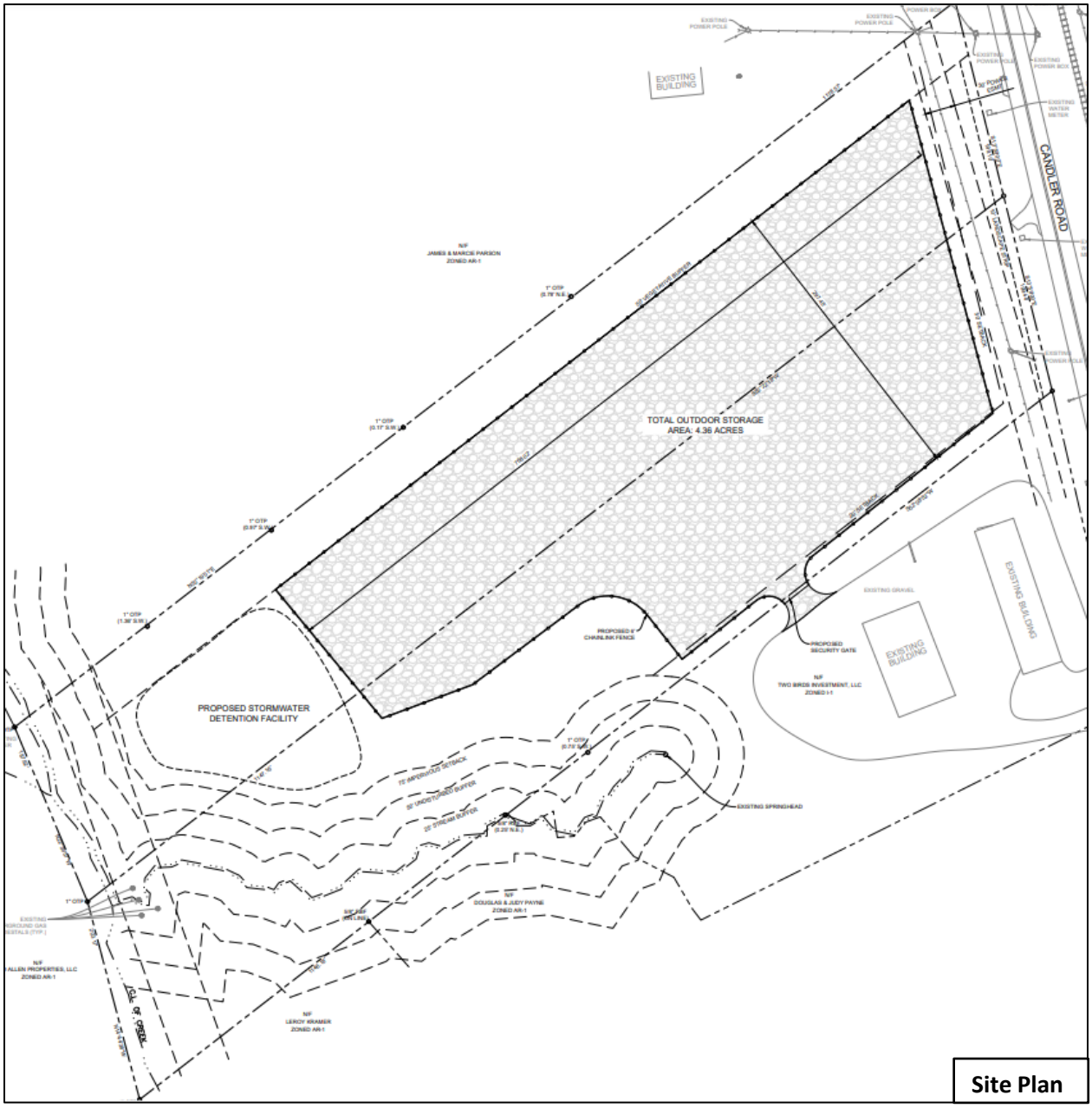
The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential (AR-1): single-family residence
East: Heavy Industrial (I-2): scrap metal recycling & chemical manufacturing
South: Light Industrial (I-1): utility contractor; Agricultural Residential 1 (AR-1): single-family residences
West: Agricultural Residential 1 (AR-1): single-family residence



Per the submitted narrative, the applicant is proposing to use the subject parcels for outdoor storage on a gravel surface. Stored items will include construction trucks, equipment, and materials such as pipe. The parcels are adjacent to the applicant's existing business, Primoris Distribution Services, located at 1576 Candler Road, and will serve as additional area to accommodate outdoor storage needs. The site will not operate as a pay lot, and no access from Candler Road is proposed at this time. Hours of operation will be Monday through Friday, 8 a.m. to 5 p.m.

Per the submitted site plan, the subject parcels will be accessed exclusively through the adjacent property at 1576 Candler Road. The existing driveway along Candler Road, which served the residences, will no longer be utilized. The Georgia Department of Transportation (GDOT) will require this residential driveway to be removed per their comments outlined in this report. A security fence and gate are proposed around the perimeter of the subject parcels, as well as 10-foot landscape strip along the frontage. The required 50-foot transitional buffer is shown along the northern boundary adjacent to the AR-1 property. A stream runs along the southern and western boundaries, where the required 75-foot impervious setback is identified. A stormwater detention facility is proposed on the western side of the site.



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

- **Section 6.2.5.C.2.d – Parking Lot Design – Surface** – All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
    - Gravel surface is proposed within the outdoor storage yard area.

The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.2.b – Transitional buffers	50-foot buffer along the northern property boundary.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the buffer width must be at least 50 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Gravel surface within the storage yard area.	All parking areas must be paved with asphalt, concrete or pervious materials as approved by the director.	Deficient
6.2.5.C.3.b – Perimeter Landscaping	10-foot landscape strip provided along road frontage.	The required depth of such strip is 10 feet for industrial zoned property.	Complies

Comprehensive Plan Analysis

Based on the future land use plan, staff finds the rezoning request *is 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. These areas may also include higher density residential uses, where appropriate. Site design should use quality development principals to the fullest extent possible.

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

When considering a zoning amendment to the zoning maps and use subject to approval of the County Commission, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be suitable in view of the**

use and development of adjacent and nearby properties as the surrounding area consists of light and heavy industrial uses.

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties as the buffer requirement from adjacent residential properties is being met.**

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

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

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed zoning and use is consistent with the intent of the Employment Nodes and Corridors future land use designation in the Comprehensive Plan and buffer and landscaping requirements are being met.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with three residences constructed in 1961, 1980, and 1983. The current request is to rezone the property to Light Industrial (I-1) to allow for an outdoor storage area associated with an adjacent light industrial business.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district unrelated to the surrounding developments and districts. The adjacent parcel to the south is zoned Light Industrial (I-1) and adjacent parcels across Candler Road are zoned Heavy Industrial (I-2).**

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 light industrial uses based on the Future Land Use Map; however, the current development requires rezoning approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

(C) <u>Zoning Analysis</u> – Variance

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 intends to use the area for outdoor storage of equipment and construction materials for which a paved surface is not durable. The outdoor storge area will be screened meeting the intend of the GCOD.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The applicant states that the nature of proposed operation on the site**

involves frequent handling of construction materials and equipment. These activities typically degrade asphalt and concrete surfaces. A compacted aggregate surface provides greater durability under such conditions and can be maintained through routine regrading, whereas a paved surface would require frequent repair or replacement.

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not common to other properties in the neighborhood. The property is contiguous with the applicant's existing gravel storage yard and will function as an extension of that use as it is specific to the proposed business operations.**

4. Such conditions are not the result of any actions of the property owner**; The need for gravel surfacing arises from the operational requirements of the proposed business.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Based on the information provided, the requested variance is consistent with the purposes and intent of the Unified Development Code, specifically the standards of the Gateway Corridor Overlay District standards for site design and development character as the outdoor storage will be screened from the roadway. Granting relief in this case not cause substantial detriment to the public good or impair the purposes and intent of this UDC.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated August 25, 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/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments. Any abandoned well shall be properly closed as per Water 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 August 20, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated: "On-System. Minor Improvements to existing access. Remove existing residential access from the State Highway."

Gainesville-Hall Metropolitan Planning Organization
In a memorandum dated August 17, 2026, Joseph Boyd, Director, provided the following comments:
"These parcels are along State Route 60/Candler Road, which is scheduled to be widened to four lanes in the MPO's Metropolitan Transportation Plan (GH-111B). Construction is currently not scheduled to begin until after 2055. Right-of-way impacts will not be known until the Preliminary Engineering (PE) phase is initiated, which is currently scheduled for 2042."

Hall County Public Works and Utilities
In a memorandum dated August 26, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
Show FEMA and Hall County studied Flood plains that are present on site.
Show Stream buffer and impervious setback from wrested vegetation not centerline of stream.
This site may require a storm water management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:
Access is shown from the existing business site so there are no traffic issues with the rezoning request for parking. If future access to SR 60 is pursued, approval from GDOT is required.

Utilities:
Property is located in the Gainesville sewer district.

Hall County Fire Marshal
In a memorandum dated August 25, 2026, the Hall County Fire Marshal's Office provided the following comments:

"The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code such as the installation of additional fire hydrant(s) and fire apparatus route with turnaround inside the storage enclosure."

Hall County Building Inspections
In a memorandum dated August 25, 2026, Barry Shaw, Interim Director of Development Services, provided the following comment:

"There are multiple structures scattered between the properties that will need to be demolished. A permit is in place for 1558 Candler Road (HRNEW26-1032) and is currently in Inspection stage. All other structures will need to be demolished, and permits pulled through Building Inspection permitting. Building Inspection has no additional comments"

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
f: 770-531-3902

HALL COUNTY
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ZONING APPLICATION

Applicant (Name & Mailing Address)

MATTHEW PRIDEMORE
P. O. BOX 1226
BUFORD, GA 30518
Phone [redacted]
Email Address matt.pridemore@prim.com

Property Owner (Name & Mailing Address)

PRIDE PROPERTY GROUP, LLC
P. O. BOX 1226
BUFORD, GA 30518
Phone [redacted]
Email Address matt.pridemore@prim.com

Proposed Use OUTDOOR STORAGE

Contact Person (Name & Mailing Address)

MATTHEW PRIDEMORE
P. O. BOX 1226
BUFORD, GA 30518
Phone [redacted]
Email Address matt.pridemore@prim.com

Status of Applicant

Y Owner
✓ Option to Purchase
Y Area Resident
Y Other

Requested Action

Existing Zoning: AR-1
Rezone to: I-1
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15031 000035 & 15031 000036
Acreage 9.71 acres for both
Location Address 1546 AND 1558 CANDLER ROAD, GAINESVILLE, GA 30507

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

Print: MATTHEW PRIDEMORE Date: 7/20/26
Sign: [signature] Date: 7/20/26

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

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

Sign Date:

Staff Use Only

Application Date: Taken by:
Tentative Planning Commission Date: Tentative County Commission Date:
County Commission District:

PLANNING AND ZONING DEPARTMENT 2875
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f: 770-531-3902

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) PRIDE PROPERTY GROUP, LLC

Address P. O. BOX 1226

BUFORD, GA 30518

Phone Number [redacted]

Name of applicant(s) MATTHEW PRIDEMORE

Address P. O. BOX 1226

BUFORD, GA 30518

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Matthew T Pridemore

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Angela Pruitte
Notary Public

ANGELA PRUITTE NOTARY PUBLIC HABERSHAM COUNTY, GA

7/20/24
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: 1/22/2026 3:53:34 PM

BUSINESS INFORMATION	
CONTROL NUMBER	11079037
BUSINESS NAME	PRIDE PROPERTY GROUP, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/22/2026
ANNUAL REGISTRATION PERIOD	2026, 2027, 2028

PRINCIPAL OFFICE ADDRESS	
ADDRESS	4505 Bogan Gates Dr., Buford, GA, 30519, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Summer Pridemore	4505 Bogan Gates Dr., Buford, GA, 30519, USA	Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Matt Pridemore
AUTHORIZER TITLE	Organizer

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
f: 770-531-3902

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**_____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 7/20/26

Applicant's/Owner's Name (Printed): MATTHEW PRIDEMORE

RECEIVED
8-14-2026

foothills land design

NARRATIVE REPORT
REQUEST FOR CONDITIONAL USE
HALL COUNTY, GEORGIA

RE: 4.85 acres located at 1546 Candler Road, Gainesville, GA 30507
Parcel ID 15031 000036
4.86 acres located at 1558 Candler Road, Gainesville, GA 30507
Parcel ID 15031 000035

Pride Property Group, LLC (the "Applicant") respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for a conditional use approval for an outdoor storage area in the Gateway Corridor Overlay district.

The primary use of these parcels is planned and intended to be used as outdoor storage on a gravel surface. The storage will be for construction trucks and equipment, and materials such as pipe. The applicant desires to have more outdoor storage for his business located at 1576 Candler Rd. This will not be a "pay lot". At this time, no access is proposed off Candler Rd.

The proposed storage area is approximately 4.45 acres and will be accessed from 1576 Candler Rd. A security fence and gate fence are proposed around the perimeter. It is understood that a portion of the fence will most likely need to be opaque due to the requirements of the Gateway Corridor Overlay. The property will be unmanned and no office is necessary. Lighting will be LED security non-spill lighting and signage will concur with Hall County regulations. A tree replacement plan will be required and provided by the applicant before any land disturbance occurs. The proposed use will adhere to the hall county storm water management regulations. The hours of operations will be 8 am – 5 pm, Monday-Friday.

The proposed use is consistent with recent industrial growth in the immediate vicinity. The proposed use will not have any adverse impacts to the environment and the current stormwater management regulations will be followed.

Sincerely,



James Irvin, PE
Engineer for Applicant
Foothills Land Design, LLC

Foothills Land Design, LLC
164 Professional Drive
Baldwin, GA 30511

Ph: 706-778-0067
Fax: 706-778-0069
www.foothillsld.com

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 size, shape, and topography of the property are not the basis of this request. The condition for the application is the intended use of the area for outdoor storage and handling of construction materials, for which a paved surface is not durable. The relief sought concerns surface material only and does not arise from any physical constraint of the lot.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

The area will be used for storage and handling of construction materials and equipment. Loading, unloading, and material handling break and crack asphalt and concrete pavement. A compacted aggregate surface withstands this handling and can be repaired and regraded in place, while a paved surface would require recurring repair and replacement.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

The property adjoins the applicant's existing gravel storage yard and will operate as a continuation of it. Other properties along this corridor use gravel for the same purpose, and denial would deprive the applicant of a use commonly enjoyed by others in the neighborhood.

4. Such conditions are not the result of any actions of the property owner.

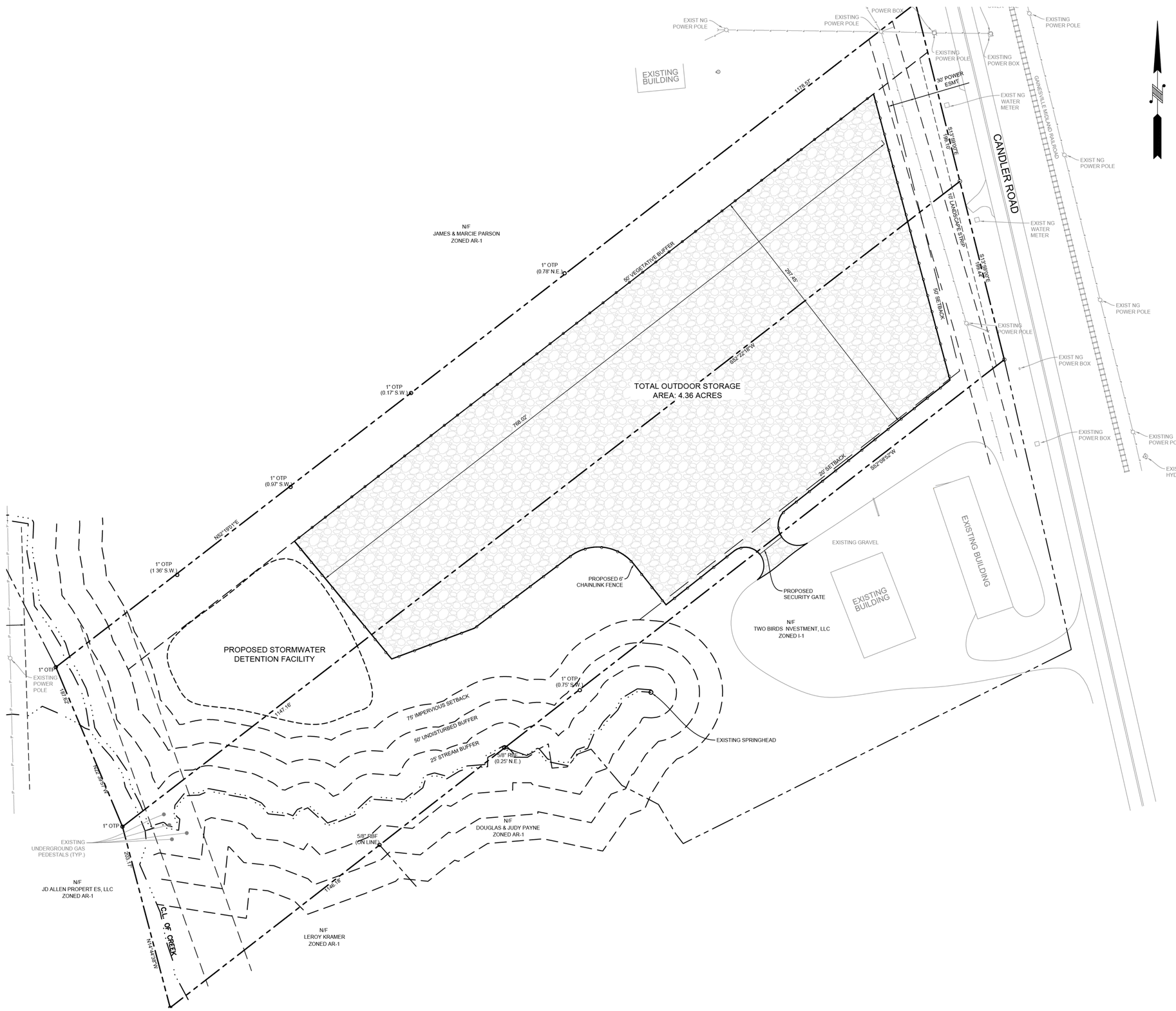
The conditions that make a paved surface unsuitable for the storage and handling of construction materials are inherent to that activity and are not the result of any action by the property owner. The applicant has taken no action creating the need for this request.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

The area will be enclosed by a screening fence and the front landscape strip installed to Hall County standards. The relief requested is the minimum necessary and confers no privilege denied to similarly situated properties in the corridor, which use gravel for the same purpose.

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

Applicant _____ **Date** 8/14/26



SITE LOCATION MAP (N.T.S.)

LEGEND

PROPOSED GRAVEL

GENERAL NOTES:

1. APPLICANT: MATTHEW T. PR DEMORE
   PR DE PROPERTY GROUP, LLC
   PO BOX 1226
   BUFORD, GA 30518
   770-540-0346

2. ENG NEERING CONTACT: JAMES RVIN @ 706-778-0067

3. SITE AREA FOR TAX PARCEL #15031 000035: 4.86 ACRES
   SITE AREA FOR TAX PARCEL #15031 000036: 4.85 ACRES
   TOTAL SITE AREA FOR BOTH PARCELS: 9.71 ACRES

5. EXISTING ZONING: AR-1
   PROPOSED ZONING: I-1

6. NO PARK NG IS PROPOSED FOR THIS PROPERTY AT THIS T ME.

7. A PROPOSED STORMWATER DETENTION FACILITY IS PROPOSED.

8. NO SIGNS ARE PROPOSED FOR THIS SITE AT THIS TIME.

9. TOTAL MPERVIOUS COVERAGE: 46% OF TOTAL SITE AREA FOR BOTH PARCELS.

10. THESE PARCELS ARE SERVICED BY THE CITY OF GA NESV LLE WATER SYSTEM. NO PROPOSED WATER SERVICE IS PROPOSED AT THIS TIME.

11. SETBACKS:
    FRONT: 50'
    SIDE: 20'
    REAR: 20'

foothills land design
164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsld.com

OWNER/ DEVELOPER:
PRIDE PROPERTY GROUP, LLC
PO BOX 1226
BUFORD, GA 30518

SITE PLAN
PRIMORIS
GMD 1385
HALL COUNTY, GA

REVISIONS:		
NO	DESCRIPTION	DATE
1	REVISIONS PER COUNTY COMMENTS	8/12/26

GEORGIA REGISTERED No. 25938 ENGINEER JAMES D. IRVIN

GSWCC LEVEL II #9832

DATE: JULY 24, 2026

SCALE: 1" = 50'

SHEET:
C1
JOB #26154

eFiled and eRecorded
DATE: 05/01/2026
TIME: 10:04 AM
PLAT BOOK: 889
PAGE: 124 - 124
FILING FEES: $10.00
RECORDED BY: TH
Mark Pettitt
Hall County, GA

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE IT'S ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

UTILITY NOTE:
UTILITY LINES TRAVERSING PROPERTY MAY CONTAIN AN EASEMENT. NO RECORD OF EASEMENT WAS FOUND, HOWEVER, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY IF WORK IS PLANNED IN THIS AREA.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13139C0195H, DATED DECEMBER 01, 2022.

REFERENCES:
1. WARRANTY DEED FOR GEORGE W. ALLEN, JR. RECORDED IN DEED BOOK 7171, PAGES 385-387 HALL COUNTY RECORDS.
2. WARRANTY DEED FOR GEORGE W. ALLEN, JR. RECORDED IN DEED BOOK 7165, PAGES 321-323 HALL COUNTY RECORDS.
3. FINAL PLAT FOR PECK SUBDIVISION RECORDED IN PLAT BOOK 21, PAGE 126 HALL COUNTY RECORDS.
4. GEORGIA DEPT. OF TRANSPORTATION PLANS FOR FEDERAL AID PROJECT #S-0909(1) DATED MARCH 5, 1951, LAST REVISED APRIL 4, 1951.

