



AGENDA

Gainesville Work Session
Thursday, September 14, 2017, 9:00 AM
Administration Building, Board Room
300 Henry Ward Way, 3rd Floor
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES

Finance	Ordinance: Ad Valorem Tax Rate - Board of Education	Jeremy Perry
Water Resources	Resolution: High Street Booster Pump Station Improvements	Matt Henderson
Water Resources	Resolution: Linwood Water Reclamation Facility Service Area Collection System Study	Michelle Embry
Water Resources	Resolution: Linwood Water Reclamation Facility Outfall Diffuser	Jason Perry
Water Resources	Resolution: Downtown Utilities Improvements - Phase 1	Myron Bennett
Public Works	Resolution: CIP Funding for Complete Street and Intersection Improvements at Glenwood Drive, Memorial Drive and Prior Street	Matt Tarver
Community Development	Resolution: Ratification of Amendments #1 and #2 and to Authorize Amendment #3 of the Agreement Between the City of Gainesville and Gainesville Housing Authority	Jessica Tullar
Community Development	Resolution: Authorize Transfer of Property Located at 2307 Martin Luther King, Jr. Boulevard and 793 Carlton Street to the Gainesville Nonprofit Development Foundation, Inc.	Jessica Tullar
Community Development	Resolution: Adoption of the DCA-Approved FY2016 Annual Update to the CIE	Jessica Tullar
Community Development	Public Hearing Item for the September 19, 2017 Council Meeting Request from Lidl US Operations, LLC to rezone a 6.854± acres tract located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard (a/k/a 0 and 1010 Dawsonville Highway) from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B). Ward Number: One. Tax Parcel Number(s): 01-115-001-002 and 061. Request: Grocery store.	Matt Tate
Community Development	Public Hearing Item for the September 19, 2017 Council Meeting Request from JH Homes, Inc. to rezone a 21.87± acres tract located on the east side of South Enota Drive, having frontage on Smokey Mountain Springs Lane and Pearce Way (a/k/a 1024, 1030 and 1037 Pearce Way NE; 0 South Enota Drive NE) from Office and Institutional (O-I) to Residential-II (R-II). Ward Number: Two. Tax Parcel Number(s): 01-083-001-005, 151, 152 and 153. Request: 65 residential townhomes.	Matt Tate

CITY MANAGER ISSUES

Department of Water Resources September 2017 Update	Linda MacGregor
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MAYOR/COUNCIL ISSUES

Appointment(s): Convention and Visitors Bureau Authority Ex-Officio Report(s)	Danny Dunagan
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CITY ATTORNEY ISSUES

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Wednesday, September 13, 2017, 8:25 AM

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/7/2017
Presenter: Jeremy Perry
Item of Business: Ordinance: Ad Valorem Tax Rate - Board of Education
Meeting Date: 9/14/2017

Purpose of Request:

The purpose of this ordinance is to set the Ad Valorem tax (millage) rate for the Gainesville Board of Education for the Fiscal Year 2018.

History/Background:

On September 6, 2017 the Gainesville Board of Education (BOE) tentatively voted to set the Fiscal Year 2018 millage at a rate of 6.85 mills. On September 7, 2017, the City received notification from the BOE to move forward with the adoption of the millage ordinance.

Facts & Issues for Consideration:

In order for the City to bill property taxes on behalf of the BOE, the ordinance must be adopted to set the rate at 6.85 mills. Property tax bills are scheduled to go out October 2, 2017.

Department Recommendation:

The Financial Services department recommends proceeding with the first reading of the millage ordinance at the September 19, 2017 Council meeting.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Millage Rate Ordinance for BOE	Ordinance

First Reading: _____
Passed: _____

AN ORDINANCE

No. 2017-

AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2018; AND OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the Gainesville Board of Education for Fiscal Year 2018; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes.

NOW THEREFORE BE IT ORDAINED by the Governing Authority of the City of Gainesville, Georgia as follows:

SECTION I. In accordance with Act No. 64 (HB 841) approved March 4, 1993, and OCGA 48-5-32, the ad valorem tax rate for the Gainesville Board of Education for the calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$6.85 on each \$1,000.00 of property subject to ad valorem tax in the City.

SECTION II. Said rate of \$6.85 on each \$1,000.00 of taxable property is hereby levied as follows:

- (a) For maintenance and operations \$6.85 on each \$1,000.00 of taxable property.
- (b) For debt service \$0.00 on each \$1,000.00 of taxable property.

SECTION III. All ordinances and part of ordinances in conflict herewith are hereby repealed.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes which shall be due on or before December 1, 2017.

ORDINANCE NO. 2017-

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/6/2017
Presenter: Matt Henderson
Item of Business: Resolution: High Street Booster Pump Station Improvements
Meeting Date: 9/14/2017

Purpose of Request:

Award of construction to Allsouth Constructors, Inc.

History/Background:

On April 19, 2016, Gainesville City Council adopted Resolution PR-2016-13 authorizing Jacobs Engineering Group and the Department of Water Resources (DWR) staff to proceed with design services for the High Street Booster Pump Station Improvements project. This resolution also authorized staff to obtain and evaluate bids from pre-qualified contractors to perform the work and to make recommendation of construction contract award.

Facts & Issues for Consideration:

This project will repair, replace and improve existing pumps, motors, piping, valves, electrical service and motor control center, instrumentation, and HVAC system addition.

Department Recommendation:

Authorize staff by resolution to award the construction contract to Allsouth Constructors, Inc., for the construction of the High Street Booster Pump Station Improvements project.

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget?

No

Amount Requested:

\$838,000

Source of Funds:

Department of Water Resources Capital Projects Fund

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Award of Contract Resolution for High Street Booster Pump Station Improvements	Resolution
☐ CIP Summary for High Street Booster Pump Station Improvements	Attachments/Exhibits
☐ Memo to Linda MacGregor to Recommend Award of Contract	Cover Memo
☐ HSBPS Contractor Selection Sheet	Backup Material
☐ High Street Booster Pump Station Exhibit	Presentation

RESOLUTION PR-2017 - ____

HIGH STREET BOOSTER PUMP STATION IMPROVEMENTS

WHEREAS, the City of Gainesville owns and operates a water treatment and distribution system that serves the City of Gainesville and portions of Hall County; and

WHEREAS, the High Street Booster Pump Station is an essential component of this system; and

WHEREAS, to maintain this facility in working order, the Department of Water Resources (DWR) staff has determined that components of the pump station are in need of repair, replacement and improvement; and

WHEREAS, resolution PR-2016-13 authorized staff and Jacobs Engineering Group, Inc. to proceed with the design and bidding of the High Street Booster Pump Station Improvements project; and

WHEREAS, the design of the High Street Pump Station Improvements was completed and proposals from construction contractors were received on July 20, 2017; and

WHEREAS, the lowest responsive proposal for the High Street Booster Pump Station Improvements project was submitted by Allsouth Constructors, Inc. in the amount of \$688,377.00; and

WHEREAS, DWR staff has evaluated the proposals and recommends the construction contract be awarded to Allsouth Constructors, Inc.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes award of the construction contract to Allsouth Constructors, Inc. in the above recommended amount.

BE IT FURTHER RESOLVED THAT the total authorized expenditure shall not exceed \$838,000.00, including contingency, legal fees, consultant fees, staff time and other project costs. The said expenditure shall be from the Department of Water Resources Capital Projects Fund and/or other funding sources as required.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to sign applicable documents that may be necessary to complete this project.

RESOLUTION PR-2017 - ____

HIGH STREET BOOSTER PUMP STATION IMPROVEMENTS

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

DEPT OF WATER RESOURCES

CAPITAL IMPROVEMENTS PROJECT SUMMARY REQUEST

PROJECT NAME:		High Street Booster Pump Station Improvements	
PROJECT NUMBER:		18841	PROJECT DEPARTMENT Water Resources
RESOLUTION NUMBER:			LOCATION: 4900.00
PROJECT MANAGER:		Matt Henderson	
CHECK ONE: NEW PROJECT:		ADDITIONAL FUNDING _____ X _____	

CODE		ACCOUNT NUMBER	AMOUNT REQUEST
SWB - CITY PROVIDED PROJECT MANAGEMENT			
1100	Salaries and Wages	511100.XXX to 511150.XXX	\$20,859.30
1101	Overtime Earnings	511300.XXX to 511350.XXX	
1110	Health and Life Insurance Premiums	512100.000	
1140	Social Security and Medicare Expense	512200.000	
1171	Retirement Contribution - Plan A	512400.001	
	SUBTOTAL		\$20,859.30
PDD - PROJECT DEVELOPMENT & DESIGN			
8101	Project Development	541000.001	
8102	Facility Design/Bidding Service	541000.002	
8103	Geotechnical	541000.003	
8104	Laboratory	541000.004	
8105	Survey	541000.005	
8106	Other	541000.011	
8107	Legal Services	541000.006	
	SUBTOTAL		\$0.00
LAND - LAND/EASEMENT ACQUISITION			
8201	Survey	541100.003	
8202	Legal Services	541100.004	
8203	Land Agent Services	541100.005	
8204	Land Purchase	541100.001	
8205	Easement Acquisition	541100.002	
	SUBTOTAL		\$0.00
CON - CONSTRUCTION			
8301	Construction Admin. Services	541000.007	\$56,926.00
8302	Resident Inspection Services	541000.008	
8303	Legal Services	541000.006	\$3,000.00
8304	Contracted Construction Cost	541000.009	\$688,377.00
8305	City-Furnished Materials	541000.010	
8306	Other	541000.011	\$68,837.70
8308	Furnishings and Equipment (Taggable Assets)	531600.002	
	SUBTOTAL		\$817,140.70
MEQ - MACHINERY AND EQUIPMENT			
2000	Equipment	542000.000	
2200	Vehicles	542200.000	
	SUBTOTAL		\$0.00
INT - INTANGIBLES			

5431	Master Plans & Studies	543000.001	
5432	Software	543000.002	
5433	Other	543000.003	
	SUBTOTAL		\$0.00
RMT - REPAIRS AND MAINTENANCE			
5201	Annual Maintenance Contracts	522200.001	
5202	General Repairs and Maintenance	522200.002	
5203	Equipment Repairs	522200.003	
5204	Vehicles	522200.004	
5205	Tires	522200.005	
5206	Streets	522200.006	
5207	Sidewalks	522200.007	
5208	Bridges	522200.008	
5209	Stormwater	522200.009	
	SUBTOTAL		\$0.00
	TOTAL		\$838,000.00



CITY OF GAINESVILLE

DEPARTMENT OF
WATER RESOURCES

757 Queen City Parkway, SW
Gainesville, Georgia 30501-4358

Telephone: 770.538.2466

Fax: 770.535.5634

Web Site: www.gainesville.org

memo

TO: Linda MacGregor, Department of Water Resources Director
FROM: Matt Henderson, Design & Permitting Section Chief
SUBJECT: High Street Booster Pump Station Improvements Award of Contract
DATE: August 17, 2017
CC: Don Dye, Department of Water Resources Assistant Director
Myron Bennett, Engineering & Construction Division Manager

Proposals were received for the referenced project on July 20, 2017. Contractors submitting proposals are as follows:

CONTRACTOR	TOTAL BID AMOUNT
Allsouth Constructors, Inc.	\$ 688,377.00
All Plant Mechanical Co., Inc.	\$ 708,402.00
Lanier Contracting Company	\$ 741,551.00
Rehab Construction Co., Inc.	\$ 747,285.00

We have reviewed the proposal documents submitted by all the contractors, and through the selection process, it was determined that Allsouth Constructors Inc. had the best proposal. We therefore recommend that Allsouth Constructors Inc. be awarded the contract for the High Street Booster Pump Station Improvements project in the amount of \$688,377.00.

Allsouth Constructors Inc. has confirmed that the North American Specialty Insurance Company (NASIC) will furnish payment and performance bonds for this project. The NASIC is listed in the current version of the U.S. Department of the Treasury Circular #570. They are shown as being licensed in the State of Georgia with an under writing limitation that is greater than the bond amount and they have a current A.M. Best Rating of "A+ " and Standard and Poors Rating of "AA-".

Upon receipt of performance and payment bonds, we will request that Allsouth Constructors Inc. provide us a verification of bond authenticity and a history of claims against the bonding company, if any.

If authorized, we will notify the contractor and will transmit the conformed documents to them for execution and attachment of bonds and insurance.

In addition to the above proposal, we are requesting an additional \$56,926.00 to be approved for construction phase services provided by Jacobs who also performed the design phase services for this project.

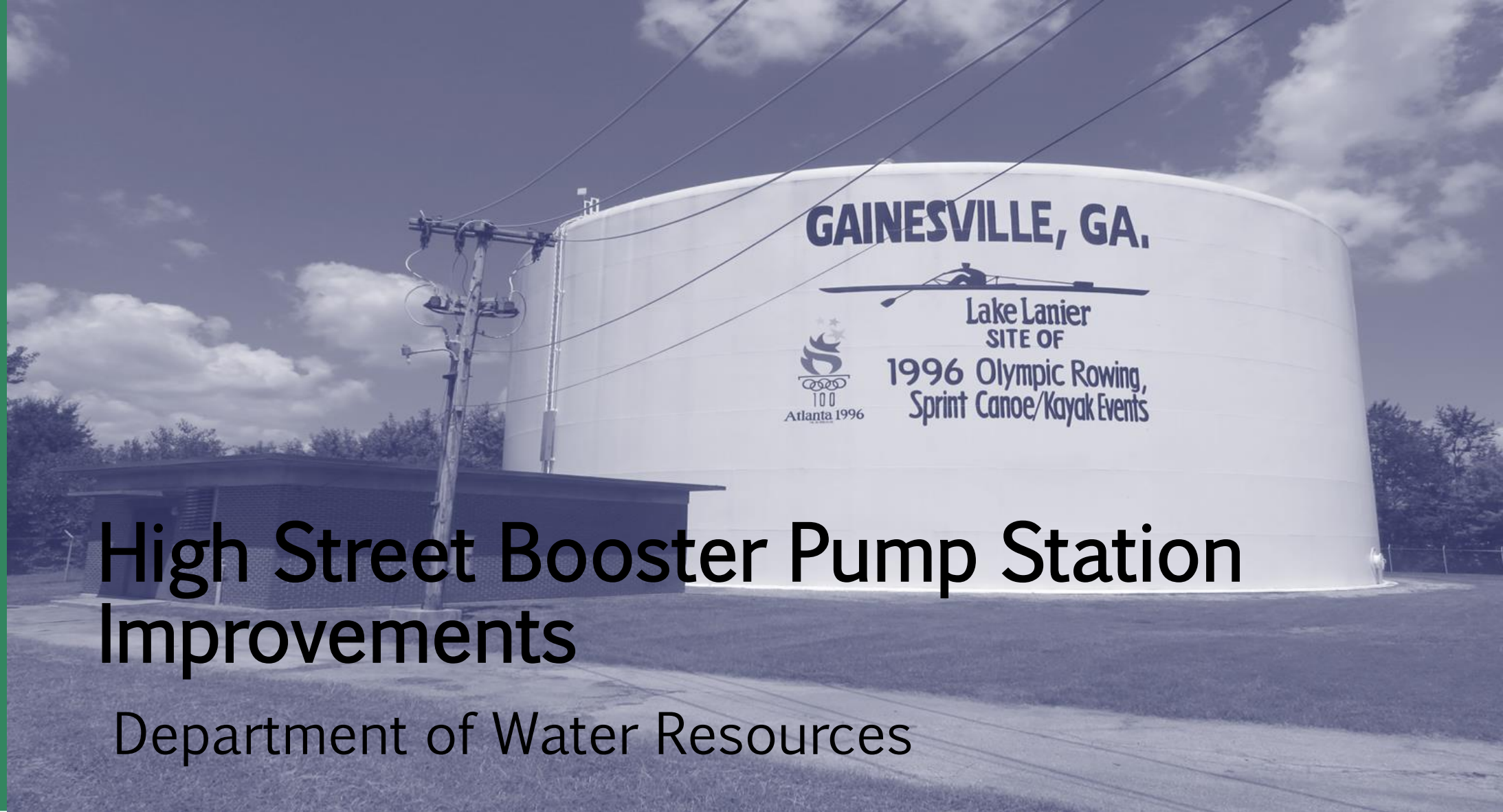
Please let me know if you have any questions.