LEGEND

RBF	RE-BAR FOUND
NLF	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
○	COMPUTED POINT
CTP	CRIMP TOP PIPE
C/O	SANITARY SEWER CLEAN OUT
ICV	IRRIGATION CONTROL VALVE
GA. SPC	GA. STATE PLANE COORDINATES (WEST)
LLL	LAND LOT LINE
LL	LAND LOT
P.L.	PROPERTY LINE
C.L.	CENTERLINE
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
GA. SPC	GA. STATE PLANE COORDINATES (WEST)
EOP	EDGE OF PAVEMENT
TC	TOP OF CURB
GMD	GEORGIA MILITIA DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
951.8	EXISTING GROUND ELEVATION
	PIN FOUND OR SET
950	EXISTING CONTOUR ELEVATION
FO	UNDERGROUND FIBER OPTIC
OHP	POWERLINE
UP	UNDERGROUND POWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
UG	UNDERGROUND GAS LINE
	CONCRETE RIGHT-OF-WAY MARKER
CATV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	PINE TREE
	HARDWOOD TREE
	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
	BENCH MARK
	CONTROL POINT

P.O.C. CENTERLINE INTERSECTION OF FULKENWIDER RD. AND CANDLER RD.

CANDLER ROAD (REFERENCE #4)
GAINESVILLE MIDLAND RAILROAD

P.O.B.
1" OTP (9.15' WITHIN R/W)
1.5" OTP (6.28" WITHIN R/W)
1.5" OTP (9.96" WITHIN R/W)
S10°05'57"W 794.89'
1178.57'
S13°59'00"E 199.10'
S13°59'00"E 199.44'
S52°22'48"W 534.3'
S52°08'52"W
40'
57.8'
90.2'
63.7'
101.5'
100'
29.3'
53.3'
CARPORT
CONC. DRIVE
ONE STORY BRICK RESIDENCE
FF=LF
PROPANE TANK
O.H.L. LINES
GRAVEL DRIVE
MOBILE HOME
SATELITE DISH
EX. BLDG.
EXISTING DWELLING
SPIGOT
SP
WM
PP
UTP
FH
EOP
R/W
ATP-A PERMIT #6 LINE EAST OF (NOT RECORD FOUND)

N/F
JAMES & MARCIE PARSON
D.B. 9397, PGS. 237-239
P.B. 21, PG. 126

1" OTP (0.78' N.E.)
1" OTP (0.17' S.W.)
1" OTP (0.97' S.W.)
1" OTP (1.36' S.W.)
1" OTP (0.75' S.W.)

TAX PARCEL NO. 15031 000036
4.853 ACRES
ZONED AR-1

TAX PARCEL NO. 15031 000035
4.864 ACRES
ZONED AR-1

N52°19'01"E 1147.16'

200' GEORGIA POWER COMPANY EASEMENT
1360.1'
157.62'
N22°39'57"W
203.17'
N14°44'38"W
199.31'
1146.18'
APPROX. EASEMENT
APPARENT 50' GAS LINE EASEMENT CLIENT IS ADVISED TO HAVE UTILITIES AND EASEMENT LOCATED IF WORK IS PLANNED IN THIS GENERAL AREA
75' IMPERVIOUS SETBACK
50' UNDISTURBED BUFFER
25' STREAM BUFFER
C.L. OF CREEK
P.L.
UNDERGROUND GAS PEDESTALS (TYP.)
UNDERGROUND GAS PEDESTALS (TYP.)
5/8" RBF (ON LINE)
5/8" RBF (0.25' N.E.)
SPRINGHEAD
EXISTING BUILDING

N/F
JD ALLEN PROPERTIES, LLC
D.B. 9534, PGS. 735-738
P.B. 877, PG. 258

N/F
LEROY KRAMER
D.B. 7341, PGS. 351-353
P.B. 460, PG. 190A

N/F
DOUGLAS & JUDY PAYNE
D.B. 7381, PGS. 603-605
P.B. 460, PG. 190A

N/F
TWO BIRDS INVESTMENTS, LLC
D.B. 6860, PGS. 43-44
P.B. 864, PG. 7

GRID NORTH (GA. WEST ZONE)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

A TRIMBLE S-7 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,150 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 343,776 FEET AND CONTAINS 9.717 ACRES.

SURVEYOR CERTIFICATION:
THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S), OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON.
RECORDING OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF LAND.
FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

BRIAN R. SUTHERLAND
GEORGIA RLS NO. 2900

GEORGIA PROFESSIONAL NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND
05/01/2026

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 www.Georgia811.com

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

No.	By	Date	Revision
1	BS	05/01/26	ADD RECORDING INFORMATION ONLY NO ADDITIONAL FIELDWORK

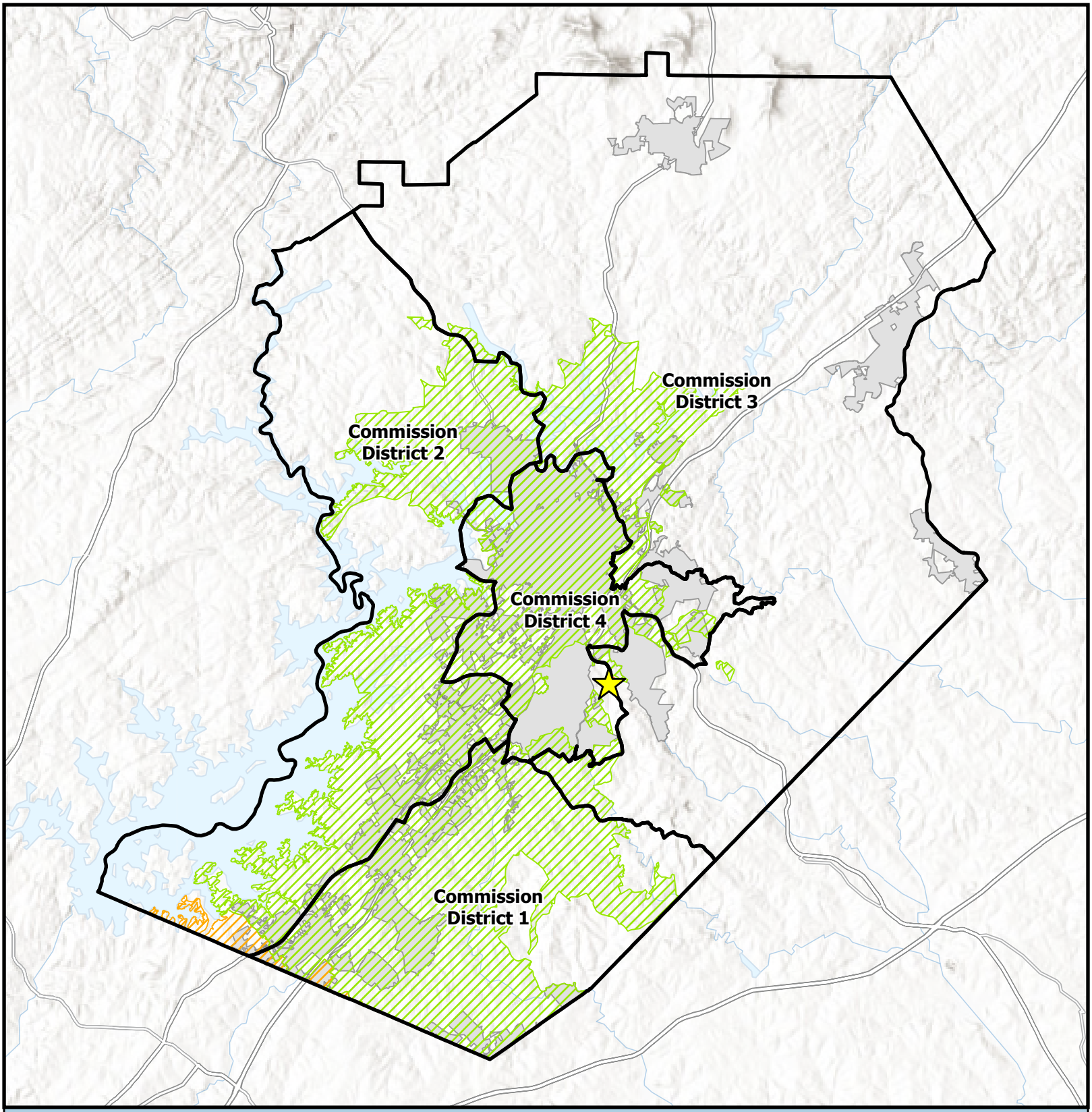
Cadd File No: 26/26096/1546-1558CandlerRoad/096Bndy.DWG

RETRACEMENT SURVEY FOR:

Matt Pridemore

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956

Date: 04.27.2026	G.M.D.	1385	Sheet No. 1 of 1
County: HALL, GEORGIA	Scale:	1" = 60'	
Project: 26096	Drawn By:	AS	



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

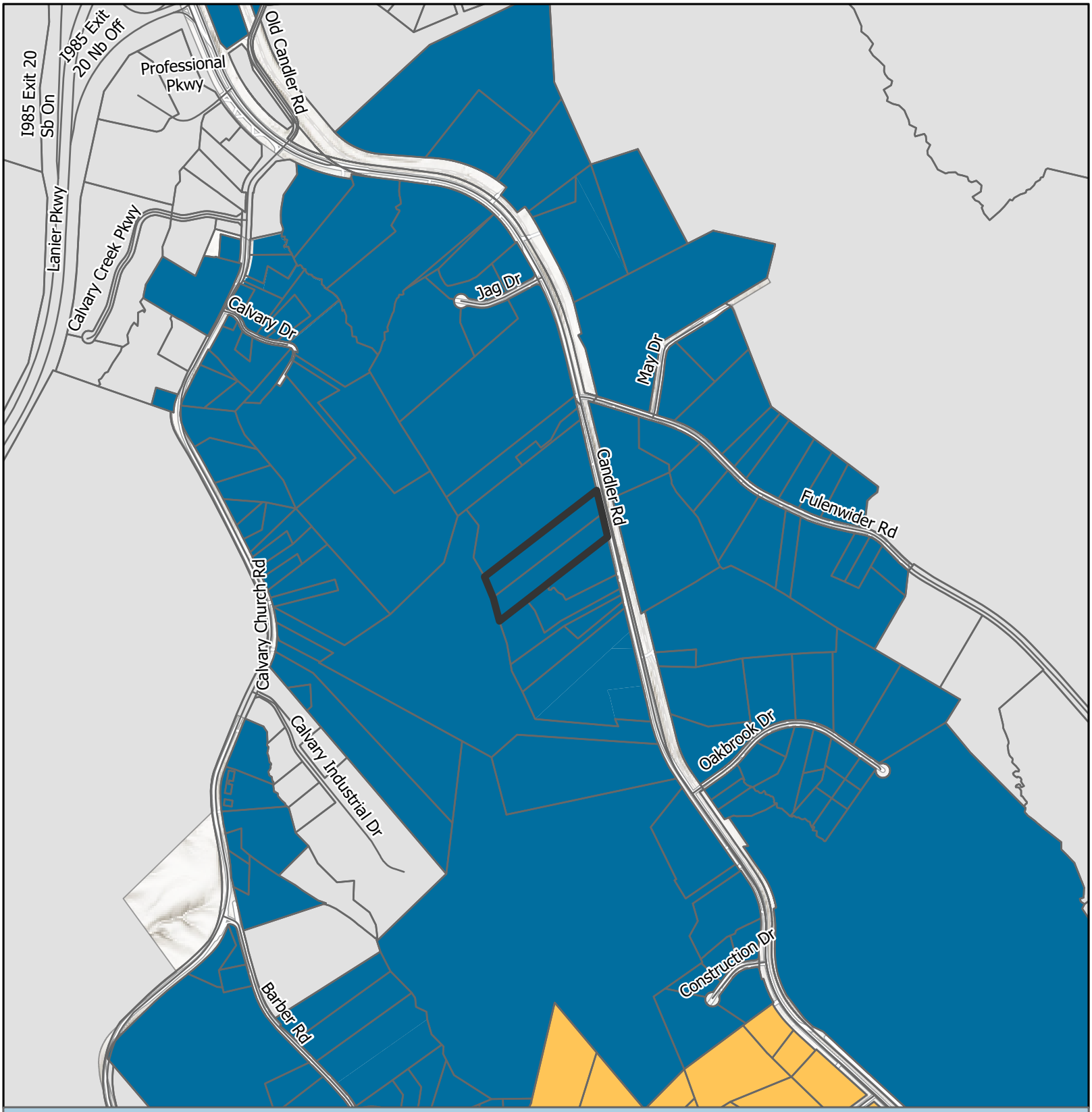
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Matthew Pridemore
Tax Parcel #: 15031 000035 & 15031 000036
Location: 1546 & 1558 Candler Road
Commission District: 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026



Future Land Use Map

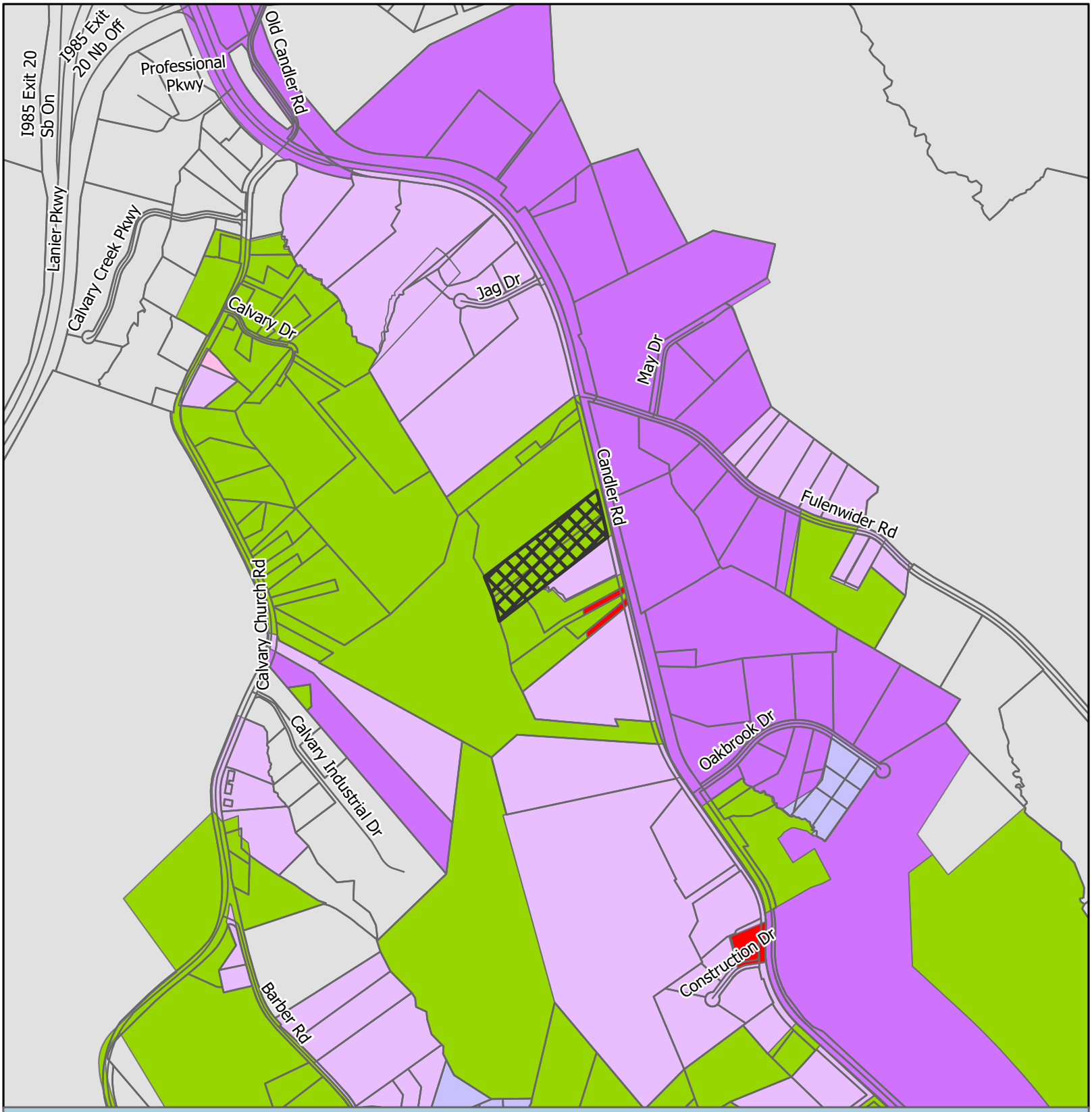
Subject Area
City Limits

FLU
Employment
Suburban Neighborhood, Medium-Density

Applicant: Matthew Pridemore
Tax Parcel #: 15031 000035 & 15031 000036
Location: 1546 & 1558 Candler Road
Commission District: 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026



Zoning Map

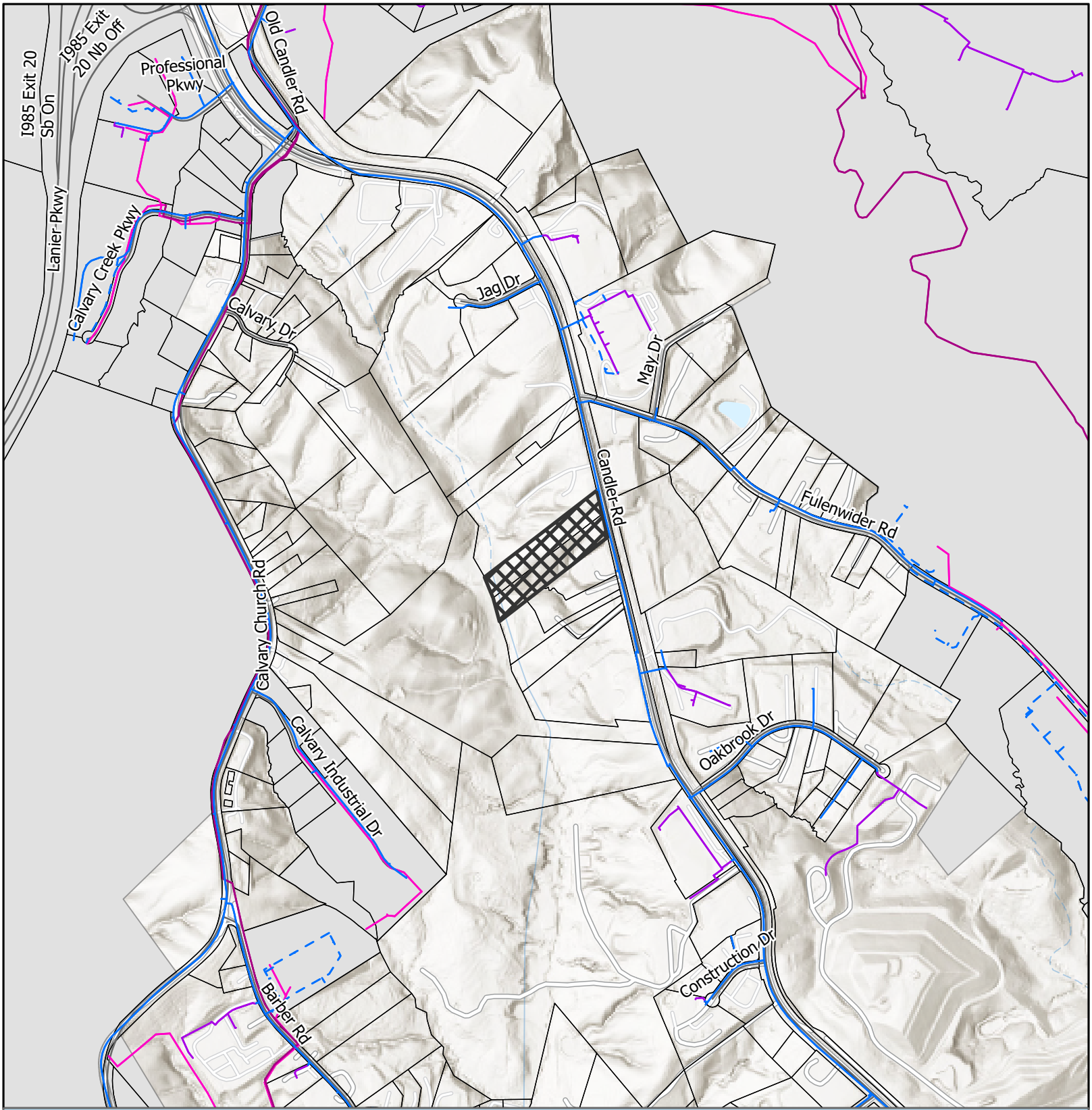
Subject Area
City Limits

Zoning
AR-1
H-B
I-1
I-2
O-I
PID
R-1

Applicant: Matthew Pridemore
Tax Parcel #: 15031 000035 & 15031 000036
Location: 1546 & 1558 Candler Road
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Matthew Pridemore
Tax Parcel #: 15031 000035 & 15031 000036
Location: 1546 & 1558 Candler Road
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026



Site Plan & Aerial Map

Subject Area
parcel

Applicant: Matthew Pridemore
Tax Parcel #: 15031 000035 & 15031 000036
Location: 1546 & 1558 Candler Road
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026

FILED & RECORDED 05/04/2026 9:09 AM
DEED BOOK 9849 PAGES 272 - 293
FILING FEES: $25.00
PT61: 069-2026-002854 TRANSFER TAX: $840.00
RECORDED BY: MM
CLERK: Mark Pettitt Hall County, GA

26R25773
Jery N. Kilgore
GARNER & KILGORE
P.O. Box 602
Buford, GA 30515

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE made **May 1st, 2026**, between **Mary Anita Guss, 2nd Successor Trustee of The George W. Allen Jr. Revocable Living Trust, U/T/A dated 3/6/2013** , of the County of Towns, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Pride Property Group, LLC**, 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'S ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in Candler District, Hall County, Georgia, and known as part of the Homeplace of J.H. Simpson and being all of Lot 4, containing 5.65 acres, more or less, and being all of Lot 5, containing 4.79 acres, more or less, on plat recorded in Plat Book 21, Page 126, Hall County Plat Records, which plat is incorporated herein by reference for a more complete description.

Reference is made to the Trust Documents attached as Exhibit "A" and the Death Certificates of George Wesley Allen, Jr. and Christine Allen attached as Exhibit "B" and Exhibit "C".