HIGH STREET BOOSTER PUMP STATION IMPROVEMENTS

Request for Proposal Contractor Selection Sheet

									40%	20%	20%	20%	
	Years Engaged in Contracting Under Present Firm	General Description of Work Performed by Company	Company ever failed to complete a project	Background and Experience of Principal Members	Furnish information of 2 similar projects	Project Schedule			Project Cost	Previous Experience	Responsiveness to RFP	Schedule	Total Points*
Allsouth Constructors, Inc.									169.30	99	98	96	462.30
Lanier Contracting Co.									126.76	95	96.5	92.5	410.76
All Plant Mechanical Co.									153.28	87	81	48	369.28
Rehab Construction Co., Inc.									122.17	91	96	85.5	394.67
									0	0	0	0	0
									0	0	0	0	0

*best possible score out of 500



High Street Booster Pump Station Improvements

Department of Water Resources



High Street Booster Pump Station Improvements

- **Award of Construction Contract**
 - Replace existing pumps, valves, electrical from the 1970's and add a new HVAC system.
 - Total not-to-exceed cost = \$838,000



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 8/31/2017

Presenter: Michelle Embry

Item of Business: Resolution: Linwood Water Reclamation Facility Service Area Collection System Study

Meeting Date: 9/14/2017

Purpose of Request:

To request funding to enter into a professional services agreement for the study and model development of the Linwood Water Reclamation Facility (WRF) Service Area.

History/Background:

The Linwood WRF serves the northern area of the City of Gainesville. The existing collection system will need to be expanded to meet the development needs of the service area as the City grows. To anticipate this development, Department of Water Resources Staff (DWR) recommends a hydraulic model of the collection system be developed to help plan for future growth and development of the Linwood WRF service area collection system.

Facts & Issues for Consideration:

Water Resources staff has received a proposal from CH2M to perform the study and model development for this project.

Department Recommendation:

Authorize staff by resolution to enter into an agreement for professional services with CH2M to complete the analysis and model development for this project.

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget?

No

Amount Requested:

\$264,000

Source of Funds:

Department of Water Resources Capital Projects Fund

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Linwood WRF Collection System Study	Resolution
☐ Linwood WRF Collection System Study CIP Summary	Attachments/Exhibits
☐ Linwood WRF Collection System Study Presentation	Powerpoint Presentation

RESOLUTION PR-2017 - ____

**LINWOOD WATER RECLAMATION FACILITY SERVICE AREA
COLLECTION SYSTEM STUDY**

WHEREAS, the City of Gainesville owns and operates a sewage treatment and collection system; and

WHEREAS, Department of Water Resources (DWR) staff conducts studies to provide for prudent planning for future expansion and growth of the Linwood WRF collection system; and

WHEREAS, CH2M has submitted a proposal and scope of services to review the existing collection system and develop a sewer model; and

WHEREAS, DWR staff has reviewed said scope and proposal and recommends CH2M be authorized to proceed with performing this study; and

WHEREAS, DWR staff recommends entering into an Agreement for Professional Services for the study and model development of the Linwood WRF service area collection system.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes staff to enter into an Agreement for Professional Services with CH2M.

BE IT FURTHER RESOLVED THAT the total authorized expenditure shall not exceed \$264,000.00 and that said expenditure shall be from the Department of Water Resources Capital Projects Fund.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to sign applicable documents that may be necessary to complete this project.

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

DEPT OF WATER RESOURCES

CAPITAL IMPROVEMENTS PROJECT SUMMARY REQUEST

PROJECT NAME: Linwood WRF Service Area Collection System Study			
PROJECT NUMBER: _____		PROJECT DEPARTMENT _____	
RESOLUTION NUMBER: _____		LOCATION: 4970.00	
PROJECT MANAGER: Michelle Embry			
CHECK ONE: NEW PROJECT: ☒ ADDITIONAL FUNDING _____			

CODE		ACCOUNT NUMBER	AMOUNT REQUEST
SWB - CITY PROVIDED PROJECT MANAGEMENT			
1100	Salaries and Wages	511100.XXX to 511150.XXX	\$10,000.00
1101	Overtime Earnings	511300.XXX to 511350.XXX	
1110	Health and Life Insurance Premiums	512100.000	
1140	Social Security and Medicare Expense	512200.000	
1171	Retirement Contribution - Plan A	512400.001	
	SUBTOTAL		\$10,000.00
PDD - PROJECT DEVELOPMENT & DESIGN			
8101	Project Development	541000.001	
8102	Facility Design/Bidding Service	541000.002	
8103	Geotechnical	541000.003	
8104	Laboratory	541000.004	
8105	Survey	541000.005	
8106	Other	541000.011	
8107	Legal Services	541000.006	
	SUBTOTAL		\$0.00
LAND - LAND/EASEMENT ACQUISITION			
8201	Survey	541100.003	
8202	Legal Services	541100.004	
8203	Land Agent Services	541100.005	
8204	Land Purchase	541100.001	
8205	Easement Acquisition	541100.002	
	SUBTOTAL		\$0.00
CON - CONSTRUCTION			
8301	Construction Admin. Services	541000.007	
8302	Resident Inspection Services	541000.008	
8303	Legal Services	541000.006	
8304	Contracted Construction Cost	541000.009	
8305	City-Furnished Materials	541000.010	
8306	Other	541000.011	
8308	Furnishings and Equipment (Taggable Assets)	531600.002	
	SUBTOTAL		\$0.00
MEQ - MACHINERY AND EQUIPMENT			
2000	Equipment	542000.000	
2200	Vehicles	542200.000	
	SUBTOTAL		\$0.00
INT - INTANGIBLES			

5431	Master Plans & Studies	543000.001	\$198,085.00
5432	Software	543000.002	\$36,000.00
5433	Other	543000.003	\$19,915.00
	SUBTOTAL		\$254,000.00
RMT - REPAIRS AND MAINTENANCE			
5201	Annual Maintenance Contracts	522200.001	
5202	General Repairs and Maintenance	522200.002	
5203	Equipment Repairs	522200.003	
5204	Vehicles	522200.004	
5205	Tires	522200.005	
5206	Streets	522200.006	
5207	Sidewalks	522200.007	
5208	Bridges	522200.008	
5209	Stormwater	522200.009	
	SUBTOTAL		\$0.00
	TOTAL		\$264,000.00



Department of Water Resources

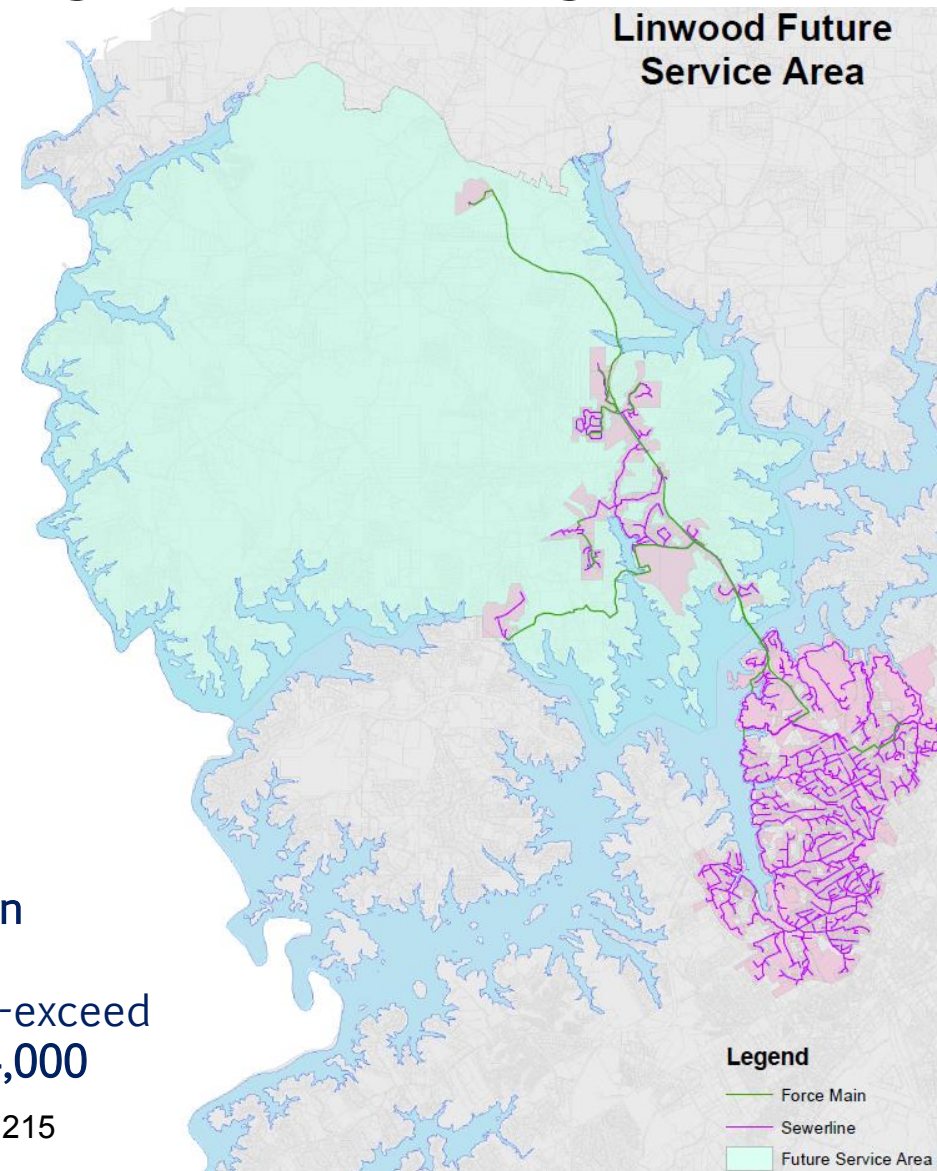
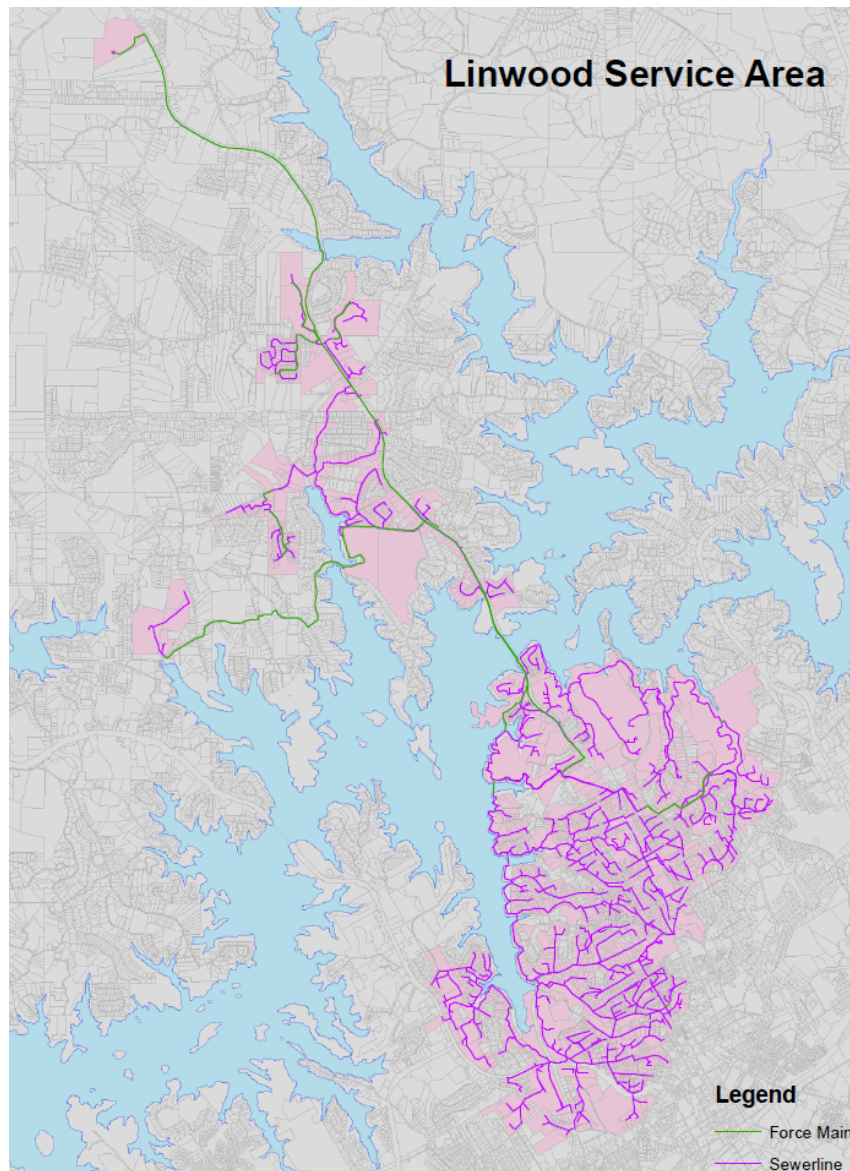
Linwood Water Reclamation Facility Service Area Collection System Study

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Linwood Water Reclamation Facility Service Area Collection System Study



Award of Design Contract

- Total not-to-exceed
cost = **\$264,000**

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 8/28/2017
Presenter: Jason Perry
Item of Business: Resolution: Linwood Water Reclamation Facility Outfall Diffuser
Meeting Date: 9/14/2017

Purpose of Request:

To request funding to enter into a professional services agreement for the design and bidding services of the Linwood Water Reclamation Facility Outfall Diffuser project.