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.**

Mag

ACCEPTANCE CLAUSE

IN WITNESS WHEREOF, I, **GEORGE W. ALLEN JR.**, do hereby sign and seal this instrument this 6th day of March, 2013.

_____ (SEAL)
GEORGE W. ALLEN JR.
Grantor

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Witness

_____
Notary Public

J KEVIN THARPE
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 15, 2016

FILED & RECORDED 05/04/2026 9:09 AM
DEED BOOK 9849 PAGES 294 - 294
FILING FEES: $25.00
PT61: 069-2026-002973 TRANSFER TAX: $0.00
RECORDED BY: MM
CLERK: Mark Pettitt Hall County, GA

File No. 26R25773
Jery N. Kilgore
GARNER & KILGORE
P.O. Box 602
Buford, GA 30515

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made **May 1st, 2026** between **Mary Anita Guss, 2nd Successor Trustee of The George W. Allen Jr. Revocable Living Trust, U/T/A dated 3/6/2013** of the County of Towns, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Pride Property Group, LLC**, 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 dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

All that tract or parcel of land lying and being in GMD 1385, Hall County, Georgia, as shown and delineated on plat for Matt Pridemore by Georgia Premier Land Services, Inc. dated April 27, 2026, being 4.864 acres, more or less, AND 4.853 acres, more or less, on plat recorded in Plat Book 889, Page 124, Hall County Plat Records, which plat is incorporated herein by reference for a more complete description.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

Patsy Tanner
Witness

Mary Anita Guss Trustee (Seal)
Mary Anita Guss, 2nd Successor Trustee of The George W. Allen Jr. Revocable Living Trust, U/T/A dated 3/6/2013

Notary Public
My Commission Expires:
(NOTARY SEAL)

Jery N. Kilgore Notary
Exp. Jan. 15, 2027
Gwinnett County, GA Public

Gmail

Sarah Ford <sarah@foothillsld.com>

Utility letter

Nick Swafford <NSwafford@gainesvillega.gov> Mon, Jul 20, 2026 at 8:29 AM
To: "Lynn Taylor (Planning)" <ltaylor@hallcounty.org>
Cc: Sarah Ford <sarah@foothillsld.com>

Good morning Lynn,

Gainesville DWR currently serves both of these parcels with public water. If you need anything further, please let me know.

Thanks,

Nick Swafford

Permitting Services & GIS Manager

Department of Water Resources

GAINESVILLE

O | 770.538.2452

www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

From: Sarah Ford <sarah@foothillsld.com>
Sent: Wednesday, July 15, 2026 3:20 PM
To: Nick Swafford <NSwafford@gainesvillega.gov>
Subject: [EXTERNAL] Utility letter

CAUTION:***This email originated from outside the City of Gainesville networks. Be aware of phishing, and remember CoG DoIT will never ask for your password or other personal information in email. Do not open up attachments or click on links unless you are absolutely sure it is legit and safe.. When in doubt, click the Phish Alert button or contact the CoG DoIT Help Desk*****

Hey Nick. I need a letter for approved service for the water for a rezoning we will be doing soon. It is for tax parcel #s 15031 000035 & 15031 000036.

[Quoted text hidden]

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: August 25, 2026

Subject: September 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.

* 5145 Monarch Drive, Loyd: Environmental Health provided the applicant a completed Existing System Evaluation for a 12' x 16' shed with no plumbing on May 14, 2026.

* 5144 Golden Oak Cove, Wells: No comment. Public sewer.

* 1546/1558 Candler Road, Pridemore: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments. 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.

* 2714/2720/2740 Barker Road, America's Homeplace: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Food Service permit/plan review 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. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review.

Outlook

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

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 8/20/2026 3:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Peevy, Jonathan <jpeevy@dot.ga.gov>; Dorminey, Madison N <mdorminey@dot.ga.gov>; 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 comments from our office below in red.

If you have any questions, please let me know.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, August 17, 2026 10:00 AM
To: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Kristie Turner (Development Services) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; jboyd@hallcounty.org; kristina.morrison@hallco.org; John Gentry (Administration) <jgentry@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Hash, Christopher M <CHash@dot.ga.gov>; Brandon Smith (Parks and Leisure) <blsmith@hallcounty.org>; Brent Penland (Building Maintenance) <bpenland@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Karen

Martinez (Public Works - Sewer) <kmartinez@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nicole Ellis (Tax Assessors) <nicole.griffin@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; GIS <GIS@hallcounty.org>; Lauren Brandao (Engineering) <lbrandao@hallcounty.org>; Mandy Bolton (Building Inspection) <mbolton@hallcounty.org>; Scott Cone (Building Inspection) <scone@hallcounty.org>; John Smith (Tax Assessors) <jtsmith@hallcounty.org>; bsmith@gainesvillega.gov; Michael Patroski (Planning) <mpatroski@hallcounty.org>; Cody Edwards (Building Inspection) <cedwards@hallcounty.org>
Subject: Tentative Planning & Zoning items for September 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.

Good afternoon,

The tentative Planning & Zoning items for the September 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 **August 26, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org). **Please attach Lynn to your responses as I will be out of office that week.**

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

  Off-system. No impacts expected to the State Highway System.

- **(A) 1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

  (B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

  (C) 1546 & 1558 Candler Road | Variance to Section 6.2 | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with

Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

On-System. Minor improvements to existing access. Remove existing residential access from the State Highway.

- **(A) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (B) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (C) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Variance to Section 6.2 | to GCOD standards | on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  On-System. Coordination required with Georgia DOT for consideration of drives.

- 6756 Spout Springs Rd | Joel Bell |

  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

www.hallcounty.org

HALL COUNTY
GEORGIA
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Please note: Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://hallcountyga.nextrequest.com/).

Please note, as of July 13, Community Development and Infrastructure departments, including Planning and Zoning, will be back on the 3rd floor of the Hall County Government Center

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.

GAINESVILLE-HALL
Metropolitan Planning Organization

MEMORANDUM

To: Kaitlyn Elliott, Planning Commission Clerk, Hall County

From: Joseph Boyd, Director, Gainesville-Hall MPO

Date: August 17, 2026

Re: Tentative Planning Items for the September 22, 2026 Hall County Board of Commissioners Voting Meeting

---

This memo serves to provide Hall County Government with the following comment from the Gainesville-Hall Metropolitan Planning Organization (GHMPO) regarding the tentative planning items for the **September 22, 2026** Hall County Board of Commissioners Voting Meeting:

- **1546 & 1558 Candler Road, Matthew Pridemore** – These parcels are along State Route 60/Candler Road, which is scheduled to be widened to four lanes in the MPO's Metropolitan Transportation Plan (GH-111B). Construction is currently not scheduled to begin until after 2055. Right-of-way impacts will not be known until the Preliminary Engineering (PE) phase is initiated, which is currently scheduled for 2042.

Please let me know if you have any questions or require any additional information.

Attachment(s): Project Sheet for GH-111B

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

Project Name Widening of State Route 60/Candler Road between State Route 211 and Calvary Church Road (Phase II)	**GHMPO No.** GH-111B	**GDOT No.** TBD
	County Hall	**City** Gainesville
Local Rd. Name Candler Road	**GDOT District** 1	**RC** GMRC
US/State Rd. Name State Route 60	**Funding Source** GDOT	

Project Description

Improve mobility and increase safety along State Route 60/Candler Road between I-985 and State Route 211 in Hall County.

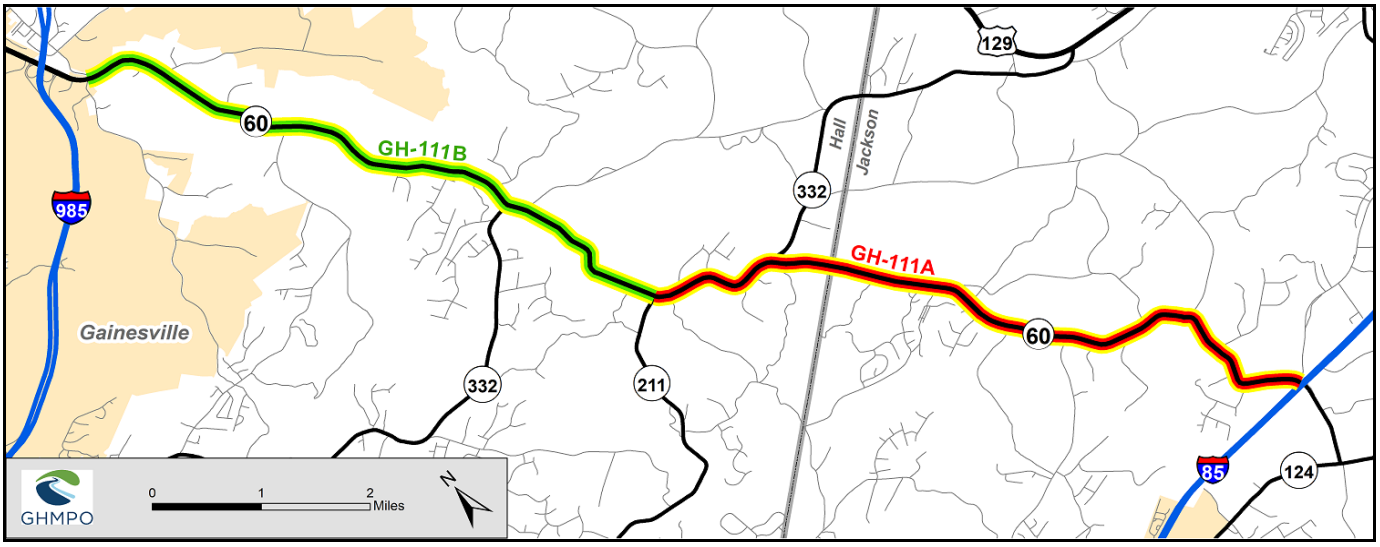
Improvement Type Widening **Capacity Adding** Yes

Project Intent

To improve safety, decrease congestion, and improve economic competitiveness along Candler Road/State Route 60.

Project Termini **From** Calvary Church Road **To** State Route 211	**Length (miles)** 5.7	
	Exist. Lanes 2	**Future Lanes** 4
Bike / Ped Infrastructure Sidewalks		
Network Year TBD	**MTP Project Band:** Band 3, Long-Range (2042-2055+)	**Open to Traffic Date** TBD

STATUS	PHASE	SOURCE	LOCAL	STATE	FEDERAL	OTHER	TOTAL
2042	Pre-Engineering	Federal/State	$0	$2,093,596	$8,374,386	$0	$10,467,982
2055+	Right-of-Way	Federal/State	$0	$4,809,769	$19,239,074	$0	$24,048,843
2055+	Utilities	Federal/State	$0	$1,202,442	$4,809,769	$0	$6,012,211
2055+	Construction	Federal/State	$0	$15,631,748	$62,526,991	$0	$78,158,739
		TOTAL	$0	$23,737,555	$94,950,220	$0	$118,687,775



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: August 26, 2026

Subject: September 22, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the September 22, 2026, meeting. Upon review, we provide the following comments.

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with this requested side yard setback variance.
  - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with this requested rear yard setback variance.
  - **Utilities:** This property is in the Gainesville sewer district and is currently served by city of Gainesville sewer.

- **(A) 1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

(B) **1546 & 1558 Candler Road | Special Use** | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

(C) **1546 & 1558 Candler Road | Variance to Section 6.2** | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
  This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic:** Access is shown from the existing business site so there are no traffic issues with the rezoning request for parking. If future access to SR 60 is pursued, approval from GDOT is required.
- **Utilities:** Property is located in the Gainesville sewer district.

- **(A)** **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

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  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream
    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:** Traffic comments are pending review and acceptance of a traffic impact study.
  - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

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POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t 770.531.6838 | f 770.531.6845

FIRE CHIEF
Jerry Smith

Hall County Government
FIRE RESCUE

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 8/25/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 9/22/2026
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 9/22/26 meeting. Upon review, we provide the following comments.

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

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The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code such as the installation of additional fire hydrant(s) and fire apparatus route with turnaround inside the storage enclosure.

(B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road

approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

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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

HALL COUNTY
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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: August 25, 2026

Subject: September 22, 2026

5145 Monarch Drive | Variance to Section 4.3 | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

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- There are multiple structures scattered between the properties that will need to be demolished. A permit is in place for 1558 Candler Road (HRNEW26-1032) and is currently in Inspection stage. All other structures will need to be demolished, and permits pulled through Building Inspection permitting. Building Inspection has no additional comments

(B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

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- There are 4 structures at 2714 Barker Road that will need to have permits pulled for demolition. Numerous permits have been pulled for the cell tower located at 2714 Barker Road including 2025 permits extensively modifying ground based and tower mounted equipment (HCADD25-0019). This permit expired on 09.25.2025 without any inspections. Building Inspections has no other comments.

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PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN AUGUST 28, 2026 AND NO LATER THAN SEPTEMBER 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN SEPTEMBER 02, 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, MATTHEW T. PRIDEMORE **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 9/1/2026 **for** MATTHEW PRIDEMORE **.**

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: MATTHEW PRIDEMORE
REQUEST:
REZONE FROM AR-1 TO I-1 FOR USES PERMITTED IN I-1;
SPECIAL USE & VARIANCE TO GOOD FOR OUTDOOR STORAGE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: SEPT 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: MATTHEW PRIDEMORE

REQUEST:
REZONE FROM AR-1 TO I-1 FOR USES PERMITTED IN I-1;
SPECIAL USE & VARIANCE TO GOOD FOR OUTDOOR STORAGE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: N/A
Time: N/A

COUNTY COMMISSION
Date: SEPT 22, 2026
Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

SMA[illegible]1558[illegible]IGINE
REPAIR
678-[illegible]1554[illegible]7356
7 DAYS A WEEK
PICK UP/DELIVERY AVAILABLE

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 620/2026

SUBJECT: **1546 & 1558 Candler Road | Special Use |** for Outdoor Storage in Gateway Corridor Overlay District (GCOD) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 **| Proposed use: Outdoor storage |** Commission District 4 **| Matthew Pridemore, applicant**

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions,** as the proposed use is consistent with the "Employment Nodes and Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated July 24, 2026, and as described in the project narrative received August 14, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Prior to issuance of a business license, the applicable demolition permits and building permits shall be obtained from the Hall County Building Inspection department. Final determination of compliance with this condition shall be at the discretion of the Director of Development Services, or their designee.
3. The property fence along shall be a solid fence and meet all GCOD standards.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

1546 & 1558 Candler Road | Special Use | for Outdoor Storage in Gateway Corridor Overlay District (GCOD) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage |** Commission District 4 | **Matthew Pridemore, 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:

Application
See Rezone for Application Documents

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

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SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

MATTHEW PRIDEMORE
P. O. BOX 1226
BUFORD, GA 30518
Phone [redacted]
Email Address matt.pridemore@prim.com

Property Owner (Name & Mailing Address)

PRIDE PROPERTY GROUP, LLC
P. O. BOX 1226
BUFORD, GA 30518
Phone [redacted]
Email Address matt.pridemore@prim.com

Proposed Use OUTDOOR STORAGE

Contact Person (Name & Mailing Address)

MATTHEW PRIDEMORE
P. O. BOX 1226
BUFORD, GA 30518
Phone [redacted]
Email Address matt.pridemore@prim.com

Status of Applicant

- ☐ Owner
- ☑ Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action

Type of Request: ☐ SU ☑ CUP
Fee:$
Receipt #:
Check #:

Zoning: I-1 (after rezoning)
Acreage 9.71 acres for both
Tax Parcel Number 15031 000035 & 15031 000036
Location Address 1546 AND 1558 CANDLER ROAD, GAINESVILLE, GA 30507

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

Print MATTHEW PRIDEMORE Date: 7/20/26
Sign Matthew Pridemore Date: 7/20/26

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

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

Sign Date:

Staff Use Only

Application Date: Taken by:
Tentative Planning Commission Date: Tentative County Commission Date:
County Commission District:

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 t: 770-531-6809 I
f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) PRIDE PROPERTY GROUP, LLC

Address P. O. BOX 1226

BUFORD, GA 30518

Phone Number [redacted]

Name of applicant(s) MATTHEW PRIDEMORE

Address P. O. BOX 1226

BUFORD, GA 30518

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Matthew T Pridemore

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Angela Pruitte
Notary Public

ANGELA PRUITTE NOTARY PUBLIC HABERSHAM COUNTY, GA

7/20/24
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: 1/22/2026 3:53:34 PM

BUSINESS INFORMATION	
CONTROL NUMBER	11079037
BUSINESS NAME	PRIDE PROPERTY GROUP, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/22/2026
ANNUAL REGISTRATION PERIOD	2026, 2027, 2028

PRINCIPAL OFFICE ADDRESS	
ADDRESS	4505 Bogan Gates Dr., Buford, GA, 30519, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Summer Pridemore	4505 Bogan Gates Dr., Buford, GA, 30519, USA	Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Matt Pridemore
AUTHORIZER TITLE	Organizer

PLANNING AND ZONING DEPARTMENT 2875
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**_____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 7/20/26

Applicant's/Owner's Name (Printed): MATTHEW PRIDEMORE

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:

- **1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 **| Proposed use: Uses permitted in Light Industrial (I-1) |** Commission District 4 **| Matthew Pridemore, applicant**
- **1546 & 1558 Candler Road | Special Use |** for Outdoor Storage in Gateway Corridor Overlay District (GCOD) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 **| Proposed use: Outdoor storage |** Commission District 4 **| Matthew Pridemore, applicant**
- **1546 & 1558 Candler Road | Variance to Section 6.2 |** to Gateway Corridor Overlay District (GCOD) standards | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036;15031 000035 **| Proposed use: Outdoor storage |** Commission District 4 **| Matthew Pridemore, applicant**

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 621/2026

SUBJECT: **1546 & 1558 Candler Road | Variance to Section 6.2 |** to Gateway Corridor Overlay District (GCOD) standards | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036;15031 000035 **| Proposed use: Outdoor storage |** Commission District 4 **| Matthew Pridemore, applicant**

Meetings:

Work Session Date: **Voting Meeting Date:** 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

1546 & 1558 Candler Road | Variance to Section 6.2 | to Gateway Corridor Overlay District (GCOD) standards | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036;15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, 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:

Application
See Rezone for Application Documents

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)

MATTHEW PRIDEMORE
P.O. BOX 1226
BUFORD, GA 30518
Phone [redacted]
Email Address matt.pridemore@prim.com

Property Owner (Name and Mailing Address)

PRIDE PROPERTY GROUP, LLC
P.O. BOX 1226
BUFORD, GA 30518
Phone [redacted]
Email Address matt.pridemore@prim.com

Location of Property 1546 & 1558 CANDLER ROAD, GAINESVILLE, GA 30507

Present Zoning AR-1 Existing Structures YES, SINGLE FAMILY RESIDENCE AND MOBILE HOMES

Type of Appeal:

_____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
__X__ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
_____ Other:_____	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents: _X_ Plat of Property _X_ Site Plan
___ Deed of Property ___ Floor Plans
_X_ Hardship Statement ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Matthew T. Pridemore Date 8/14/26

Sign [signature] Date 8/14/26

I hereby withdraw this application. Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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Phone Number [redacted]

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Personally appeared before me

Matthew T Pridemore

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Angela Pruitte
Notary Public

ANGELA PRUITTE NOTARY PUBLIC HABERSHAM COUNTY, GA

7/20/24
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: 1/22/2026 3:53:34 PM

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CONTROL NUMBER	11079037
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BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	01/22/2026
ANNUAL REGISTRATION PERIOD	2026, 2027, 2028

PRINCIPAL OFFICE ADDRESS	
ADDRESS	4505 Bogan Gates Dr., Buford, GA, 30519, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Summer Pridemore	4505 Bogan Gates Dr., Buford, GA, 30519, USA	Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Matt Pridemore
AUTHORIZER TITLE	Organizer

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I have**_____ I have not ✓

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Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 7/20/26

Applicant's/Owner's Name (Printed): MATTHEW PRIDEMORE

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AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 618/2026

SUBJECT: **5144 Golden Oak Cove | Variance to Section 6.1.1 |** to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 220 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 **| Proposed use: Residential addition |** Commission District 2 **| Janet Marshall Wells, applicant**

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

5144 Golden Oak Cove | Variance to Section 6.1.1 | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 220 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
HOA Approval Letter
Site Plan
Plat
Maps
Site Photos
Deed
Historic Board of Commissioners Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign
Map of Public Comments Rec'd (as of 9/21/2026)
Public Comment - from Polly Geren

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Janet Marshall Wells

Request ..... **Variance to Section 6.1.1** | to reduce the minimum yards

Proposed Use ..... Residential addition

Size ..... 0.16 ± acres

Zoning ..... Planned Residential Development (PRD)

Location ..... **5144 Golden Oak Cove** | Tax Parcel 08065 000262

Commission District ..... Two

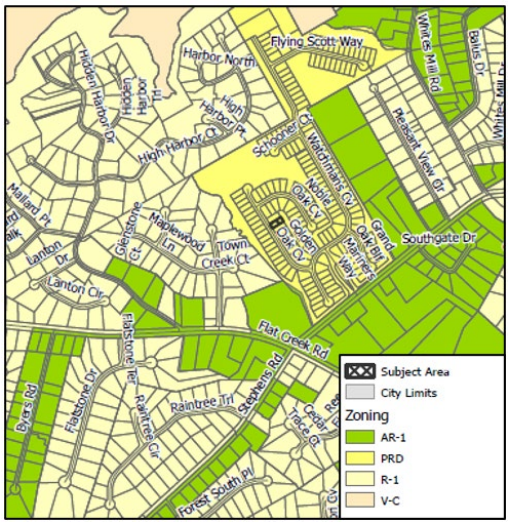
Commission Date ..... September 22, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0035

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>



According to the Tax Assessor records, the property is developed with a 2,646 square-foot, single-family residence built in 2021 (RES2020-10193).

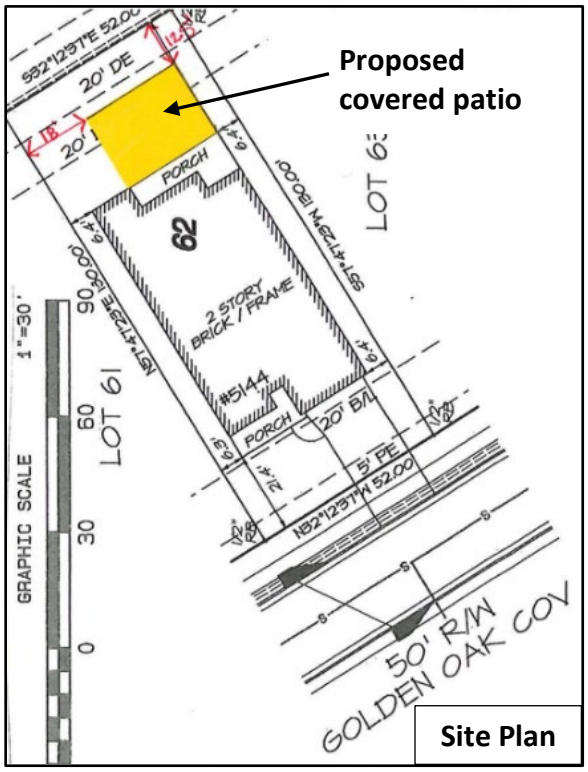
The surrounding properties are zoned Planned Residential Development (PRD) and developed with single-family residences.

The subject property is within the Stephens Point Subdivision which was originally rezoned from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on February 8, 2018, for 194 lots (ZON2017-00081). Conditions for the subdivision

were amended on January 9, 2020, for subdivision signage and setback modification (ZON2019-000017). Development standards for the subdivision include:

Maximum building height:	2 stories with a basement
Minimum lot size:	6,500 square feet
Front set back:	20 feet
Rear setback:	20 feet
Side yard setback:	10-foot building separation at foundation.

Per the site plan, the applicant proposes to add a covered patio that would extend to 12.5 feet from the rear property line and maintain the side yard setback of the residence. There is a drainage easement along the rear property line which extends 10 feet into the property. The existing patio and proposed patio cover would not encroach into the drainage easement.



Site Plan

Per the Statement of Hardship, the applicant states that when the property was purchased, it included an existing concrete and paver patio located approximately 11.5 feet from the rear property line. Because the patio is uncovered, the applicant contends that she is unable to use the rear yard as desired.

The applicant provided a letter from the Homeowner's Association stating that they have no objection to the requested setback variance.

The property is served by Gainesville water and sewer.


Site Photo


Site Photo



One (1) **variance** related to minimum yards will be required if the site plan, as presented, is approved.

- Rear yard setback requirement of 20 feet as required by the PRD zoning conditions.
  - A rear yard setback from 20 feet to 12 feet to allow a patio cover.

Zoning Analysis

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

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The lot has no exceptional conditions related to its size, shape or topography. While the property has a grade-level patio, the variance request is based on the applicant's desire to expand the existing covered patio rather than on a physical limitation of the lot. The ordinance and the PRD zoning conditions establish minimum standards that are not intended to be adjusted solely for personal preference. As a result, the justification for the variance reflects personal considerations rather than a hardship created by the property itself.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of the Unified Development Code (UDC) to this property. The property owner purchased the home with an existing grade-level patio and now seeks to add a roof over that patio. Approval of this variance would permit a covered patio to encroach into the required minimum rear setback, directly conflicting with the intent of the UDC and conditions of the PRD zoning.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions present on this property are not unique and are common among other parcels in the surrounding area. The subject property is similar in size and shape to nearby lots and all are subject to the same Planned Residential**

Development design standards. There are no distinguishing physical features on this property that would warrant the approval of a variance.

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions taken by the property owner; however, the proposed extension of the covered patio is a direct action initiated by the owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, may not create substantial detriment to the public good; however, approving the variance would conflict with the intent of the Unified Development Code (UDC) and conditions of the PRD zoning. The minimum rear yard setback establishes a boundary beyond which no building or structure may extend. Allowing a covered patio to encroach into this setback would undermine those standards and the purpose they serve.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated August 25, 2026, the Hall County Environmental Health Department provided the following comment: "No comment. Public sewer."

Georgia Department of Transportation
In an email dated August 20, 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 August 26, 2026, Jorge Gomez, Director of Public Works and Utilities provided the following comments:

Engineering:
No comment

Traffic:
There are no traffic concerns with this requested rear yard setback variance.

Utilities:
This property is in the Gainesville sewer district and is currently served by city of Gainesville sewer.

Hall County Fire Marshal
In a memorandum dated August 25, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Building Inspections
In a memorandum dated August 25, 2026, Barry Shaw, Interim Director of Development Services, stated, "Building Inspection has 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 | f: 770-531-3902

HALL COUNTY
GEORGIA
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Janet Marshall Wells
5144 Golden Oak Cove
Gainesville, GA 30504

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Janet Lynn Hughes Marshall Wells Revocable Living Trust
5144 Golden Oak Cove
Gainesville, GA 30504

Phone [redacted]

Email Address [redacted]

Location of Property 5144 Golden Oak Cove Gainesville GA 30504

Present Zoning R-1 Existing Structures House

Type of Appeal:

✓ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	✓ Rear Yard	From 20 ft. to 12.5
_____ 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 Photos

Fee (Must be paid for application to be complete): $ 350

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 Janet Lynn Hughes Marshall Wells Date 7-19-2026

Sign Janet Lynn Hughes Marshall Wells Date 7-19-2026

I hereby withdraw this application. Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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): Janet Lynn Hughes Marshall Wells Revocable Living Trust

Address: 5144 Golden Oak Cove
Gainesville, GA 30504

Phone Number: [redacted]

Name of applicant(s): Janet Wells

Address: 5144 Golden Oak Cove
Gainesville, GA 30504

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): Janet Lynn Hughes Marshall Wells

Personally appeared before me

Janet Lynn Hughes Marshall Wells

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public: Kalyn B. Mast

Date: 07-21-2020

KALYN B MAST
Notary Public, Georgia
Hall County
My Commission Expires
February 26, 2029

PLANNING AND ZONING DEPARTMENT
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OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Janet Lynn Hughes Marshall Wells **Date:** 7-19-2026

Applicant's/Owner's Name (Printed): Janet Lynn Hughes Marshall Wells Revocable Trust

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship). The property contains an existing concrete and paver patio that extends into the rear yard and is located approximately 11.5' from the rear property line. The existing home and patio layout, together with the lot dimensions, create a unique physical condition that limits the ability to construct a covered patio.
2. The application of the requirements of this resolution to this particular property would create an unusual hardship. Requiring the proposed roof structure to remain outside the 20ft rear setback would prevent it from covering the existing patio, making the existing outdoor space unusable for its intended purpose.
3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood. The unique hardship results from the existing location of the patio. Without the variance, the roof will only cover a portion of the existing patio.
4. Such conditions are not the result of any actions of the property owner. The existing patio was constructed prior to any purchase.
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Granting the variance will not adversely affect the neighborhood properties, public safety, drainage or traffic. The request is only to reduce the rear setback from 20' to 11' for a covered patio. It does not change the use of the property. (Pictures attached)

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

Applicant Jana Lynn Hughes Marshall Wells **Date** 2-19-2026

STEPHENS POINT

HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

July 22, 2026

Hall County Planning & Zoning
2875 Browns Bridge Road
Gainesville, GA 30504

TO WHOM IT MAY CONCERN:

The Board of Directors of the Stephens Point Homeowners Association has reviewed the variance request submitted by the owners of the property located at 5144 Golden Oak Cove, Gainesville, GA 30504.

The requested variance pertains to the Hall County setback requirements for the proposed covered patio structure. The Board has no objection to the requested setback variance.

Should Hall County approve the requested variance, the Stephens Point Homeowners Association will likewise approve the project from an HOA standpoint, subject to the plans remaining substantially the same as those presented to the Board and compliance with all other applicable HOA Architectural Control Committee requirements unrelated to the County variance.

This letter is provided to demonstrate the Association's support of the requested variance and to confirm that the HOA has no objection to the project if the variance is granted by Hall County.

If you have any questions, please feel free to contact me at [redacted]

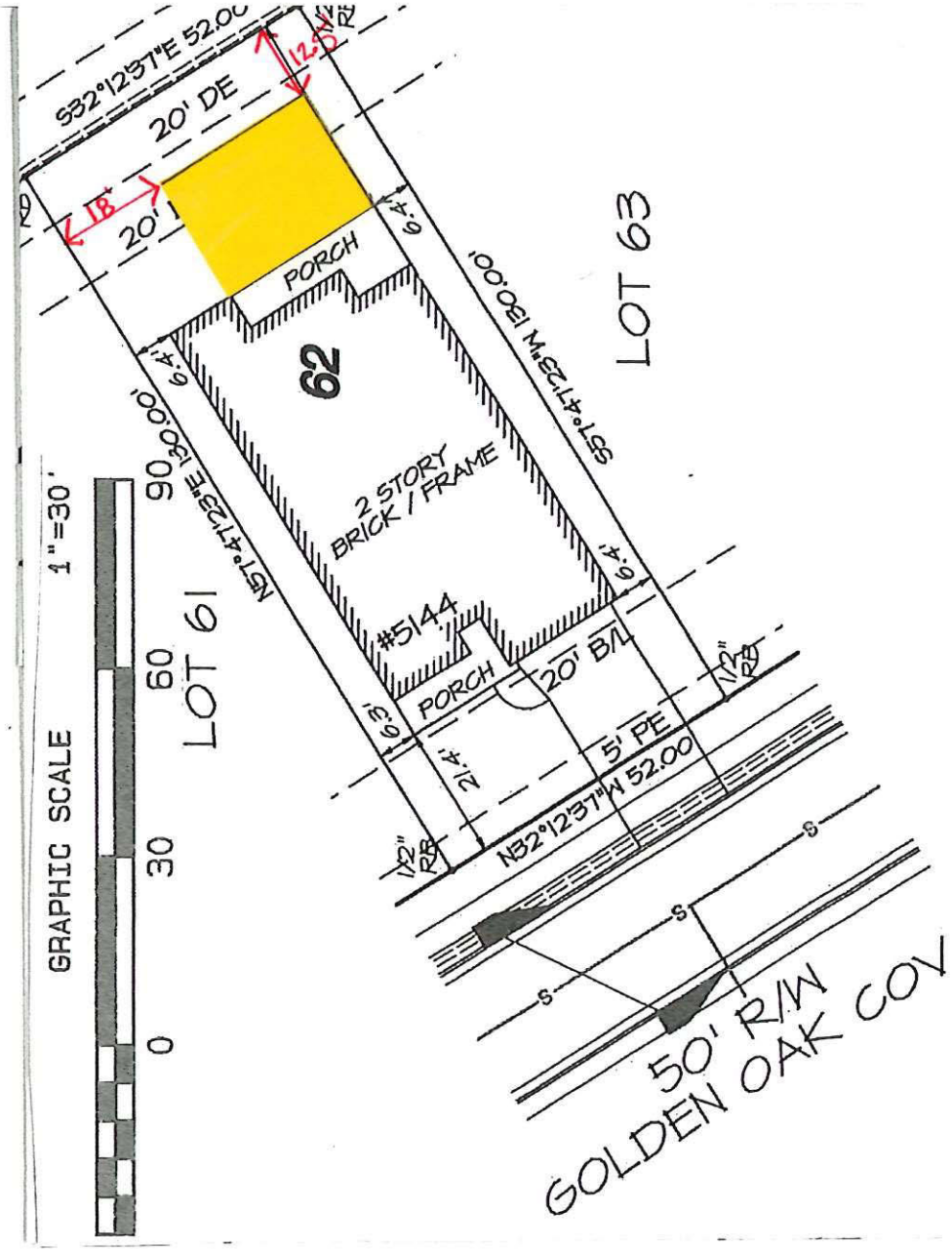
Sincerely,

Jeff Craig
Vice President
Stephens Point Homeowners Association

Site Plan

5144 Golden Oak Cove

07/23/2026



eFiled & eRecorded
DATE: 4/13/2020
TIME: 8:33 AM
PLAT BOOK: 00878
PAGE: 00346
RECORDING FEES: $10.00
PARTICIPANT ID: 9658393969
CLERK: Charles Baker
Hall County, GA
NOTE: by ch 6 of 21

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH GEORGIA WEST ZONE

OPEN SPACE #1 11.074 AC

OPEN SPACE #2 3.170 AC

OPEN SPACE #1 11.074 AC

OPEN SPACE #2 3.170 AC

OPEN SPACE #1 11.074 AC

N/F RICKY CONRAD CLEGHORN, et al DB 6997, PG 118

N/F TIMBERCREST SUBDIVISION PB 722, PS 52A

N/F LARA'S TRUCK, INC DB 7920, PG 423 PB 855, PG 216

LOT 8

LOT 6

LOT 5

LOT 4

75' IMPERVIOUS SETBACK

50' UNDISTURBED BUFFER

25' BUFFER

GOSHEN OAK DRIVE (50' R/W)

WATCHMANS COVE (50' R/W)

MARINERS WAY (50' R/W)

STEPHENS ROAD (80' R/W)

25' EXTERIOR BUFFER

55 LF 18" STEEL CASING

8" X 8" TAPPING SLEEVE AND VALVE BACK TAP AS NEEDED

EX. 36" WATER LINE

EX. 8" WATER LINE

SANITARY SEWER COORDINATE TABLE			
NORTHING	EASTING	ELEV	DESC
1542251.16	2374055.19	1211.90	MH G-5
1544574.31	2373723.62	1138.48	WETWELL A-1
1542172.55	2374073.20	1211.19	MH H-1
1541915.47	2374216.33	1221.17	MH H-2
1542249.84	2373958.55	1209.58	MH G-4
1542593.23	2373863.24	1205.08	MH G-3
1542460.15	2373746.39	1197.51	MH G-2
1542753.53	2373562.97	1183.89	MH G-1
1542857.32	2373496.84	1184.28	MH A-14
1543017.15	2373395.13	1188.16	MH A-15
1542975.50	2373681.62	1183.89	MH A-13
1542979.46	2373794.91	1186.14	MH A-12
1542799.71	2373969.60	1199.96	MH F-2
1542667.80	2374048.27	1207.94	MH F-2
1542923.44	2373887.80	1191.61	MH F-1
1542333.27	2374069.20	1214.86	MH G-6
1542395.86	2374109.54	1217.98	MH G-7
1542484.00	2374235.37	1222.64	MH D-7
1542564.29	2374349.76	1219.55	MH D-6
1542639.62	2374400.83	1216.45	MH D-5
1542536.17	2374510.50	1214.42	MH E-1
1542389.28	2374559.83	1216.91	MH E-2
1542263.98	2374639.02	1224.53	MH E-3
1542740.31	2374413.34	1212.38	MH D-4
1542836.82	2374374.34	1207.30	MH D-3
1543091.06	2374225.51	1195.80	MH D-2
1543360.98	2374068.19	1186.31	MH D-1
1543594.01	2373933.86	1184.88	MH A-8
1543479.42	2373733.76	1184.00	MH A-9
1543417.42	2373678.66	1182.34	MH A-10
1543234.57	2373838.77	1184.60	MH A-11
1543850.06	2373866.27	1170.42	MH A-6
1544092.29	2373727.61	1159.42	MH A-5
1544261.51	2373631.86	1158.77	MH A-4
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1544580.89	2373501.34	1155.39	MH B-2
1544639.04	2373598.73	1151.17	MH B-1
1544535.23	2373659.32	1146.83	MH A-2

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

STORM, SANITARY SEWER AND WATER AS-BUILTS FOR :

STEPHENS POINT PHASE 1

LOCATED IN LAND LOTS 64 & 65 8TH DISTRICT HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
3	02/05/20	SEE REVISION NOTE #1, SHEET #1
2	9/30/19	ADDRESSED HALL COUNTY COMMENTS
1	9/25/19	ADDRESSED HALL COUNTY COMMENTS

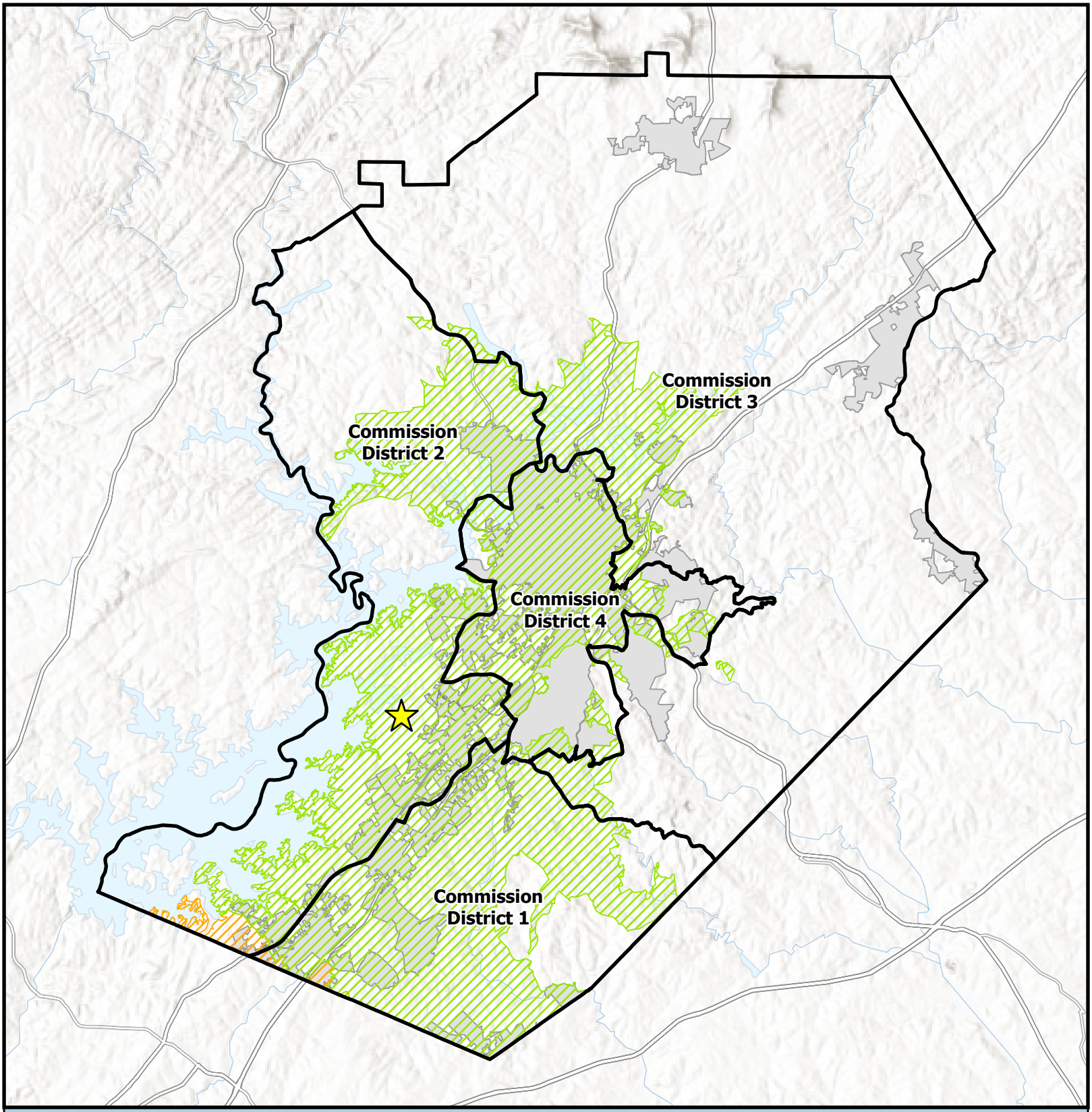
REVISIONS

GRAPHIC SCALE 120' 60' 0' 30'

GEORGIA REGISTERED LAND SURVEYOR RICHARD E. MILLARD

SHEET 6 OF 21

DATE : 9/6/19
SCALE : 1"= 60'
JOB NO. : G21726.LNR
FILE NO. *FNLP01
DRAWN BY: WDC



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Janet Marshall Wells
Tax Parcel #: 08065 000262
Location: 5144 Golden Oak Cove
Commission District: 2

HALL COUNTY
GEORGIA
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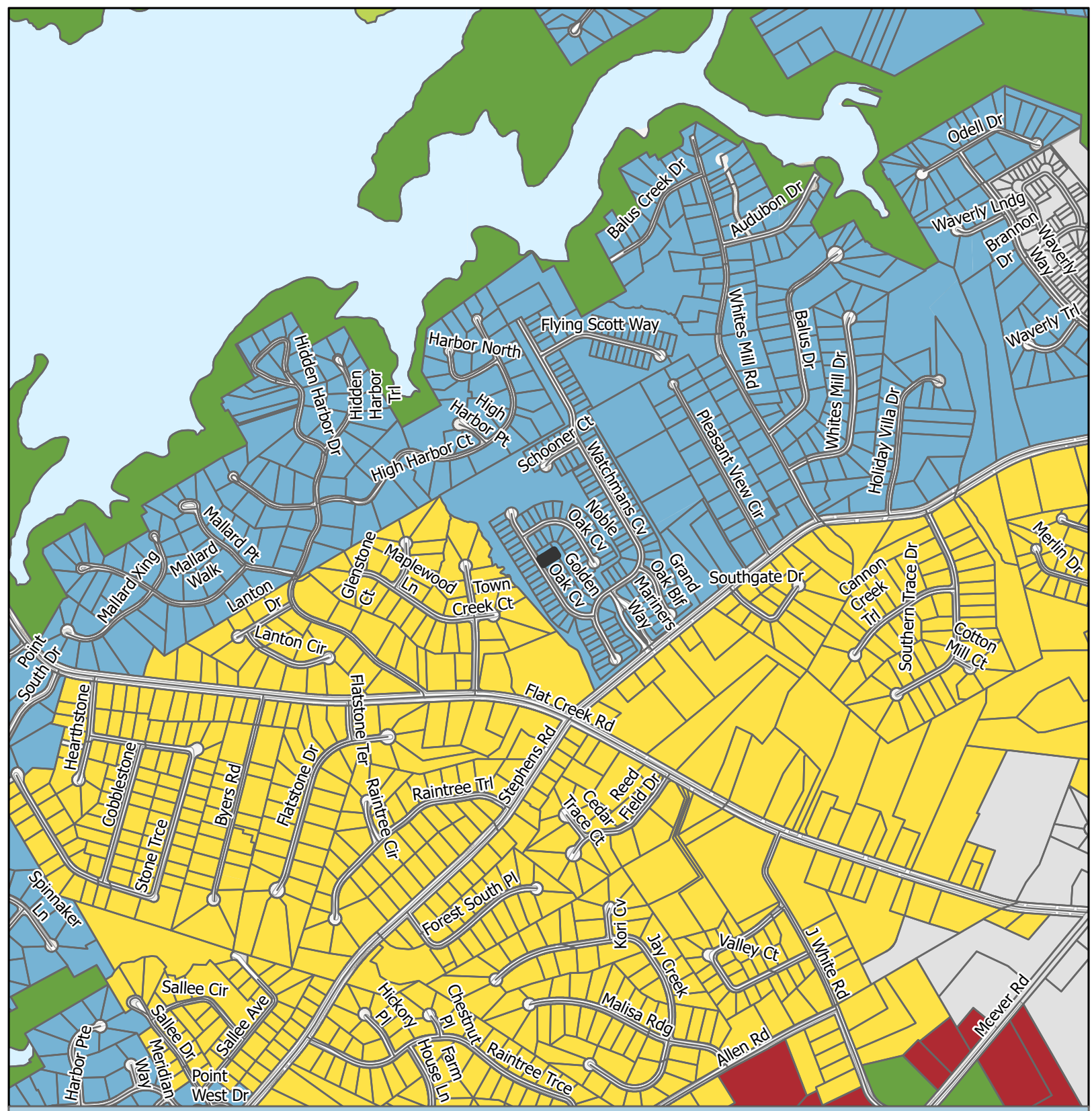
Date Prepared: 8/18/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Suburban Neighborhood, Low-Density