History/Background:

The existing outfall diffuser at the Linwood Water Reclamation Facility (WRF) has reached the end of its useful life expectancy. The Environmental Protection Division (EPD) has renewed a discharge permit for this facility. This permit requires the City of Gainesville to replace the existing outfall diffuser pipe.

Facts & Issues for Consideration:

Water Resources staff has received a proposal from Jacobs Engineering Group, Inc. to perform engineering, design and bidding services for this project.

Department Recommendation:

Authorize staff by resolution to enter into an agreement for professional services with Jacobs Engineering Group, Inc. to complete the design and bidding phases of this project.

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget?

No

Amount Requested:

\$370,000

Source of Funds:

Department of Water Resources Capital Projects Fund

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Linwood Outfall Design Resolution	Resolution
☐ Linwood Outfall Design CIP Summary	Attachments/Exhibits
☐ Linwood Outfall Design Presentation	Presentation

RESOLUTION PR-2017 - ____

**LINWOOD WATER RECLAMATION FACILITY
OUTFALL DIFFUSER**

WHEREAS, the City of Gainesville owns and operates a sewage treatment and collection system; and

WHEREAS, the Linwood Water Reclamation Facility (WRF) is an essential component of this system; and

WHEREAS, the Linwood WRF processes and discharges highly treated reclaimed water into Lake Lanier through an outfall diffuser pipe that was installed in 1953; and

WHEREAS, the Environmental Protection Division (EPD) has renewed a discharge permit for Linwood WRF allowing the discharge of water into Lake Lanier; and

WHEREAS, the Linwood WRF has an existing outfall pipe that has reached the end of its useful life expectancy and requires replacement in order to meet requirements of the renewed EPD discharge permit; and

WHEREAS, Department of Water Resources (DWR) staff recommends replacement of the existing outfall pipe into Lake Lanier; and

WHEREAS, DWR staff received proposals from consultants to model, design, permit, prepare construction documents and receive bids for replacement of the outfall pipe; and

WHEREAS, DWR staff conducted an extensive review and scoring of the proposals with Jacobs Engineering Group Inc. receiving the highest score; and

WHEREAS, DWR staff recommends entering into an Agreement for Professional Services for design and bidding services of the Linwood outfall diffuser pipe replacement project.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes staff to enter into an Agreement for Professional Services with Jacobs Engineering Group Inc.

BE IT FURTHER RESOLVED THAT the total authorized expenditure shall not exceed \$370,000.00 and that said expenditure shall be from the Department of Water Resources Capital Projects Fund.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to sign applicable documents that may be necessary to complete this project.

RESOLUTION PR-2017 - ____

**LINWOOD WATER RECLAMATION FACILITY
OUTFALL DIFFUSER**

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

DEPT OF WATER RESOURCES

CAPITAL IMPROVEMENTS PROJECT SUMMARY REQUEST

PROJECT NAME:	Linwood Water Reclamation Facility Outfall Diffuser		
PROJECT NUMBER:	_____	PROJECT DEPARTMENT	Water Resources
RESOLUTION NUMBER:	_____	LOCATION:	4435.09
PROJECT MANAGER:	Jason Perry		
CHECK ONE: NEW PROJECT:	☒	ADDITIONAL FUNDING	_____

CODE		ACCOUNT NUMBER	AMOUNT REQUEST
SWB - CITY PROVIDED PROJECT MANAGEMENT			
1100	Salaries and Wages	511100.XXX to 511150.XXX	\$80,000.00
1101	Overtime Earnings	511300.XXX to 511350.XXX	
1110	Health and Life Insurance Premiums	512100.000	
1140	Social Security and Medicare Expense	512200.000	
1171	Retirement Contribution - Plan A	512400.001	
	SUBTOTAL		\$80,000.00
PDD - PROJECT DEVELOPMENT & DESIGN			
8101	Project Development	541000.001	
8102	Facility Design/Bidding Service	541000.002	\$244,006.00
8103	Geotechnical	541000.003	
8104	Laboratory	541000.004	
8105	Survey	541000.005	
8106	Other	541000.011	\$30,994.00
8107	Legal Services	541000.006	
	SUBTOTAL		\$275,000.00
LAND - LAND/EASEMENT ACQUISITION			
8201	Survey	541100.003	
8202	Legal Services	541100.004	\$5,000.00
8203	Land Agent Services	541100.005	\$5,000.00
8204	Land Purchase	541100.001	
8205	Easement Acquisition	541100.002	\$5,000.00
	SUBTOTAL		\$15,000.00
CON - CONSTRUCTION			
8301	Construction Admin. Services	541000.007	
8302	Resident Inspection Services	541000.008	
8303	Legal Services	541000.006	
8304	Contracted Construction Cost	541000.009	
8305	City-Furnished Materials	541000.010	
8306	Other	541000.011	
8308	Furnishings and Equipment (Taggable Assets)	531600.002	
	SUBTOTAL		\$0.00
MEQ - MACHINERY AND EQUIPMENT			
2000	Equipment	542000.000	
2200	Vehicles	542200.000	
	SUBTOTAL		\$0.00
INT - INTANGIBLES			

5431	Master Plans & Studies	543000.001	
5432	Software	543000.002	
5433	Other	543000.003	
	SUBTOTAL		\$0.00
RMT - REPAIRS AND MAINTENANCE			
5201	Annual Maintenance Contracts	522200.001	
5202	General Repairs and Maintenance	522200.002	
5203	Equipment Repairs	522200.003	
5204	Vehicles	522200.004	
5205	Tires	522200.005	
5206	Streets	522200.006	
5207	Sidewalks	522200.007	
5208	Bridges	522200.008	
5209	Stormwater	522200.009	
	SUBTOTAL		\$0.00
	TOTAL		\$370,000.00