Applicant: Janet Marshall Wells
Tax Parcel #: 08065 000262
Location: 5144 Golden Oak Cove
Commission District: 2

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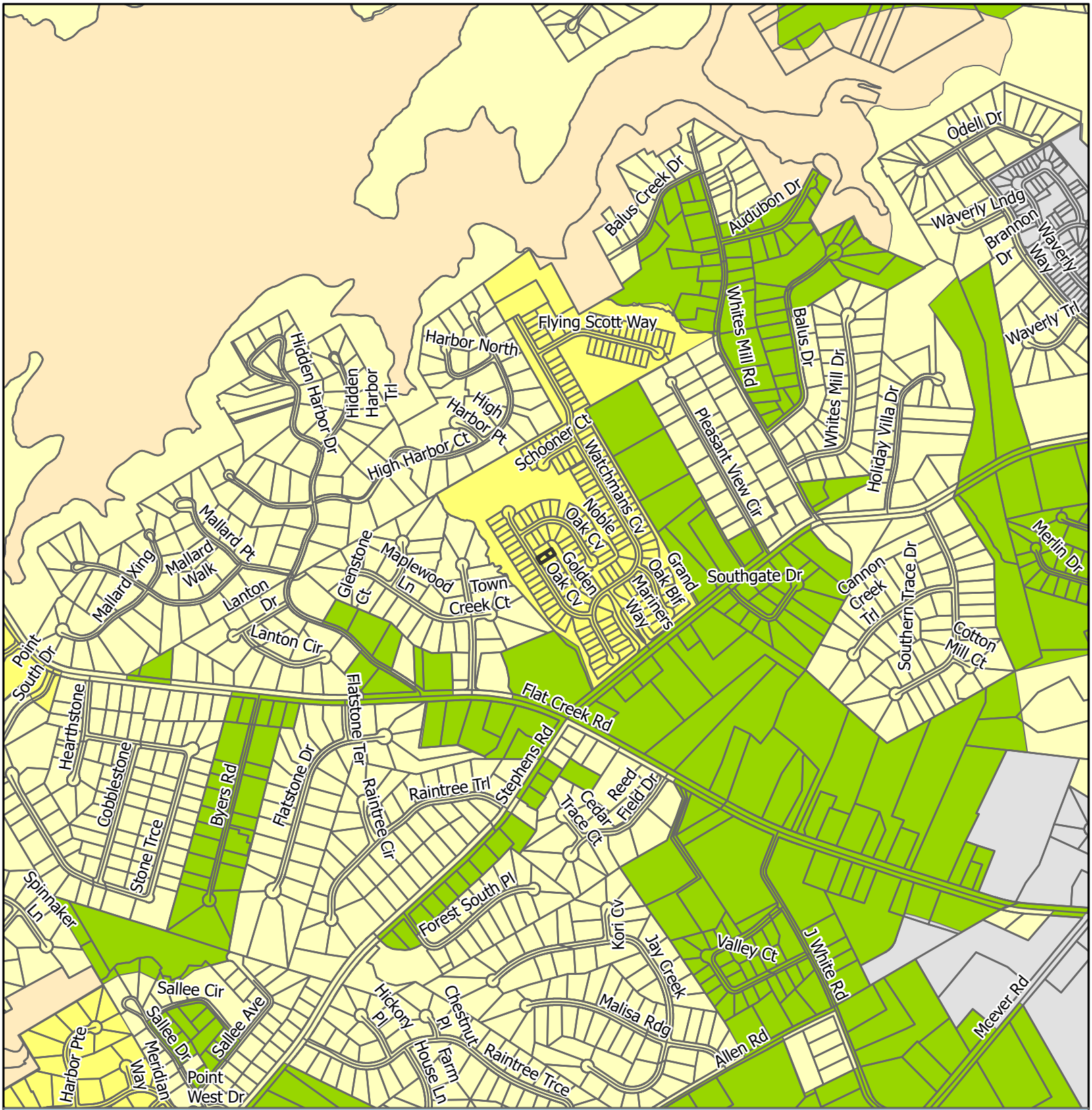
Date Prepared: 8/18/2026



Zoning Map

Subject Area

City Limits

Zoning

- AR-1
- PRD
- R-1
- V-C

Applicant: Janet Marshall Wells
Tax Parcel #: 08065 000262
Location: 5144 Golden Oak Cove
Commission District 2

HALL COUNTY
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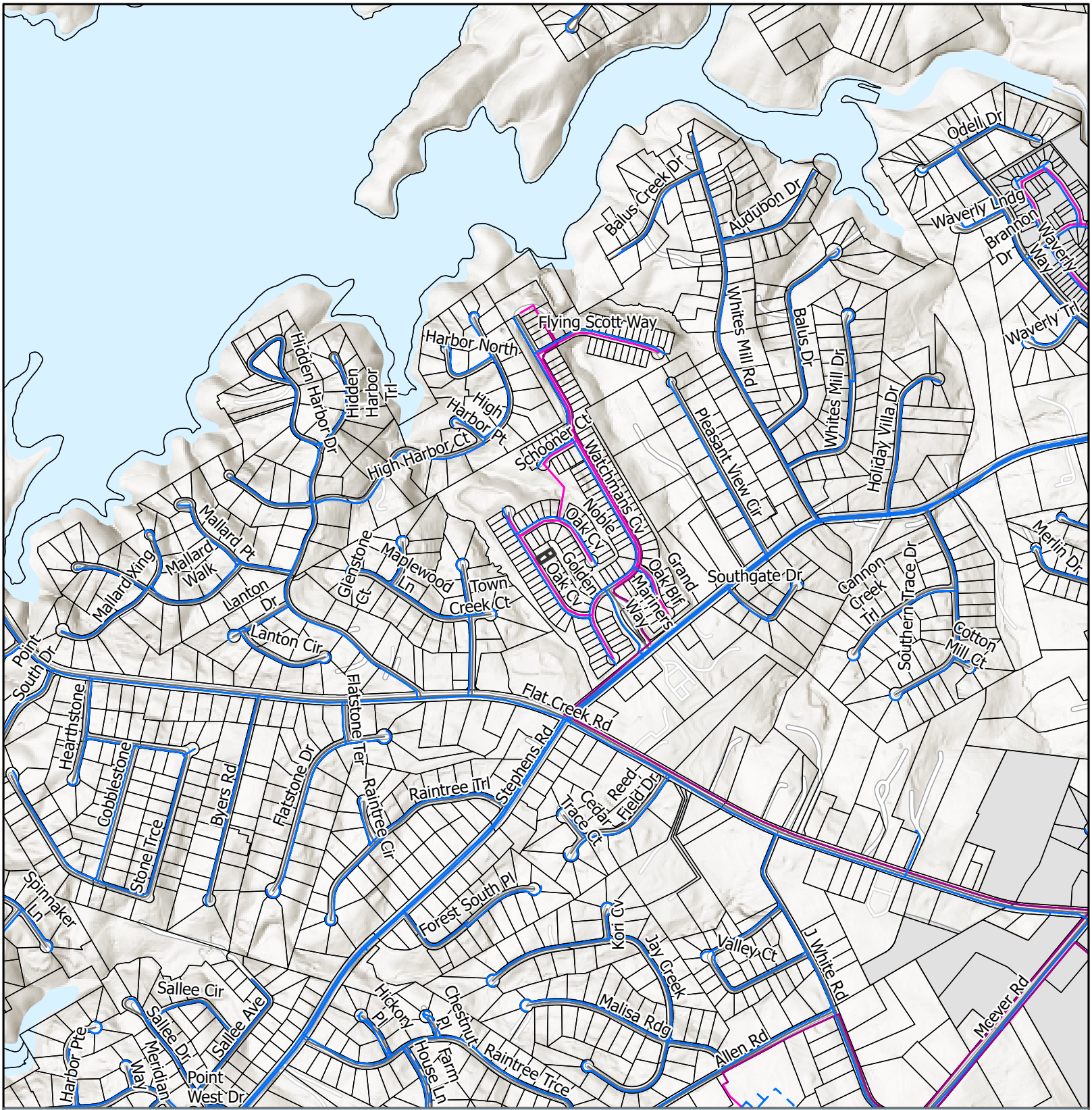
Date Prepared: 8/18/2026



Utilities Map

- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Janet Marshall Wells
Tax Parcel #: 08065 000262
Location: 5144 Golden Oak Cove
Commission District 2

HALL COUNTY
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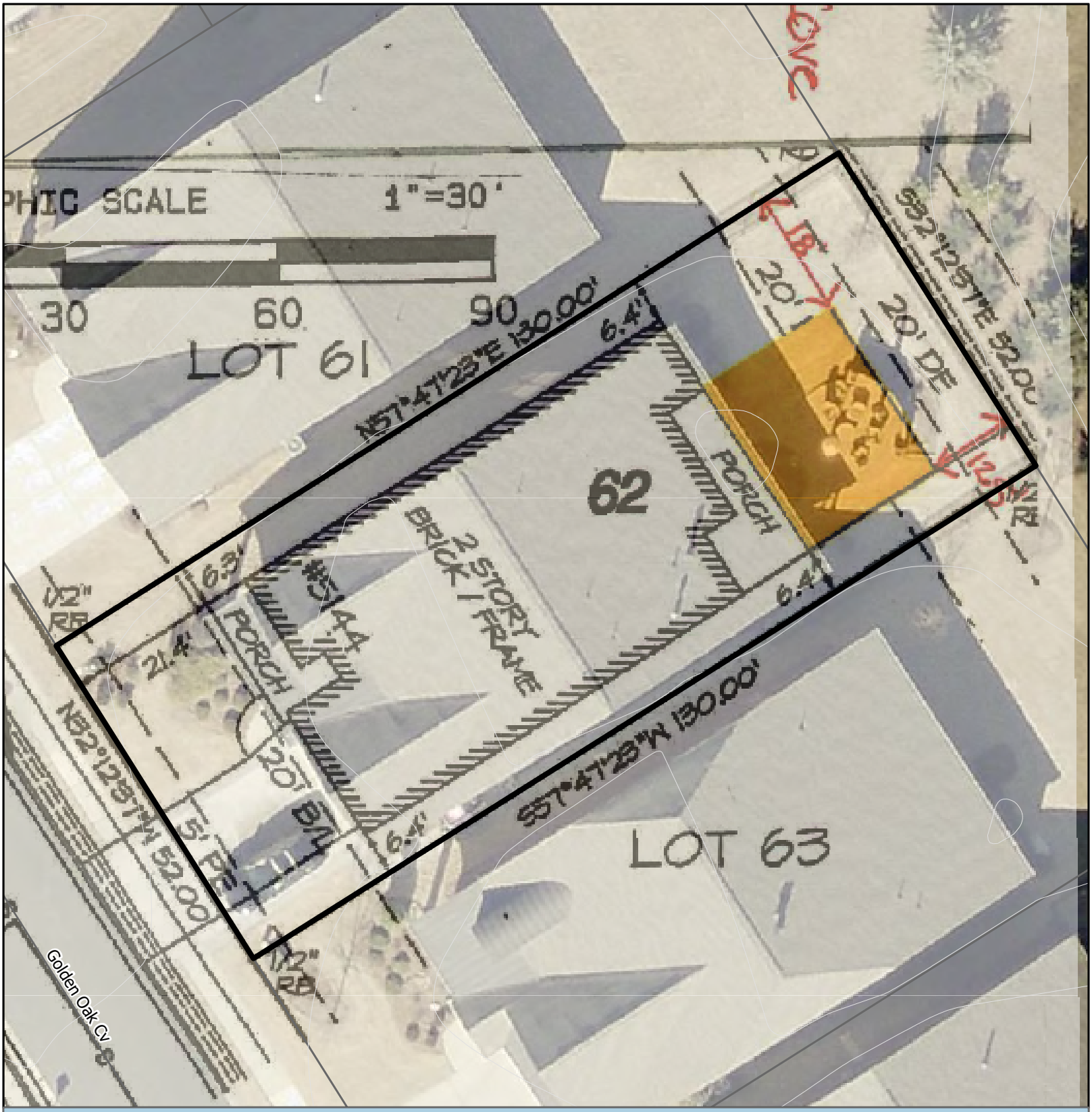
Date Prepared: 8/18/2026



Site Plan & Aerial Map

Subject Area
parcel

Applicant: Janet Marshall Wells
Tax Parcel #: 08065 000262
Location: 5144 Golden Oak Cove
Commission District 2

HALL COUNTY
GEORGIA
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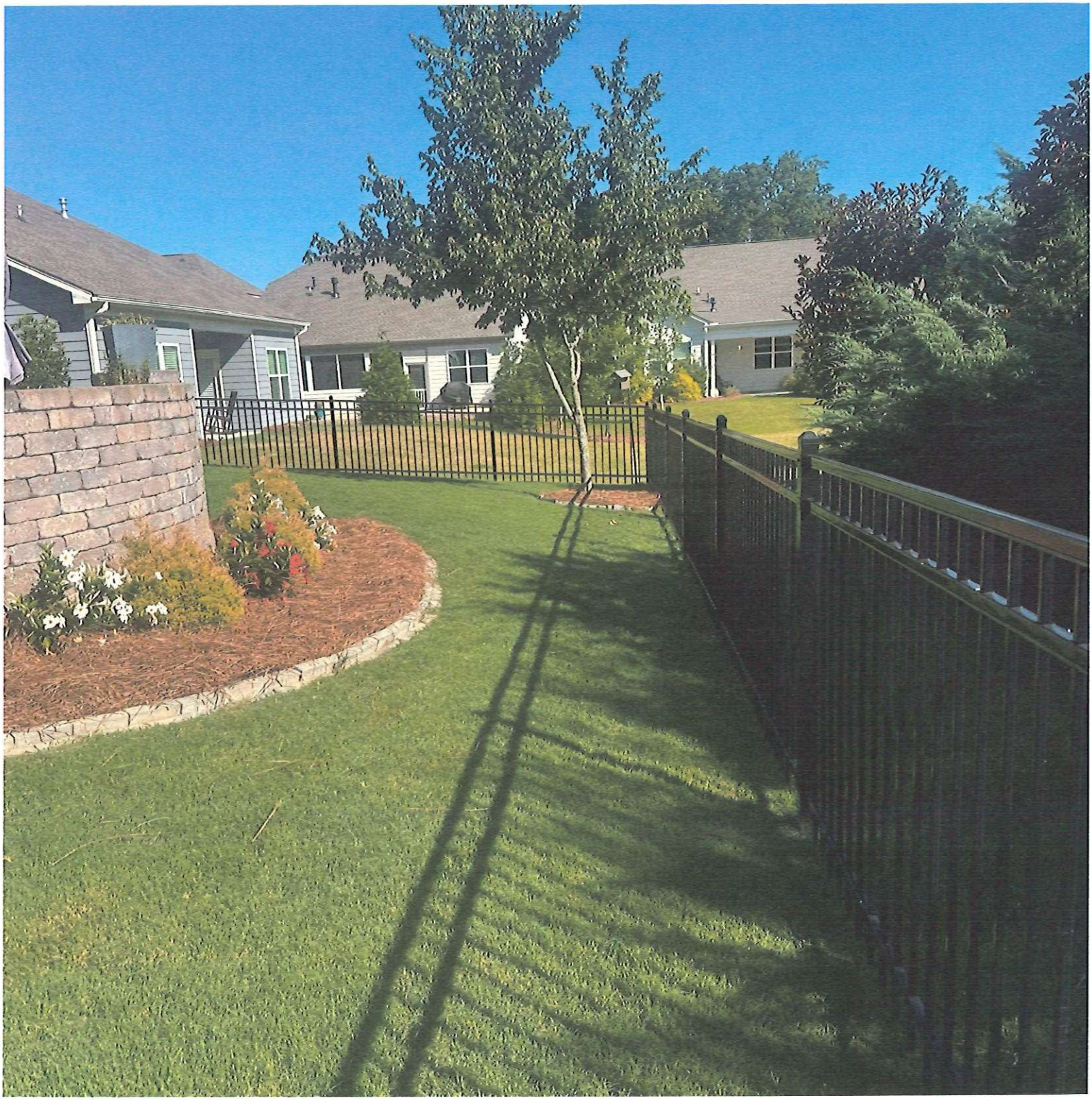
Date Prepared: 8/18/2026

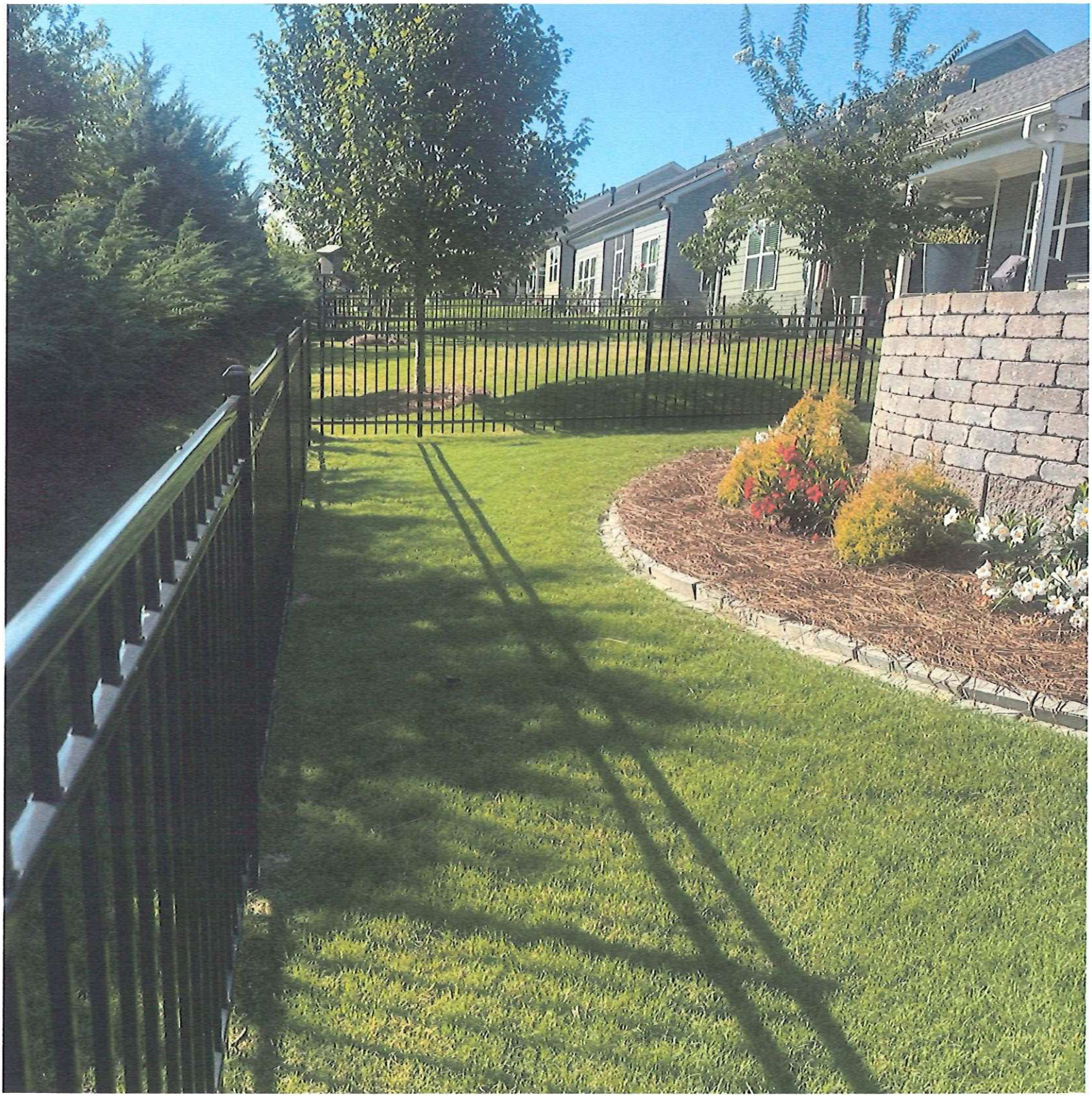


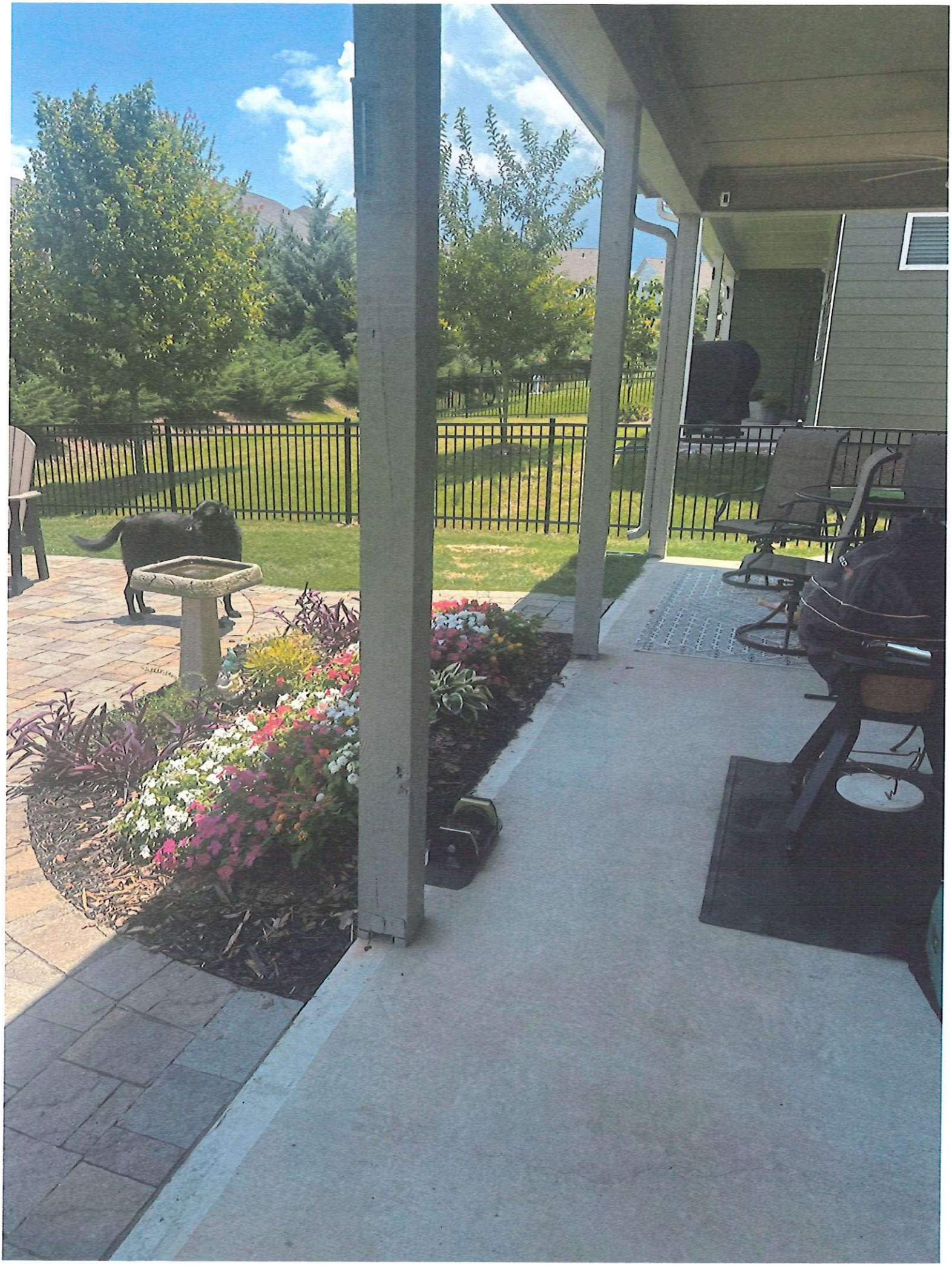
















FILED & RECORDED 09/09/2024 8:35 AM
DEED BOOK 9533 PAGES 483 - 483
FILING FEES: $25.00
PT61: 069-2024-006002 TRANSFER TAX: $522.00
RECORDED BY: MB
CLERK: Charles Baker, C.S.C Hall County, GA

24R25320
GARNER & KILGORE
P.O. Box 602
Buford, GA 30515

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE made **September 6th, 2024**, between **Richard Garrett Lee and Hila Ann Felder Lee**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Janet Lynn Hughes Marshall Wells, as Trustee of the Revocable Living Trust of Janet Lynn Hughes Marshall Wells 2018, dated August 11, 2018**, 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'S ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in Land Lot 65, 8th District of Hall County, Georgia, being Lot 62 of Stephens Point, Phase 1, as per plat recorded in Plat Book 878, Pages 341-361, Hall County Records, which plat is incorporated herein by reference for a more complete description.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Patsy Tanner
Witness

Richard Garrett Lee (Seal)

Notary Public
My Commission Expires:
(NOTARY SEAL)

Jery N. Kilgore Notary Public Gwinnett County, GA Exp. Jan. 15, 2027

Hila Ann Felder Lee (Seal)

HALL COUNTY
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POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COMMISSION CLERK
Lisa A. Ritchie

Hall County Government
BOARD OF COMMISSIONERS

January 13, 2020

Lennar Georgia, Inc.
1000 Holcomb Woods Parkway,
Bldg. 400 Suite 450
Roswell, GA 30076

RE: Application to Amend Conditions

To Whom it May Concern:

Please be advised that in its Voting meeting on January 9, 2020, the Hall County Board of Commissioners voted to approve the following item, with the listed conditions:

- Application of Lennar Georgia, Inc. to amend existing conditions of a Planned Residential Development (PRD) on a 72.23± acre tract located on the north side of Stephens Road, at its intersection with Mariners Way; a.k.a. Stephens Point Subdivision. Proposed Use: subdivision signage and setback modification. Commission District 2.
  Conditions:
  1. With exception to those standards that have been modified by the current request, the following conditions remain applicable to the development:
     1) The development of the site shall occur in substantial conformance to the concept plan and descriptive narrative submitted, modified as necessary for compliance with development standards in place at the time of site plan approval.
     2) Development shall be limited to a maximum of 194 lots as shown on the concept plan and descriptive narrative submitted.
     3) The development is subject to the following development standards:
        a) Maximum building height: 2 stories with a basement
        b) Minimum lot size: 6,500 square feet
        c) Minimum lot frontage: 52 feet, except cul-de-sac lots with a 40' chord distance
        d) Minimum lot width: 52 feet at the building line
        e) Front setback: 20 feet
        f) Rear setback: 20 feet
        g) Side yard setback: 10 foot building separation, at foundation
        h) Exterior buffer: 25 feet
        i) Landscape buffer: 25 feet along Stephens Road
     4) All homes shall contain a minimum of 1,600 square feet of heated floor area, two-car garages, and have sodded front, side, and rear lawns. Graded slopes on the property shall be matted with grass seed.
     5) The developer shall submit architectural renderings, a lighting plan, and proposed signage for review to the Planning Director prior to the application for any building permits.
     6) The developer shall prepare a landscape plan for the PRD to be reviewed and approved by the Hall County Planning Department. This plan shall detail buffers to be planted along the exterior property lines and visual screening along Stephens Road. It is intended that supplemental landscape material include the use of berms, privacy fence or wall, and a mixture of deciduous and evergreen trees and shrubs to provide effective visual screening at these locations.

7) The developer has submitted architectural images of the front elevations for review and approval by the Hall County Planning Department. Developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques shall employ among others, the use of differing front elevations, architectural styles, building exterior, setbacks, or other similar techniques to achieve variety in the streetscape of the Community. As a minimum, homes will be constructed with siding materials of brick, stone, or other cementitious materials such as Hardy-plank. Homes will have a minimum roof pitch of 8:12 as viewed on front elevations of 5 ½ :12 on side elevations.
8) An amenity consisting of a small cabana/clubhouse, swimming pool, and two tennis or pickle ball courts are planned. In addition, a previously permitted community dock will be available for resident use only.
9) Areas designated as open space may have passive amenities such as walking trails but will primarily consist of vegetated or grassed areas only.
10) No access shall be permitted on Whites Mill Road.
11) The age restriction shall comply with HUD guidelines.
12) All conditions of zoning shall be made a part of any plats created for the subdivision.
13) Developer shall install non-spill lighting for the tennis/pickle ball courts and swimming pool. The tennis/pickle ball courts shall not be located adjacent to the Hidden Harbor property line. The exterior buffer, along the Hidden Harbor property line, within the amenity area shall be increased to 40'.
14) All exterior 25' buffers shall be owned and maintained by the Home Owners Association (HOA). In the case of a hardship, as approved by the Planning Director, lot lines may extend into the buffer. However, the buffer shall continue to be maintained by the HOA and undisturbed by the homeowner.
15) Construction hours shall be limited as follows:
    a. Monday through Friday - 7:00 am until 9:00 pm
    b. Saturday - 8:00 am until 7:00 pm
    c. Sunday - no work onsite other than maintenance of erosion control measures
16) Activities at the amenity area shall conclude no later than 11:30 pm with the exception of special events.
17) Up to 10 model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) is provided, fire protection is located within 500 feet of any structure under construction, and restroom facilities are provided.
18) No model home shall be issued a Certificate of Occupancy prior to the recording of a final plat.

2. Building setbacks for the development shall be as follows:
    - Front setback (based on orientation of the structure) – 20 feet from right-of-way
    - Side setback – 10 feet from right-of-way (based on orientation of structure), or 10 feet building separation where adjacent to a residential lot
    - Rear setback – 20 feet from property line
3. Entrance monument sign for the subdivision shall not exceed 42 square feet in size.

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: Bradley Dunckel
425 Oak Street
Gainesville, GA 30501

CC: Sarah McQuade, Director of Planning & Development

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: August 25, 2026

Subject: September 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.

* 5145 Monarch Drive, Loyd: Environmental Health provided the applicant a completed Existing System Evaluation for a 12' x 16' shed with no plumbing on May 14, 2026.

* 5144 Golden Oak Cove, Wells: No comment. Public sewer.

* 1546/1558 Candler Road, Pridemore: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments. 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.

* 2714/2720/2740 Barker Road, America's Homeplace: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Food Service permit/plan review 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. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review.

Outlook

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

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 8/20/2026 3:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Peevy, Jonathan <jpeevy@dot.ga.gov>; Dorminey, Madison N <mdorminey@dot.ga.gov>; 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 comments from our office below in red.

If you have any questions, please let me know.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, August 17, 2026 10:00 AM
To: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Kristie Turner (Development Services) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; jboyd@hallcounty.org; kristina.morrison@hallco.org; John Gentry (Administration) <jgentry@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Hash, Christopher M <CHash@dot.ga.gov>; Brandon Smith (Parks and Leisure) <blsmith@hallcounty.org>; Brent Penland (Building Maintenance) <bpenland@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Karen

Martinez (Public Works - Sewer) <kmartinez@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nicole Ellis (Tax Assessors) <nicole.griffin@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; GIS <GIS@hallcounty.org>; Lauren Brandao (Engineering) <lbrandao@hallcounty.org>; Mandy Bolton (Building Inspection) <mbolton@hallcounty.org>; Scott Cone (Building Inspection) <scone@hallcounty.org>; John Smith (Tax Assessors) <jtsmith@hallcounty.org>; bsmith@gainesvillega.gov; Michael Patroski (Planning) <mpatroski@hallcounty.org>; Cody Edwards (Building Inspection) <cedwards@hallcounty.org>
Subject: Tentative Planning & Zoning items for September 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.

Good afternoon,

The tentative Planning & Zoning items for the September 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 **August 26, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org). **Please attach Lynn to your responses as I will be out of office that week.**

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

  Off-system. No impacts expected to the State Highway System.

- **(A) 1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

  (B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

  (C) 1546 & 1558 Candler Road | Variance to Section 6.2 | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with

Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

On-System. Minor improvements to existing access. Remove existing residential access from the State Highway.

- **(A) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

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  On-System. Coordination required with Georgia DOT for consideration of drives.

- 6756 Spout Springs Rd | Joel Bell |

  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

www.hallcounty.org

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Please note: Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://hallcountyga.nextrequest.com/).

Please note, as of July 13, Community Development and Infrastructure departments, including Planning and Zoning, will be back on the 3rd floor of the Hall County Government Center

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: August 26, 2026

Subject: September 22, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the September 22, 2026, meeting. Upon review, we provide the following comments.

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with this requested side yard setback variance.
  - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with this requested rear yard setback variance.
  - **Utilities:** This property is in the Gainesville sewer district and is currently served by city of Gainesville sewer.

- **(A) 1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

(B) **1546 & 1558 Candler Road | Special Use** | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

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- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
  This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic:** Access is shown from the existing business site so there are no traffic issues with the rezoning request for parking. If future access to SR 60 is pursued, approval from GDOT is required.
- **Utilities:** Property is located in the Gainesville sewer district.

- **(A)** **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (B) **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use** | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

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  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream
    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:** Traffic comments are pending review and acceptance of a traffic impact study.
  - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

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POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t 770.531.6838 | f 770.531.6845

FIRE CHIEF
Jerry Smith

Hall County Government
FIRE RESCUE

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 8/25/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 9/22/2026
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 9/22/26 meeting. Upon review, we provide the following comments.

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

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The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code such as the installation of additional fire hydrant(s) and fire apparatus route with turnaround inside the storage enclosure.

(B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road

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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

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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: August 25, 2026

Subject: September 22, 2026

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- There are multiple structures scattered between the properties that will need to be demolished. A permit is in place for 1558 Candler Road (HRNEW26-1032) and is currently in Inspection stage. All other structures will need to be demolished, and permits pulled through Building Inspection permitting. Building Inspection has no additional comments

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- There are 4 structures at 2714 Barker Road that will need to have permits pulled for demolition. Numerous permits have been pulled for the cell tower located at 2714 Barker Road including 2025 permits extensively modifying ground based and tower mounted equipment (HCADD25-0019). This permit expired on 09.25.2025 without any inspections. Building Inspections has no other comments.

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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

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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 AUGUST 28, 2026 AND NO LATER THAN SEPTEMBER 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN SEPTEMBER 02, 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.

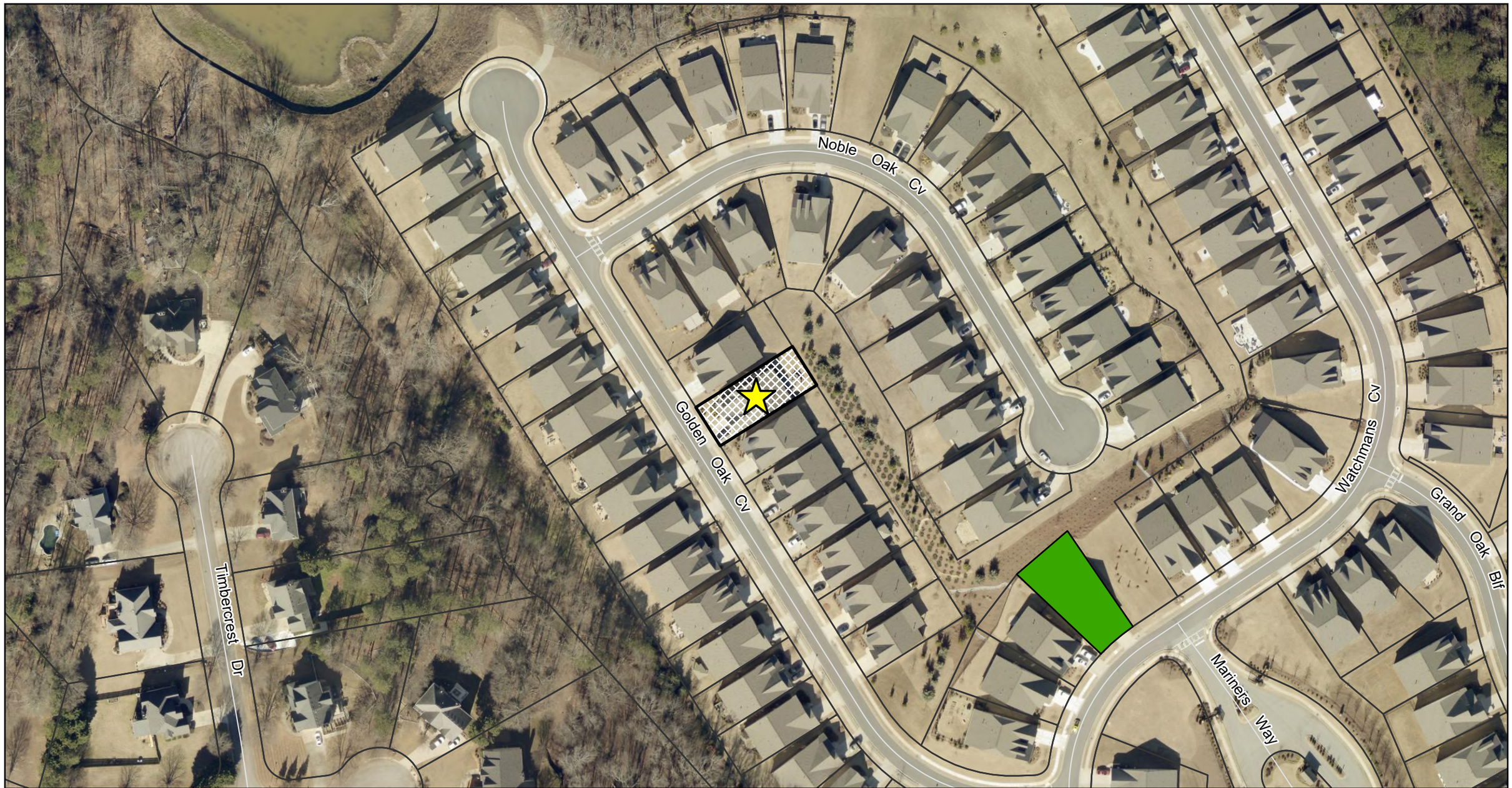
AFFIDAVIT

By my signature, I, Janet Marshall Wells (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** 9-1-2026 (Date) **for** Janet Marshall Wells (Name application filed as).

Signature Janet Marshall Wells

(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: JANET MARSHALL WELLS
REQUEST: REDUCE THE MINIMUM YARDS FOR RESIDENTIAL ADDITION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: SEPT 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809



N

Subject Property
Against
Support

0 140 280 Feet

Public Comments Map

Subject Property Address:
5144 Golden Oak Cove

Applicant:
Janet Marshall Wells

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 0
Support: 1

Date Prepared: 9/21/2026

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Print

Board of Commissioners Voting Meeting Comments - September 22, 2026 - Submission #149765

Date Submitted: 9/15/2026

Comments completed in the form below will be submitted into the record for the September 22, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Polly

Last Name*

Geren

Address1*

5053 Watchmans Cove

Address2

City*

Gainesville

State*

GA

Zip*

30504

Item for Comment*

5144 Golden Oak Cove

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I support the resident addition proposed by Janet Marshall Wells. The addition they have proposed will enhance the value of their home, thereby adding value to their home and to prospective future homeowners in our community. This is a positive enhancement for the community.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

AGENDA ITEM

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

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 617/2026

SUBJECT: **5145 Monarch Drive | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.61± acre tract located on the southeast corner at the intersection of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 **| Proposed use: Accessory building |** Commission District 2 **| William & Ann Loyd, applicant**

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **approval, with conditions,** as hardship exists pursuant to the criteria of 11.1.1.D.11.

1. The property shall be developed in accordance with the site plan dated July 18, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

Purpose of Request:

5145 Monarch Drive | Variance to Section 4.3 | to reduce the minimum yards | on a 0.61± acre tract located on the southeast corner at the intersection of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 **| Proposed use: Accessory building |** Commission District 2 **| William & Ann Loyd, 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
Septic Evaluation
Environmental Health Comment
GDOT Comments
Public Works Comment
Fire Comments
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... William and Ann Loyd

Request ..... **Variance to Section 4.3** | to reduce the minimum yards

Proposed Use ..... Accessory building

Size ..... 0.61± acres

Zoning ..... Residential 1 (R-1)

Location ..... **5145 Monarch Drive** | Tax Parcel 10077A000001

Commission District ..... Two

Commission Date ..... September 22, 2026

Staff Recommendation ..... **Approval with conditions,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0034

Staff recommends <u>APPROVAL</u> of the applicant's request with the following condition:

1. The property shall be developed in accordance with the site plan dated July 18, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

<u>Summary Analysis</u>

The applicant is requesting a variance from Section 4.3 to reduce the front yard setback from 30 feet to 14 feet for an accessory building on a tract totaling 0.61± acres and zoned Residential 1 (R-1).



According to Tax Assessor records, the property is developed with a 2,247 square-foot single-family residence constructed in 2001. Surrounding properties are zoned Residential 1 (R-1) and Agricultural Residential 1 (AR-1) and developed with single-family residences.

The subject property is located on the corner of Monarch Drive and Elrod Road with the residence facing and driveway located on Monarch Drive. UDC Section 2.1.4.A.5, Yard Related

Definitions, states: “Yard, corner lot. On corner lots in residential and agricultural districts, the side yard adjacent to the street must be at least 30 feet from the property line.”

Per the site plan, the applicant proposes a 12-foot x 16-foot shed on the left (north) side of the residence at 14 feet from the Elrod Road frontage and 25 feet from the rear property line, the latter distance meeting setback requirements of 20 feet. A six-foot tall wood fence is located along the Elrod Road property line as seen in the photos below, limiting visibility of the side and rear yard of the property from Elrod Road.









Per the Statement of Hardship, the applicant states that the property's terrain presents challenges for structure placement, and the location of the existing septic system, as verified by Environmental Health Department documentation, further limits options for situating the shed in either the right-side yard or rear yard. Given these site conditions, and that the shed would have limited visibility from Elrod Road due to the existence of a 6-foot-tall solid fence, the proposed location is appropriate and feasible area for the shed.

The property is served by City of Gainesville water and an on-site septic system

One (1) **variance** related to minimum yards will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 30 feet from property line as found in Section 4.3 for the Residential 1 (R-1) zoning district.
    - A front yard setback from 30 feet to 14 feet from the front (north) property line to allow for an accessory building.

Zoning Analysis

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

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The lot demonstrates exceptional physical conditions. The rear of the property has sloping terrain, and the septic system occupies most of the usable space in the rear yard, where construction over the septic tank and leach lines is not permitted. As a result, the front yard of this corner lot is the only practical and feasible location for the shed.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **A hardship would be created on this property by applying the requirements of the UDC. While portions of the rear yard could be leveled to increase usable space, the location of the septic system restricts placement options. As a result, the secondary front yard of this corner lot is the only feasible location for the shed.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions affecting this property are unique. Although nearby parcels are generally similar in size and shape, the combination of this lot's septic system placement, its terrain constraints, and double road frontage requirement limit available space for the shed.**

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions taken by the property owner. The owner moved into the residence with the existing terrain and septic system already in place. The request to construct a shed is the only action initiated by the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use

of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good or undermine the intent of the UDC. The minimum front yard standards are intended to ensure adequate right of way clearance and visibility along the street. As there is already a 6-foot-tall fence along the Elrod Road frontage, the reduction in setback for the shed would not compromise these objectives.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated August 25, 2026, the Hall County Environmental Health Department provided the following comment: "Environmental Health provided the applicant a completed Existing System Evaluation for a 12' x 16' shed with no plumbing on May 14, 2026."