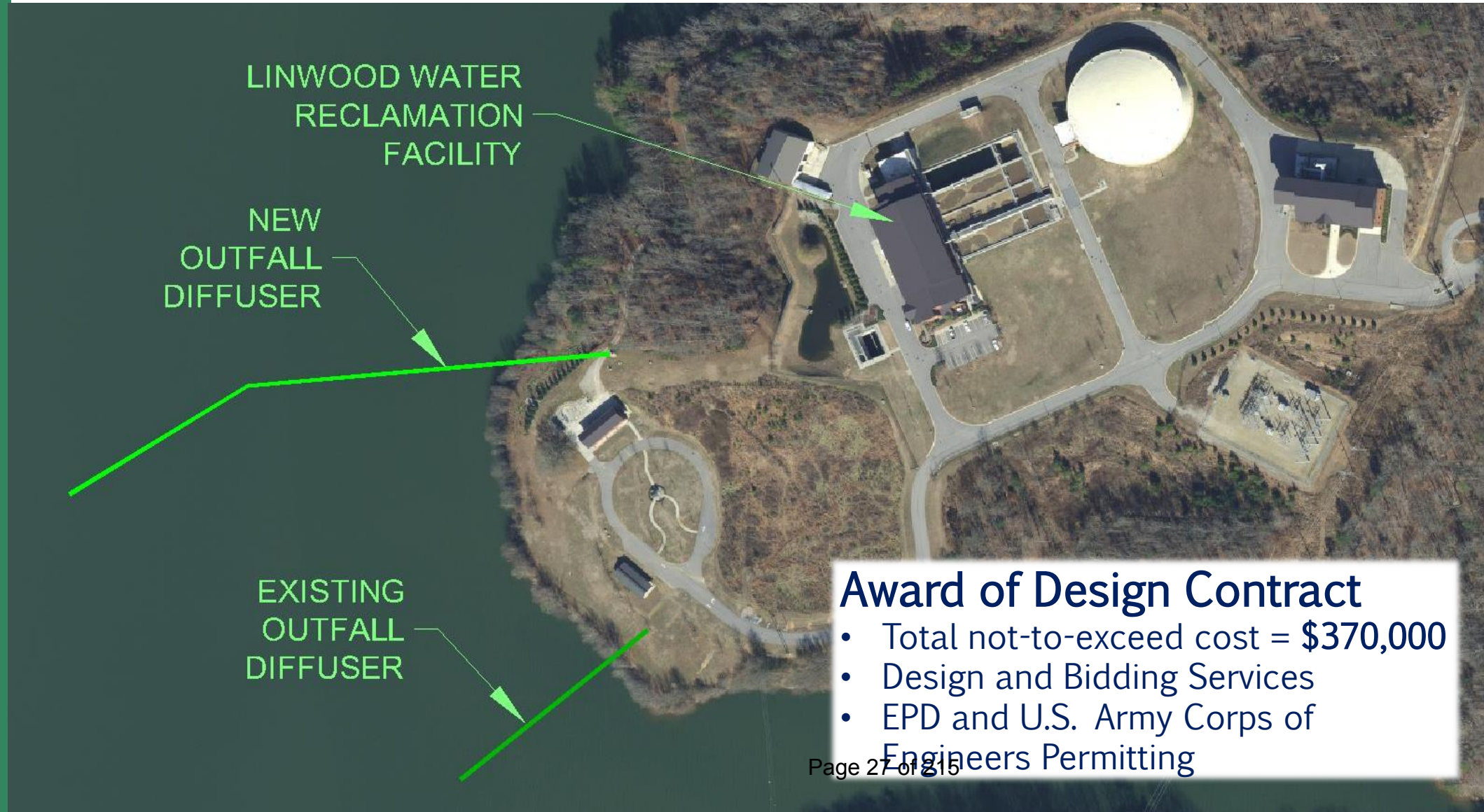
Department of Water Resources

Linwood Water Reclamation Facility Outfall Diffuser

Page 26 of 215



Linwood Water Reclamation Facility Outfall Diffuser



LINWOOD WATER
RECLAMATION
FACILITY

NEW
OUTFALL
DIFFUSER

EXISTING
OUTFALL
DIFFUSER

Award of Design Contract

- Total not-to-exceed cost = \$370,000
- Design and Bidding Services
- EPD and U.S. Army Corps of Engineers Permitting

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/5/2017
Presenter: Myron Bennett
Item of Business: Resolution: Downtown Utilities Improvements - Phase 1
Meeting Date: 9/14/2017

Purpose of Request:

To obtain funding for utilities improvements in the downtown area.

History/Background:

The City owns and maintains water, sewer and stormwater utilities in the downtown area. These facilities have approached the end of their service life and are in need of replacement.

Facts & Issues for Consideration:

Significant sections of the utilities in the downtown area have been replaced over the past 15 to 20 years. This is an effort to complete that project.

Department Recommendation:

To approve funding and authorize the Department of Water Resources to proceed with the design and installation of the utilities in this area.

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget?

No

Amount Requested:

\$1,950,000.00

Source of Funds:

Department of Water Resources Capital Projects Fund

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Downtown Utilities Improvements Phase 1 - Resolution	Resolution
☐ Downtown Utilities Improvements - CIP Summary	Attachments/Exhibits
☐ Downtown Utilities Improvements - Map	Presentation

RESOLUTION PR-2017 - ____

DOWNTOWN UTILITIES IMPROVEMENTS – PHASE 1

WHEREAS, the City of Gainesville owns and operates water, wastewater, and stormwater facilities; and

WHEREAS, these facilities need periodic upgrading, maintenance, and replacement; and

WHEREAS, portions of the water, sewer, and stormwater infrastructure in the downtown area are approaching the end of their useful life; and

WHEREAS, the Department of Water Resources (DWR) staff has determined that these facilities should be upgraded or replaced at this time; and

WHEREAS, the DWR Capital Improvements Project Fund has sufficient monies for this project.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes DWR staff to proceed with the Downtown Utilities Improvements, Phase 1 for a total cost of \$1,950,000.00.

BE IT FURTHER RESOLVED THAT the monies shall be paid from the Department of Water Resources Capital Projects Fund.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to sign any and all documents that may be necessary to complete this project.

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

DEPT OF WATER RESOURCES

CAPITAL IMPROVEMENTS PROJECT SUMMARY REQUEST

PROJECT NAME: Downtown Utilities Improvements - Phase 1			
PROJECT NUMBER: _____		PROJECT DEPARTMENT _____	
RESOLUTION NUMBER: _____		LOCATION: 4440.00	
PROJECT MANAGER: Jason Perry			
CHECK ONE: NEW PROJECT: ☒ ADDITIONAL FUNDING _____			

CODE		ACCOUNT NUMBER	AMOUNT REQUEST
SWB - CITY PROVIDED PROJECT MANAGEMENT			
1100	Salaries and Wages	511100.XXX to 511150.XXX	\$70,000.00
1101	Overtime Earnings	511300.XXX to 511350.XXX	
1110	Health and Life Insurance Premiums	512100.000	
1140	Social Security and Medicare Expense	512200.000	
1171	Retirement Contribution - Plan A	512400.001	
	SUBTOTAL		\$70,000.00
PDD - PROJECT DEVELOPMENT & DESIGN			
8101	Project Development	541000.001	
8102	Facility Design/Bidding Service	541000.002	
8103	Geotechnical	541000.003	
8104	Laboratory	541000.004	
8105	Survey	541000.005	\$15,000.00
8106	Other	541000.011	\$5,000.00
8107	Legal Services	541000.006	\$10,000.00
	SUBTOTAL		\$30,000.00
LAND - LAND/EASEMENT ACQUISITION			
8201	Survey	541100.003	
8202	Legal Services	541100.004	
8203	Land Agent Services	541100.005	
8204	Land Purchase	541100.001	
8205	Easement Acquisition	541100.002	
	SUBTOTAL		\$0.00
CON - CONSTRUCTION			
8301	Construction Admin. Services	541000.007	
8302	Resident Inspection Services	541000.008	
8303	Legal Services	541000.006	
8304	Contracted Construction Cost	541000.009	\$1,845,000.00
8305	City-Furnished Materials	541000.010	
8306	Other	541000.011	\$5,000.00
8308	Furnishings and Equipment (Taggable Assets)	531600.002	
	SUBTOTAL		\$1,850,000.00
MEQ - MACHINERY AND EQUIPMENT			
2000	Equipment	542000.000	
2200	Vehicles	542000.000	
	SUBTOTAL		\$0.00
INT - INTANGIBLES			

5431	Master Plans & Studies	543000.001	
5432	Software	543000.002	
5433	Other	543000.003	
	SUBTOTAL		\$0.00
RMT - REPAIRS AND MAINTENANCE			
5201	Annual Maintenance Contracts	522200.001	
5202	General Repairs and Maintenance	522200.002	
5203	Equipment Repairs	522200.003	
5204	Vehicles	522200.004	
5205	Tires	522200.005	
5206	Streets	522200.006	
5207	Sidewalks	522200.007	
5208	Bridges	522200.008	
5209	Stormwater	522200.009	
	SUBTOTAL		\$0.00
	TOTAL		\$1,950,000.00

Downtown Utilities Improvements – Phase 1



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/5/2017
Presenter: Matt Tarver
Item of Business: Resolution: CIP Funding for Complete Street and Intersection Improvements at Glenwood Drive, Memorial Drive and Prior Street
Meeting Date: 9/14/2017

Purpose of Request:

To authorize the creation of a new Capital Improvement Program (CIP) project titled City Park Roundabout and transfer funds from the FY16 Street Resurfacing Program into it.

History/Background:

Staff identified Complete Street and intersection improvements for the intersection of Glenwood Drive, Memorial Drive and Prior Street.

Facts & Issues for Consideration:

The necessary funds are available in the FY16 Street Resurfacing Program.

Department Recommendation:

Authorize the creation of the City Park Roundabout project and transfer funds from the FY16 Street Resurfacing Program into it.

Department Director:

Chris Rotalsky

If funding is involved, are funds approved within the current budget?

Yes

Amount Requested:

\$60,000

Source of Funds:

Capital Improvement Program / SPLOST VII

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Resolution	Resolution

RESOLUTION AR-2017 - ____

**CIP Funding for Complete Street and Intersection Improvements at Glenwood Drive,
Memorial Drive and Prior Street**

WHEREAS, the City of Gainesville's Transportation Master Plan was completed in 2013; and

WHEREAS, the Transportation Master Plan identified Project #66 "Prior Street Complete Street;" and

WHEREAS, a portion of the "Prior Street Complete Street" project includes adding complete street elements on Prior Street at its intersection with Memorial Drive and Glenwood Drive; and

WHEREAS, the opportunity exists to make improvements to the intersection, including pedestrian, operational and stormwater improvements, as part of a complete street project; and

WHEREAS, it is desired to create a Capital Improvements Project titled "City Park Roundabout" to complete these improvements; and

WHEREAS, funding in the amount of \$60,000 has been identified and is available in Capital Improvements Project #93096 "FY16 Street Resurfacing Program;" and

WHEREAS, it is desired to transfer these funds into the "City Park Roundabout" project for engineering design services.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes funding in the amount of \$60,000 from Project #93096 "FY16 Street Resurfacing Program" be transferred to Capital Improvements Project "City Park Roundabout."

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/1/2017

Presenter: Jessica Tullar

Item of Business: Resolution: Ratification of Amendments #1 and #2 and to Authorize Amendment #3 of the Agreement Between the City of Gainesville and Gainesville Housing Authority

Meeting Date: 9/14/2017

Purpose of Request:

To present a resolution which (1) ratifies two amendments executed in June and August of this year and (2) authorizes a third amendment to the "Agreement Between City of Gainesville and Gainesville Housing Authority" executed on 1/30/2017.

History/Background:

The Gainesville Housing Authority (GHA), with and through its Gainesville Housing Corporation nonprofit entity, has partnered with Walton Communities to redevelop the former Atlanta Street/Green Hunter Homes community over three phases, and Walton Communities has obtained multiple tax credits from the Georgia Department of Community Affairs to support this redevelopment project.

On 1/30/17, the City entered into a subrecipient agreement with the Gainesville Housing Authority to use City Community Development Block Grant (CDBG) funds in the development of affordable housing for low-income families and seniors.

Facts & Issues for Consideration:

Original subrecipient agreement for the use of CDBG funds in the redevelopment of Atlanta Street Homes was executed 1/30/2017, and will continue to be valid with all three amendments. The three amendments are intended to further clarify the benefit to low/moderate income area, to outline additional CDBG-related program requirements including reporting, and to better define the timing of which phase CDBG funds are being used in the redevelopment of the Atlanta Street Homes.

Department Recommendation:

Approve the resolution.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Ratification of Amendments #1 & #2 and Authorization of Amendment #3	Resolution
☐ City-GHA Agreement	Attachments/Exhibits
☐ City-GHA Agreement - Amendment 1	Attachments/Exhibits
☐ City-GHA Agreement - Amendment 2	Attachments/Exhibits

RESOLUTION BR-2017- ____

RATIFICATION OF AMENDMENTS #1 AND #2 AND TO AUTHORE AMENDMENT #3 OF THE AGREEMENT BETWEEN THE CITY AND GAINESVILLE HOUSING AUTHORITY

WHEREAS, the City of Gainesville, Georgia is designated as an entitlement grantee by the U.S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program; and

WHEREAS, the City of Gainesville recognizes the importance of revitalizing neighborhoods and utilizes CDBG funds for the purpose of redevelopment to eliminate slum and blight and to provide housing opportunities for low- to moderate-income persons; and

WHEREAS, the City has engaged the Gainesville Housing Authority (GHA) as a subrecipient to assist in utilizing CDBG funds to meet the National Objective of benefitting low/moderate income area through the redevelopment of the Atlanta Street/Green Hunter Homes into Walton Summit over multiple phases; and

WHEREAS, the original subrecipient agreement between the City and GHA was executed on January 30, 2017, and subsequently was amended on June 26, 2017 and August 23, 2017 for the following reasons:

- Amendment #1: Purpose of which was to incorporate a clause requiring all parties to acknowledge and comply with the update “Uniform Administrative Requirements” (2 CFR Part 200), Cost Principles, and Audit Requirements for Federal Awards (“Super Circular”), and “Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments” (24 CFR Part 85), as outlined by HUD. Amendment #1 also requires disclosure of financial results of assisted activities from Program Funds and reiterates that Program Funds are to be used for authorized purposes, and that the Subrecipient (GHA) shall maintain procurement records and shall conduct procurement transactions in a manner providing full and open competition consistent the standards of 2 CFR 200.319.
- Amendment #2: Purpose of which was threefold: (1) to further clarify that the National Objective identified in the original agreement include low/moderate area benefit and limited clientele; (2) to request that the end date of the original agreement be extended through December 2019; and (3) to modify the budget table to match the awarded amount of tax credits, rather than reflect estimates.

WHEREAS, the Gainesville Housing Authority – the Subrecipient – has requested a third amendment to further clarify that:

- The City recognizes that the Gainesville Housing Authority’s relationship with its nonprofit development group, the Gainesville Housing Corporation; and that the GHA – with and through its nonprofit corporation the Gainesville Housing Corporation (GHC) – has partnered with Walton Communities, LLC as co-developer in connection with the redevelopment at 240 Atlanta Street; and
- The City of Gainesville agrees to allow the Gainesville Housing Authority to loan Program Funds to the Gainesville Housing Corporation for those authorized activities outlined in the original agreement for the purposes of providing housing

RESOLUTION BR-2017- ____

**RATIFICATION OF AMENDMENTS #1 AND #2 AND TO AUTHORE AMENDMENT #3 OF
THE AGREEMENT BETWEEN THE CITY AND GAINESVILLE HOUSING AUTHORITY**

housing opportunities to a limited clientele within a low/mod income area; and

- The City of Gainesville recognizes that the amount of requested CDBG funds is \$700,000 for assistance in completing the “240 Atlanta Street Phase II” development, while the remaining \$260,000 is to be used in Phase III; and
- There are no unit restrictions associated with the use of CDBG funds, and the National Objective of benefitting a low/moderate income area will be met with housing opportunities developed in the “240 Atlanta Street Phase II” project.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby expressly ratifies Amendments #1 and #2 and authorizes Amendment #3 of the “Agreement Between the City of Gainesville and Gainesville Housing Authority”.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, the City Manager, and/or the City Attorney to execute the First, Second and Third Amendments to the “Agreement Between the City of Gainesville and Gainesville Housing Authority” and any other documents necessary to effectuate the provisions of the original agreement and all three amendments.