Georgia Department of Transportation
In an email dated August 20, 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 August 26, 2026, Jorge Gomez, Director of Public Works and Utilities provided the following comments:

Engineering:
No Comment

Traffic:
There are no traffic concerns with this requested side yard setback variance.

Utilities:
Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

Hall County Fire Marshal
In a memorandum dated August 25, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Building Inspections
In a memorandum dated August 25, 2026, Barry Shaw, Interim Director of Development Services, stated, "Building Inspection has 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 | f: 770-531-3902

HALL COUNTY
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

William & Ann Loyd
5145 Monarch Dr.
Gainesville, Ga 30506

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Allan Bryant Doveston Jr & Ann Doveton
5145 Monarch Dr.
Gainesville, Ga 30506

Phon[redacted]

Email Address [redacted]

Location of Property 5145 Monarch Drive

Present Zoning R-1(C) Existing Structures Single-family Dwelling

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Type of Appeal:

- ↘ Setback Variance
- _____ Road Frontage Variance
- _____ Sign Variance
- _____ Hardship Mobile Home
- _____ GCOD Variance
- _____ Other: _____

- ___ Front Yard — From ___ ft. to ___ ft.
- ___ Right Side Yard — From ___ ft. to ___ ft.
- ↘ Left Side Yard — From 30 ft. to 14 ft.
- ___ Rear Yard — From ___ ft. to ___ ft.
- ___ Road Frontage — From ___ ft. to ___ ft.
- ___ Sign Area — From ___ ft. to ___ ft.
- ___ Sign Height — From ___ ft. to ___ ft.
- ___ Doctor's Letter
- ___ Terms Agreement

Supporting Documents:
- ↘ Plat of Property
- ↘ Deed of Property
- ↘ Hardship Statement
- ↘ Site Plan
- ___ Floor Plans
- ___ Other

Fee (Must be paid for application to be complete): $ 350

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 William & Ann Loyd Date 08/02/2026

Sign Will Loyd. Date _____

I hereby withdraw this application.

Sign _____ Date _____

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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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: Allen Bryant Doveton Jr. & Ann Doveton

Name of Authorized Agent (if owner is a company): _____

Address: 5145 Monarch Drive
Gainesville, Ga 30506

Phone: [redacted]

Email: [redacted]

Name of Applicant: William Layd & Ann Layd

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

Address: 5145 Monarch Drive
Gainesville, Ga 30506

Phone: [redacted]

Email: [redacted]

Application Address & Description: 5145 Monarch Dr 30506, variance

☐ 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.

Allen Bryant Doveton Sr
Owner Signature

ALLEN BRYANT DOVETON JR
Owner Printed Name

Ann Doveton
Ann Doveton

Personally appeared before me on August 13, 2026 **who swears that the information**
Allen Bryant Doveton Jr DATE and Ann Doveton
contained in this authorization is true and correct to the best of his/her knowledge and belief.

DIAN WOLFE CRAIG
NOTARY PUBLIC
WHITE COUNTY
STATE OF GEORGIA
Expires 1/12/30

Dian Wolfe Craig
Notary Printed Name

Dian Wolfe Craig
Notary Public Signature

8/13/2026
Date

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HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

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

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 7/17/27

Applicant's/Owner's Name (Printed): Ann Loyd William Loyd

PLANNING AND ZONING DEPARTMENT
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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 7/17/27

Applicant's/Owner's Name (Printed): Ann Doveton Allen Doveton / Ann Doveton

July 17, 2026

Statement of Hardship

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

Dear Commission members,
We are requesting that you grant a variance in the placement of a 12 FT x 16FT storage building. Due to our age, our son, daughter-in-law, and granddaughter have moved into our home with us. As you can imagine, consolidating two households has had some challenges, especially when it comes to storing belongings, lawn equipment, etcetera. Our son had a concrete slab poured for his RV and for a storage building, however, when the storage building contractor applied for the permit, it was rejected because it did not meet the setback requirements from Elrod Rd.
Our property is a corner lot, is on a septic system, and the southern portion of the property has topographical challenges. These challenges leave limited space to place the storage building.

Section2.1.4 B.4 Yards states "Accessory structures less than 144 square feet in total floor area may be erected no less than 5 feet from side and rear property lines, except when constructed on a permanent foundation or serviced by electricity or plumbing."

Since our son's storage building will be 192 SF and on a slab, it must meet the requirements of 2.1.4 A.5 "Yard, corner lot. On corner lots in residential and agricultural districts, the side yard adjacent to the street must be at least 30 feet from the property line. In all other districts the minimum side yard adjacent to the street must be the same as the front yard setback."

The proposed structure will be 14 FT from the property line but is located 54 feet from the center line of Elrod Rd and 26 feet from the edge of pavement. Any visual impact is lessened by the wood privacy fence which was installed. All items, fence, RV location, and shed were approved by the HOA prior to installation of fence, pouring of concrete, or the original storage building application.

Per section 2.2.1.E of the Unified Development Code (UDC) "The owner or other person interested in the property, may apply for a variance under the procedures provided by this UDC from the standards contained in this section for a single-family or two-family dwelling upon a finding that all of the following standards are met:

1. The materials to be utilized or the architectural style proposed for the dwelling unit will be compatible and harmonious with existing dwellings in the vicinity; and
2. Such variance will provide an adequate balance between the protection of the health, safety and welfare of the general public and the right to unfettered use of private property. "

Based on all lot challenges and section 2.1.2.E, we are requesting that you grant a variance in the required setback for the storage unit because we are limited in the locations that we can place it and it still be practical, it will not be located in such a way that it impedes traffic or poses a detriment to those traveling along Elrod Rd and it will be aesthetically pleasing and in keeping with the existing dwelling and homes on adjacent properties.

Our hardship is based on the topography of our lot, the configuration of the lot by being corner lot, and the location of our septic system. We need the storage unit in order to merge our households efficiently and without the variance, it cannot be placed. The proposed location is the only location that works with all other constraints.

Respectfully,

Allen B. Doveton, Jr.

Ann Owen Lloyd Doveton

PLANNING AND ZONING DEPARTMENT
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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

The property is a corner lot served by a septic system and has grade changes. The proposed location is the best location given all matters. The HOA has approved the proposed location.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Without the variance, we will be unable to place a storage building which is needed to store some of our belongings and yard equipment. We moved in with our parents to care for them as they age and to allow them to remain at home instead of assisted living. Combining two complete households is challenging so we need the building. The proposed location is most suitable given the location of hte house, a corner lot, topography, and septic system.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

Since this is a corner lot, the side setback is 30 feet creates a very limited useable area given the topography, location of the existing home , septic system and topography.

4. Such conditions are not the result of any actions of the property owner.

As with most corner lots, owners assume it has more land to use, however, as we have learned, it imposes greater restrictions. Our parents purchased the property thinking it would be perfect for such time as this because it was large in enough to allow them to have family live with them when they reached an age / health status where it would be needed. They did not realize that the constraits related to setbacks and septic.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

The proposed storage building will be shielded from view by a wood privacy fence, and will be located approximately 26 feet from the edge of pavement. If the intent of the regulations is safety and aesthetics, granting the variance would not impair the resolution. It will be sited far enough from the lane of travel not to be a hazard or distraction to drivers, will be shielded from [public view by the privacy fence, and willbe compatiable with the existing dwelling.

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

Applicant _____ **Date** 2/17/27

RECEIVED
7/18/2026

5145 Monarch ridge Variance request



"IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW"

60 0 60 120 180
GRAPHIC SCALE - FEET

FIELD SURVEY ERROR OF CLOSURE 1:14606
ANGULAR ERROR PER ANGLE POINT 00-00-05
INSTRUMENT USED NIKON TOPGUN
ADJUSTED BY CRANDALLS RULE
PLAT ERROR OF CLOSURE 1:111252

REFERENCES:

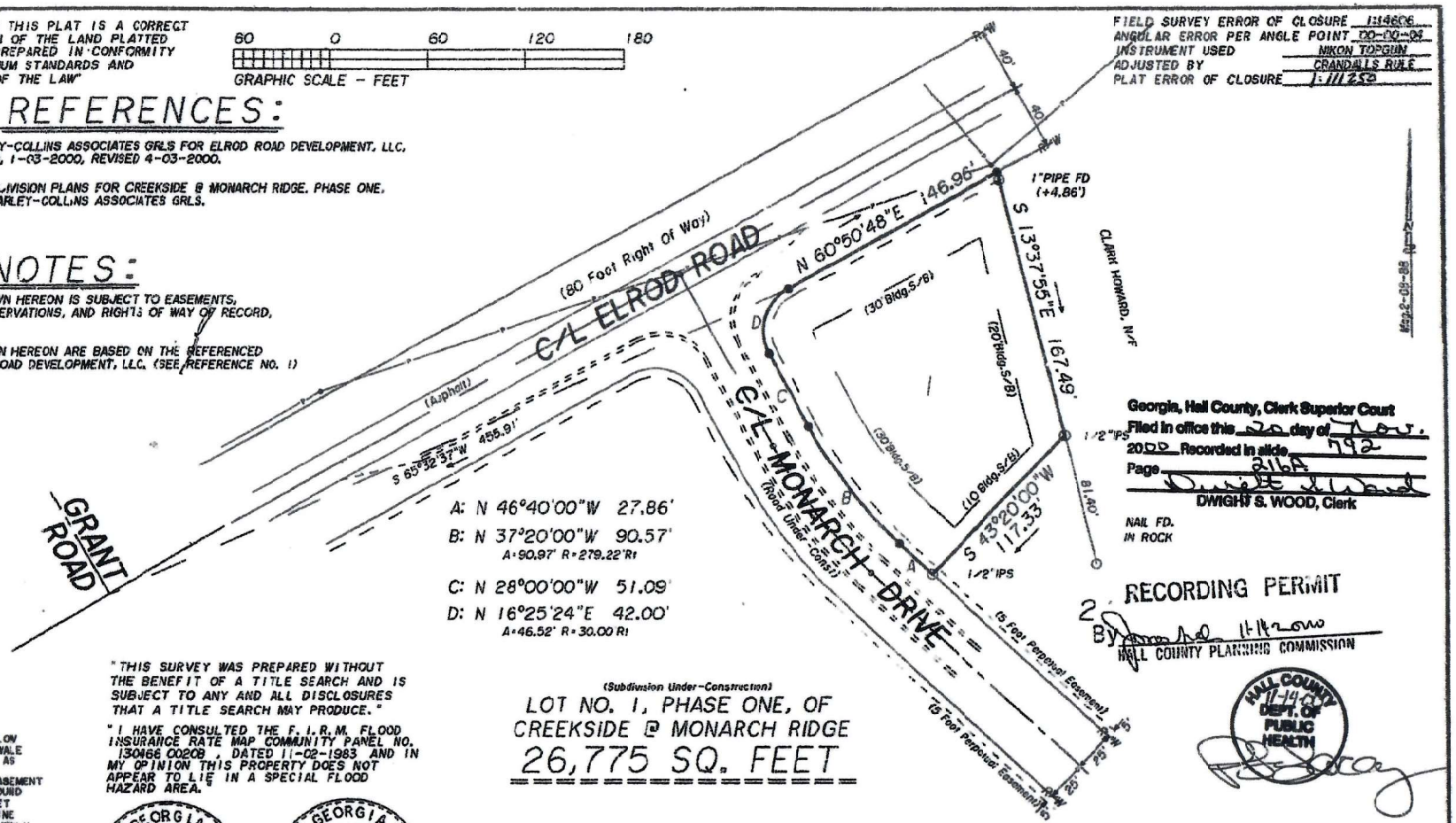
1) PLAT BY FARLEY-COLLINS ASSOCIATES GRLS FOR ELROD ROAD DEVELOPMENT, LLC, 111.568+- ACRES, 1-03-2000, REVISED 4-03-2000.

2) PROPOSED SUBDIVISION PLANS FOR CREEKSIDE @ MONARCH RIDGE, PHASE ONE, 1-03-2000, BY FARLEY-COLLINS ASSOCIATES GRLS.

NOTES:

1) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

2) BEARINGS SHOWN HEREON ARE BASED ON THE REFERENCED PLAT FOR ELROD ROAD DEVELOPMENT, LLC. (SEE REFERENCE NO. 1)



Georgia, Hall County, Clerk Superior Court
Filed in office this 20 day of Nov. 2000 Recorded in slide 792
Page 316A
DWIGHT S. WOOD, Clerk

RECORDING PERMIT
2
By 11-14-2000
HALL COUNTY PLANNING COMMISSION

HALL COUNTY 11-14-00 DEPT. OF PUBLIC HEALTH

(Subdivision Under-Construction)
LOT NO. 1, PHASE ONE, OF
CREEKSIDE @ MONARCH RIDGE
26,775 SQ. FEET

"THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE."

"I HAVE CONSULTED THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130166 0020B, DATED 11-02-1983 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA.

GEORGIA REGISTERED NO. 1436 LAND SURVEYOR WILLIAM H. COLLINS

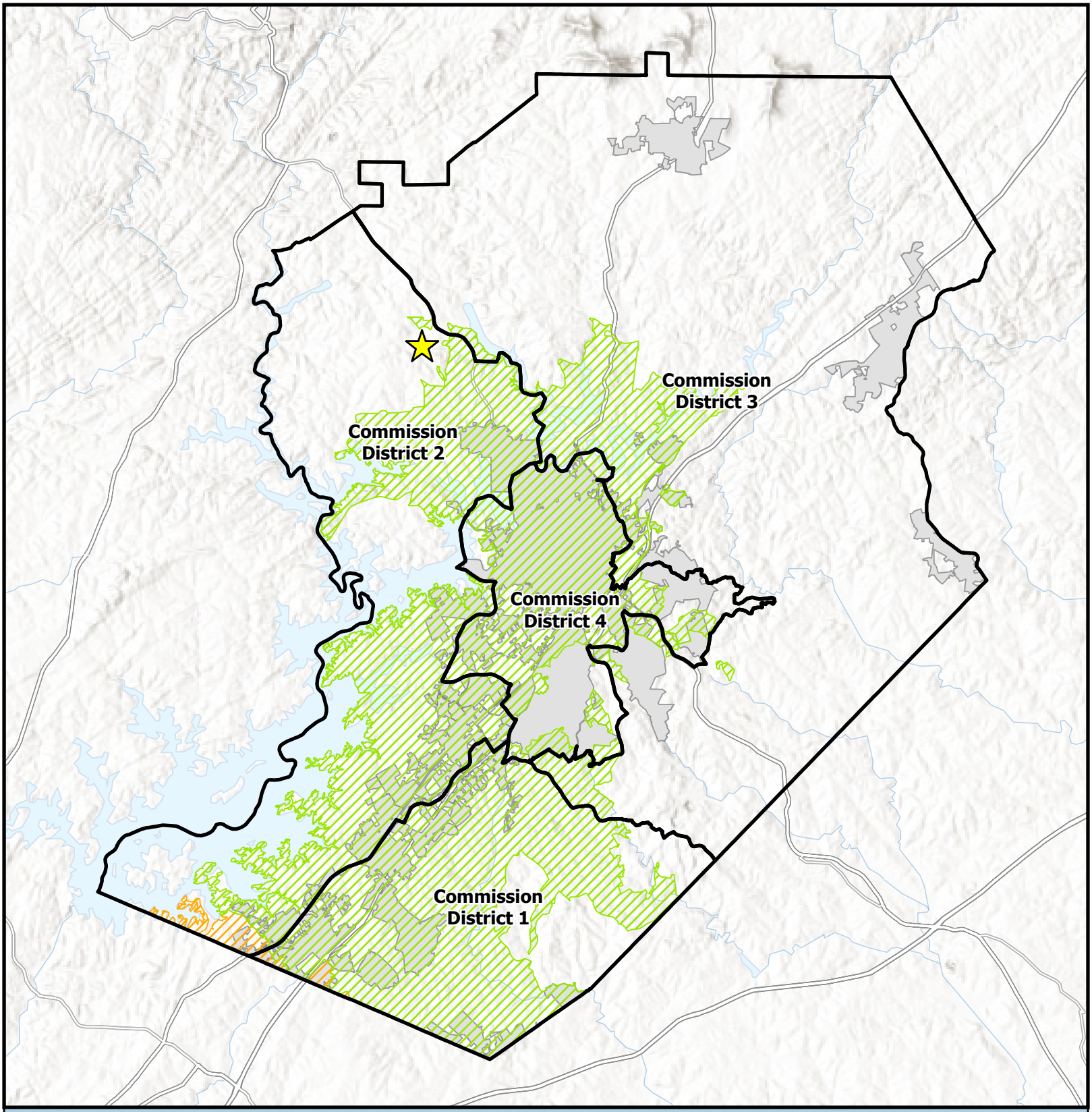
GEORGIA REGISTERED NO. 2632 LAND SURVEYOR WILLIAM E. WHIDDEN

LEGEND:

A	ARC
R	RADIUS
▭	CONCRETE
→→	DRAINAGE FLOW
→→	DRAINAGE SWALE
AKA	ALSO KNOWN AS
C/L	CENTERLINE
DE	DRAINAGE EASEMENT
IPF	IRON PIN FOUND
IPS	IRON PIN SET
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
-S-	SANITARY SEWER
S/B	SETBACK
-X-	FENCE
-G-	GAS
-P-	POWER
-T-	TELEPHONE
-W-	WATER
CTF	CRIMPTOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
-100-	CONTOUR ELEVATION
100.00	ELEVATION AT "X"
PB	POWER BOX

PREPARED BY:	DATE:	SURVEY FOR: (9991-1.Dwg)
FARLEY-COLLINS ASSOCIATES P.O. BOX 731 532-1001 1201 THOMPSON BRIDGE ROAD GAINESVILLE, GA. 30503	10-13-2000 JOB # 9991 SCALE: 1" = 60'	ELROD ROAD DEVELOPMENT, LLC LOCATION: LAND LOT 77 - 10TH DISTRICT HALL COUNTY, GEORGIA

MR Tobe



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: William & Ann Loyd
Tax Parcel #: 10077A000001
Location: 5145 Monarch Drive
Commission District: 2

HALL COUNTY
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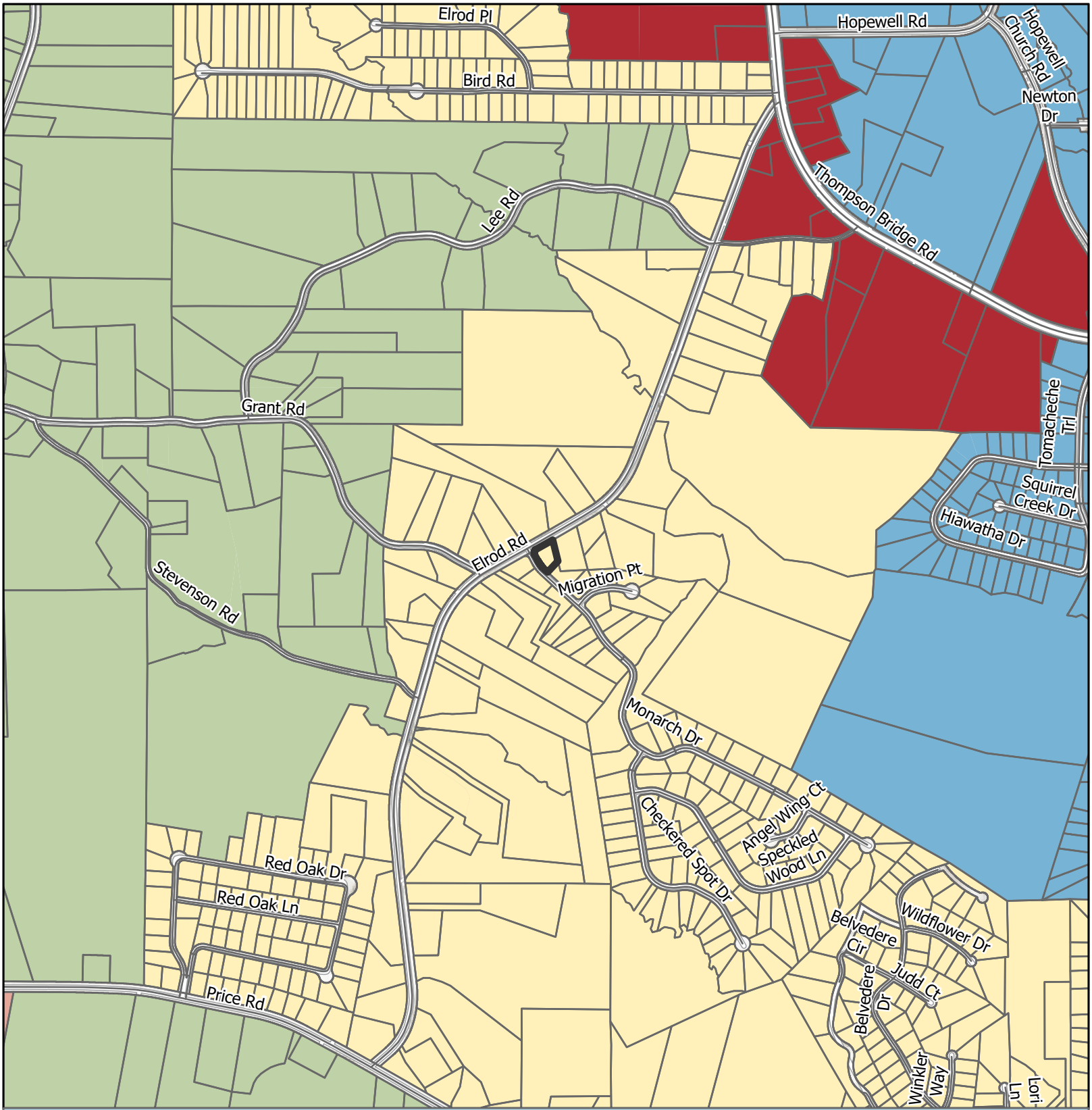
Date Prepared: 8/18/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Lakeside Residential
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors