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

AGREEMENT BETWEEN
CITY OF GAINESVILLE
AND
GAINESVILLE HOUSING AUTHORITY

THIS AGREEMENT entered this **January 30, 2017** by and between the CITY OF GAINESVILLE (herein called the "Grantee") and GAINESVILLE HOUSING AUTHORITY (herein called the "Subrecipient").

WHEREAS, the Grantee has applied for and received funds from the United States Government under Title I of the Housing and Community Development Act of 1974, Public Law 93-383; and

WHEREAS, the activity proposed, GAINESVILLE HOUSING AUTHORITY, does meet the **National Objective** of benefitting **Low/Mod Area Benefit** and is an eligible activity under **Regulatory Citation** 24 CFR 570.201 (c); and

WHEREAS, the Grantee wishes to engage the Subrecipient, a Private Nonprofit, to assist the Grantee in utilizing such funds; and

WHEREAS, the Subrecipient was selected following Model 4: Accepting Unsolicited Applications, under HUD's "Models for Assessing Applicants and Selecting Subrecipients".

NOW, THEREFORE, it is agreed between the parties hereto that;

Section I. SCOPE OF SERVICE

A. Activity

1. General Statement

The Subrecipient will develop and provide affordable housing to low income families and seniors. The Subrecipient will be responsible for administering a Community Development Block Grant (CDBG) program in a manner satisfactory to the Grantee and consistent with any standards required as a condition of providing these funds. Such program will include the following activities eligible under the Community Development Block Grant Program:

2. Program Delivery

1. GAINESVILLE HOUSING AUTHORITY will utilize the funding for reimbursement to the agency for expenses related to the Atlanta Street Redevelopment-Walton Summit project, for the sole purpose of site work, demolition, infrastructure and grading, as necessary for the construction of affordable housing for the property located 240 Atlanta Street, Gainesville, GA30503.

2. The Subrecipient will use the CDBG funding as leverage funding to support the efforts towards the construction of 256 mixed income/mixed finance housing units. Demolition of existing public housing units to begin January 1, 2017, construction of phase 1 completed by 12/31/2016, Phase 2 construction to begin January 1, 2018, Phase 3 begin January 1, 2019. CDBG funds will be used for site work, infrastructure and grading.

3. General Administration

The Subrecipient will maintain case files, including applications (if applicable) and documentation of eligibility for each project. The Subrecipient will maintain these and other program and financial records in accordance with the general requirements for record-keeping specified in Section VII of this Agreement.

B. National Objectives

The Subrecipient certifies that the activities carried out with funds provided under this Agreement will meet one or more of the CDBG program's National Objectives: 1) benefit low/moderate income persons, 2) aid in the prevention or elimination of slums or blight, 3) meet community development needs having a particular urgency – as defined in 24 CFR Part 570.200(a) and 570.208.

The “GAINESVILLE HOUSING AUTHORITY” will benefit low/moderate income Limited Clientele.

C. Levels of Accomplishments – Goals and Performance Measures

The Subrecipient agrees to provide the following levels of program services:

<u>Activity</u>	<u>Total Units/Year</u>
The residential development will be for true mixed-income, mixed-finance properties developed in three LIHTC phases. 9.53 acres of the property will be conveyed to 240 Atlanta Street, L.P., a joint venture of Gainesville Housing Corporation (GHC), a non-profit instrumentality of GHA, and Walton GP, LLC. The lease will be for 99 years at \$1/yr. The lease will contain an appropriate reverter clause.	84

All three residential phases will consist of 84 units each. The first and third phase will be family housing and the second phase will be for seniors.

Performance Outcomes and Objectives

A total of 252 units plus a community center and fitness area will be developed over a three year period. It will serve approximately 756 low to moderate income families with the greater percentage below 60% AMI. A total of 86 families will have access to affordable housing.

Atlanta Street Portion of Harrison Square, GA059000002			
Acres: 9.53			
Total Units to be Redeveloped	Less than 80% of Area Median Income		
	ACC	Non-ACC	Market Rate
Rental	39	156	57
For Sale	0	0	0
Acquiring Entity (Rental Units)	240 Atlanta Street Phase L. P.		
Acquiring Entity (For Sale Units)	N/A		
Method of Sale	Negotiated Sale at FMV and less than FMR		
Sale Price or Lease Price	\$1		
Lease Price	N/A		
Purpose	Development of 252 mixed-income housing units off site in three developments and some neighborhood retail services. Each phase will consist of 84 units.		

D. Performance Monitoring

The Grantee will monitor the performance of the Subrecipient against goals and performance standards required herein. Substandard performance as determined by the Grantee will constitute non-compliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

II. TIME OF PERFORMANCE

The term of this Agreement is January 30, 2017 – August 30, 2017. The term of this Agreement may be extended should additional time for auditing this project be required, in accordance with law; this Agreement shall be deemed automatically extended until such time as the said audit shall be completed. The provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

Additionally, the Subrecipient must comply with a "Continuing Use" requirement, which assures that capital investments will provide long-term, continuous benefits to low- and moderate-income persons or areas. Any projects or capital improvement cost paid with more than \$20,000 and up to \$50,000 in CDBG funds must be able to provide benefits to low- and moderate-income persons or areas for a minimum of five (5) years at the project

site. For projects exceeding \$50,000 and up to \$100,000 in CDBG funds, the minimum continuing use is ten (10) years. Projects that exceed \$100,000 to \$150,000 in CDBG funds must be held in the same use for at least fifteen (15) years. Projects that are over \$150,000 to \$200,000 in CDBG funds must be held in the same use for twenty (20) years. Projects that have \$200,000 or more in CDBG funds must continue to serve the low- to moderate-income population for a minimum of twenty-five (25) years.

For the purposes of this agreement, the “Continuing Use” requirement will not be for less than 25 years. The maturity date for this agreement, any addendums made to this agreement, and recorded security instruments shall be **January 30, 2042**.

III. BUDGET

Source	Funding Amount	Budget Line Item Covered by Funds	Status Code (C, A, TBR)
LIHTC	\$11,371,759		
CDBG 2016	\$260,000		
CDBG 2017	\$200,000		
CDBG 2018	\$250,000		
CDBG 2019	\$250,000		
CDBG Funding Request			
			\$960,000.00
Federal (Specify)	federal tax credit equity		
			\$8,125,717
State (Specify)	state tax credit equity	\$	3,249,042.00
TOTAL PROJECT REVENUES		\$	471,874,759.00

The budget contains all estimated revenue (including any fund balance carryovers) and all proposed expenditures by line item category. Included with, and as part of the budget proposal shall be appropriate information regarding mission statement, goals and objectives, performance indicators and/or such other information as shall be reasonably requested by the City. The budget shall be inclusive of all funding sources and shall be balanced with respect to revenues and expenditures, and shall be subject to the review and approval of the City. Once approved, any adjustments to the annual budget shall likewise be subject to the review and approval of the City.

The budget shall include an itemization of any requests for major equipment, furniture, fixtures or materials purchased with funds provided by the City. Any such purchases from GAINESVILLE HOUSING AUTHORITY budget shall be for the exclusive