Applicant: William & Ann Loyd
Tax Parcel #: 10077A000001
Location: 5145 Monarch Drive
Commission District: 2

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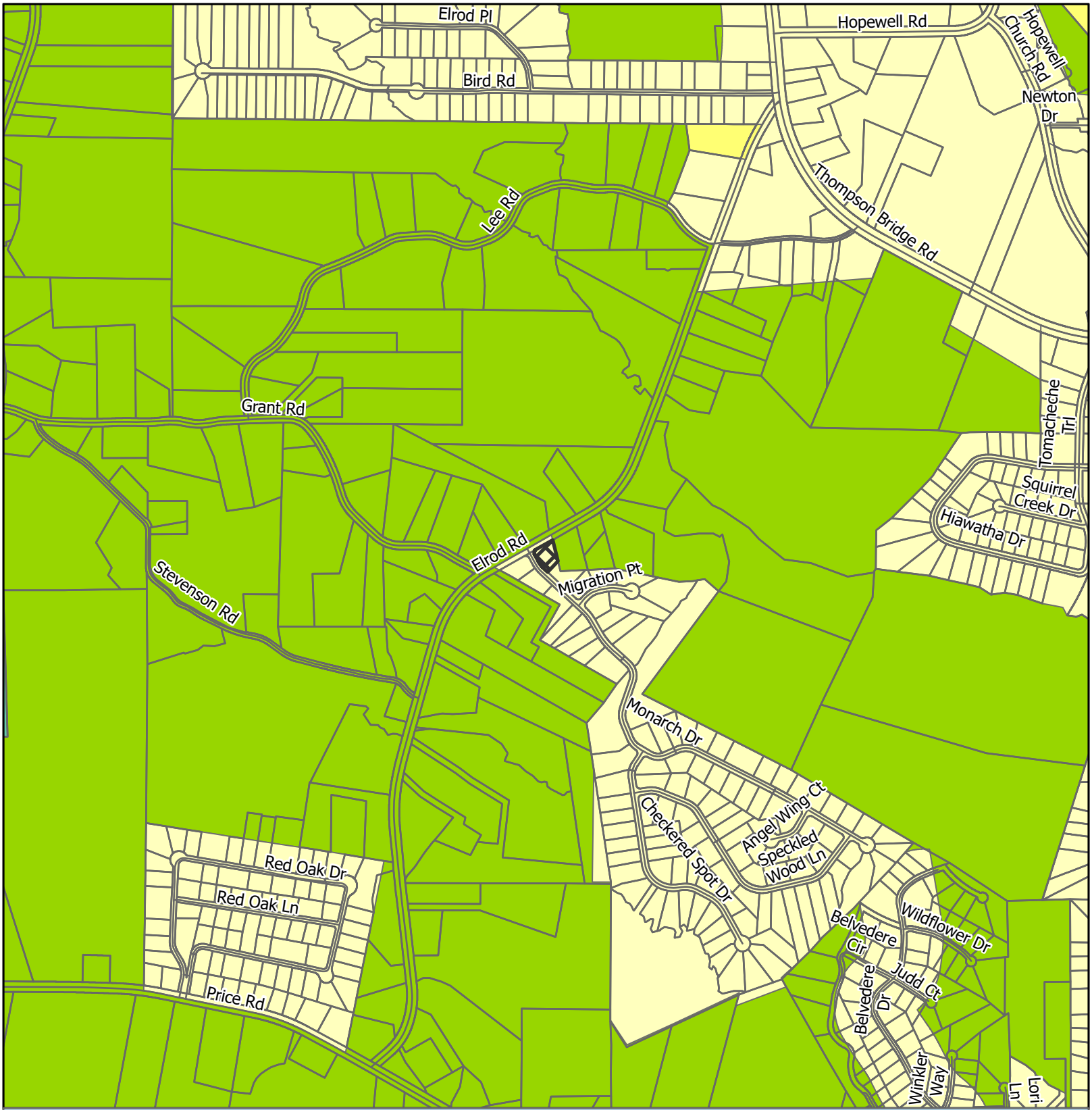
Date Prepared: 8/18/2026



Zoning Map

Subject Area
City Limits

Zoning
- AR-1
- PCFD
- PRD
- R-1

Applicant: William & Ann Loyd
Tax Parcel #: 10077A000001
Location: 5145 Monarch Drive
Commission District 2

HALL COUNTY
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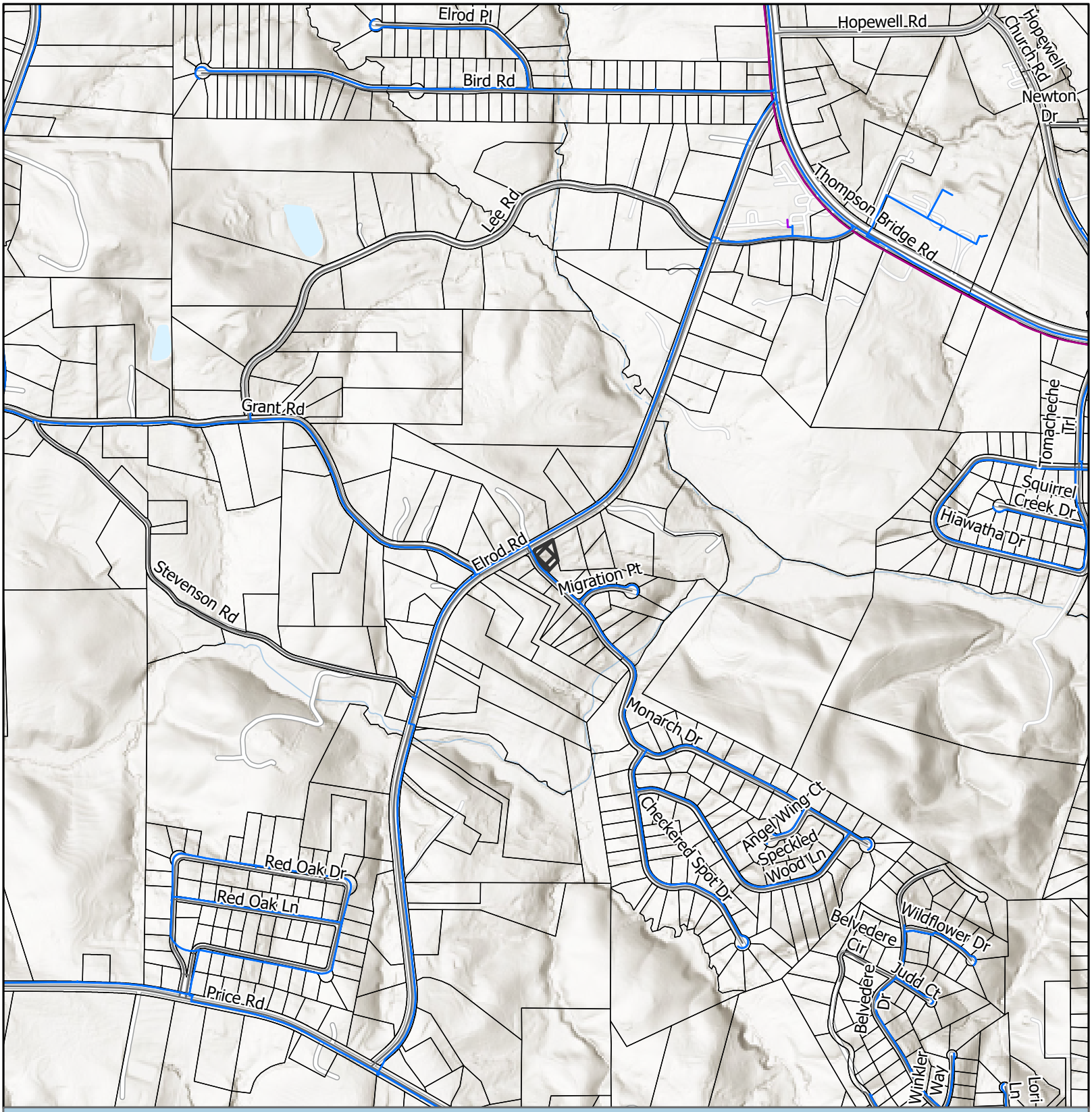
Date Prepared: 8/18/2026



Utilities Map

- Private of Other System
- Waterline
- Gainesville Forcemain
- Subject Area
- City Limits

Applicant: William & Ann Loyd
Tax Parcel #: 10077A000001
Location: 5145 Monarch Drive
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 8/18/2026



Site Plan & Aerial Map

Subject Area
parcel

Applicant: William & Ann Loyd
Tax Parcel #: 10077A000001
Location: 5145 Monarch Drive
Commission District 2

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

Date Prepared: 8/19/2026


AVENGER










AVENGER



Septic System



Front Left Corner of planned shed

Back of Property

Elrod Road

Planned Shed



Septic System

HOME

Elrod Road
Planned Shed



Septic System

Gate



Gate

04227
0213

000213

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 205-00
Date 6-17-02
DWIGHT S. WOOD
Clerk Superior Court
By

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 4227
PAGE (S) 213 THIS 17
DAY OF June 20 02 AT 4:32 PM
DWIGHT S. WOOD, CLERK BY
38457, 58

after recording, return to:

SCOTT A. BALL
STEWART, MELVIN & FROST, LLP
200 MAIN STREET,
HUNT TOWER, SUITE 600
GAINESVILLE, GA 30501

022738

WARRANTY DEED
(SURVIVORSHIP)

THIS INDENTURE is made this 14th day of **June, 2002**, between

DCH PROPERTIES, INC. d/b/a DCH HOME BUILDERS
(hereinafter referred to as "Grantor")

and

ALLEN BRYANT DOVETON, JR. and ANN DOVETON
(hereinafter referred to as "Grantee")
("Grantors" and "Grantees" 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, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

All that lot, tract, or parcel of land, together with improvements thereon, lying and being in Land Lots 77, 78 & 79 of the 10th Land District of Hall County, Georgia, being Lot 1 of Creekside at Monarch Ridge, Phase One, as shown on the plat of survey prepared for Elrod Road Development, LLC by Farley-Collins Associates, Georgia Registered Land Surveyors, dated October 13, 2000, recorded in Plat Slide 792, Page 216-A of the Hall County, Georgia Plat Records, and which plat is hereby incorporated by reference for a more complete description of said property.

Said property is conveyed subject to all easements, covenants and restrictions of record.

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 Grantees forever in FEE SIMPLE as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public

KIM HOGAN NOTARY PUBLIC WHITE COUNTY GEORGIA EXPIRES MARCH 7, 2005

DCH PROPERTIES, INC.
d/b/a DCH HOME BUILDERS

BY: RICHARD S. ADAMCIK
TITLE: President

(CORPORATE SEAL)

SAB FILE #39950

Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

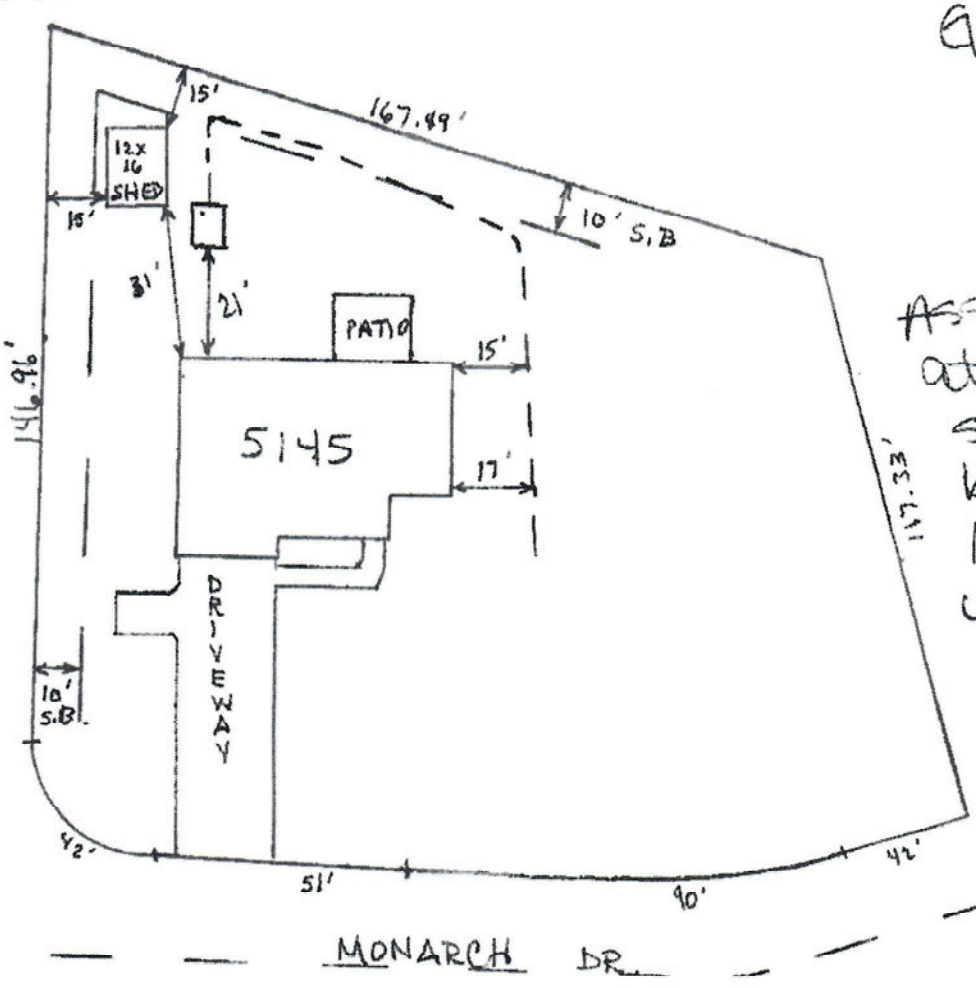
APPLICANT NAME:	PROPERTY/SYSTEM ADDRESS	EVALUATION ID
SARA OCHILTREE	5145 MONARCH DR GAINESVILLE, GA 30506	035724
APPLICANT PHONE: [redacted]		COUNTY: Hall
APPLICANT EMAIL ADDRESS: sochiltree@tuffshed.com	SUBDIVISION/LOT/BLOCK: CREEKSIDE AT MONARCH RIDGE/1/1	REASON FOR EVALUATION: Structure Addition

	Inspection Records
Yes	1. Inspection records exist for this septic system.
Yes	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.
	Maintenance Records (applicable copies are attached)
No	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.
	System Assessment and Existing Site Conditions (applicable copies are attached)
N/A	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
N/A	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
No	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
No	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.
	Addition to Property
N/A	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
	Relocation of Home or Change of Use
N/A	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

See 2nd page for evaluation notes, disclaimer, and signature.

INV 1265728

5145 Monarch Dr.
Gainesville, GA 30504



2018 IRC with GA Amendments 2020

Assembly and installation of a prefab shed. Leveled on blocks. No utilities. No land disturbance. Work to be complete in 1 day.

materials

Wood Framing
Wood siding
Asphalt Shingle

Dimensions

12x16 x 12

Hall County Environmental Health
Reviewed by: CPM
Date: 5/14/26

Coverage before shed
13.34% @ 3577

coverage After shed
14.05 % @ 37645

N

0' 20' 40' 80' 1" = 40'

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: August 25, 2026

Subject: September 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.

* 5145 Monarch Drive, Loyd: Environmental Health provided the applicant a completed Existing System Evaluation for a 12' x 16' shed with no plumbing on May 14, 2026.

* 5144 Golden Oak Cove, Wells: No comment. Public sewer.

* 1546/1558 Candler Road, Pridemore: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments. 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.

* 2714/2720/2740 Barker Road, America's Homeplace: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Food Service permit/plan review 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. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review.

Outlook

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

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 8/20/2026 3:29 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Peevy, Jonathan <jpeevy@dot.ga.gov>; Dorminey, Madison N <mdorminey@dot.ga.gov>; 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 comments from our office below in red.

If you have any questions, please let me know.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, August 17, 2026 10:00 AM
To: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Kristie Turner (Development Services) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; jboyd@hallcounty.org; kristina.morrison@hallco.org; John Gentry (Administration) <jgentry@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Hash, Christopher M <CHash@dot.ga.gov>; Brandon Smith (Parks and Leisure) <blsmith@hallcounty.org>; Brent Penland (Building Maintenance) <bpenland@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Karen

Martinez (Public Works - Sewer) <kmartinez@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nicole Ellis (Tax Assessors) <nicole.griffin@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; GIS <GIS@hallcounty.org>; Lauren Brandao (Engineering) <lbrandao@hallcounty.org>; Mandy Bolton (Building Inspection) <mbolton@hallcounty.org>; Scott Cone (Building Inspection) <scone@hallcounty.org>; John Smith (Tax Assessors) <jtsmith@hallcounty.org>; bsmith@gainesvillega.gov; Michael Patroski (Planning) <mpatroski@hallcounty.org>; Cody Edwards (Building Inspection) <cedwards@hallcounty.org>
Subject: Tentative Planning & Zoning items for September 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.

Good afternoon,

The tentative Planning & Zoning items for the September 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 **August 26, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org). **Please attach Lynn to your responses as I will be out of office that week.**

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

  Off-system. No impacts expected to the State Highway System.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

  Off-system. No impacts expected to the State Highway System.

- **(A) 1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

  (B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

  (C) 1546 & 1558 Candler Road | Variance to Section 6.2 | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with

Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

On-System. Minor improvements to existing access. Remove existing residential access from the State Highway.

- **(A) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (B) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

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  On-System. Coordination required with Georgia DOT for consideration of drives.

- 6756 Spout Springs Rd | Joel Bell |

  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

www.hallcounty.org

HALL COUNTY
GEORGIA
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Please note: Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://hallcountyga.nextrequest.com/).

Please note, as of July 13, Community Development and Infrastructure departments, including Planning and Zoning, will be back on the 3rd floor of the Hall County Government Center

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: August 26, 2026

Subject: September 22, 2026
Board of Commissioners Agenda

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the September 22, 2026, meeting. Upon review, we provide the following comments.

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with this requested side yard setback variance.
  - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

  - **Engineering**: No comment
  - **Traffic:** There are no traffic concerns with this requested rear yard setback variance.
  - **Utilities:** This property is in the Gainesville sewer district and is currently served by city of Gainesville sewer.

- **(A) 1546 & 1558 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

(B) **1546 & 1558 Candler Road | Special Use** | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

(C) **1546 & 1558 Candler Road | Variance to Section 6.2** | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

- **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
  This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic:** Access is shown from the existing business site so there are no traffic issues with the rezoning request for parking. If future access to SR 60 is pursued, approval from GDOT is required.
- **Utilities:** Property is located in the Gainesville sewer district.

- **(A)** **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone |** from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

  (B) **2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use** | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

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  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream
    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:** Traffic comments are pending review and acceptance of a traffic impact study.
  - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.

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

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t 770.531.6838 | f 770.531.6845

FIRE CHIEF
Jerry Smith

Hall County Government
FIRE RESCUE

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 8/25/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 9/22/2026
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 9/22/26 meeting. Upon review, we provide the following comments.

- **5145 Monarch Drive | Variance to Section 4.3** | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

- **5144 Golden Oak Cove | Variance to Section 6.1.1** | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

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The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code such as the installation of additional fire hydrant(s) and fire apparatus route with turnaround inside the storage enclosure.

(B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road

approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

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The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code

(B) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code

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The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code

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

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

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: August 25, 2026

Subject: September 22, 2026

5145 Monarch Drive | Variance to Section 4.3 | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | **Proposed use: Accessory building** | Commission District 2 | **William & Ann Loyd, applicant**

- Building Inspection has no comment.

5144 Golden Oak Cove | Variance to Section 6.1.1 | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | **Proposed use: Residential addition** | Commission District 2 | **Janet Marshall Wells, applicant**

- Building Inspection has no comment.

(A) 1546 & 1558 Candler Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

- There are multiple structures scattered between the properties that will need to be demolished. A permit is in place for 1558 Candler Road (HRNEW26-1032) and is currently in Inspection stage. All other structures will need to be demolished, and permits pulled through Building Inspection permitting. Building Inspection has no additional comments

(B) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Outdoor storage** | Commission District 4 | **Matthew Pridemore, applicant**

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(C) 1546 & 1558 Candler Road | Variance to Section 6.2 | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in I-1** | Commission District 4 | **Matthew Pridemore, applicant**

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(A) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Rezone | from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax Parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

- There are 4 structures at 2714 Barker Road that will need to have permits pulled for demolition. Numerous permits have been pulled for the cell tower located at 2714 Barker Road including 2025 permits extensively modifying ground based and tower mounted equipment (HCADD25-0019). This permit expired on 09.25.2025 without any inspections. Building Inspections has no other comments.

(B) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way | Special Use | Fuel sales in H-B | on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway | Zoned AR-1; Tax parcels 10071 000007; 10071 000006; 10071 000005; former GDOT right-of-way | **Proposed use: Mixed use commercial development** | Commission District 2 | **America's Home Place, Inc., applicant**

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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
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 AUGUST 28, 2026 AND NO LATER THAN SEPTEMBER 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN SEPTEMBER 02, 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, William + Ann Loyd **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required public notice sign was posted on September 1, 2026 **for** Allen + Ann Doveton.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: WILLIAM & ANN LOYD
REQUEST: REDUCE THE MINIMUM YARDS FOR ACCESSORY BUILDING
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: SEPT 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
WILLIAM & ANN LOYD
REDUCE THE MINIMUM YARDS
FOR ACCESSORY BUILDING
Date: N.A.
Time: N.A.
Date: SEPT 22 2020
Time: 6:00 PM


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FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
WILLIAM & ANN LOYD
REDUCE THE MINIMUM YARDS FOR
ACCESSORY BUILDING
Date: N/A
Time: N/A
Date: SEPT 22,2026
Time: 6:00 P.M.

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AGENDA ITEM

Executive Session

REPORT TO: **Voting Meeting (09/22/26)**

ITEM NO: 658/2026

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

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter: CA

Recommendation:
N/A

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

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Clerk
JR	JR

Attachments: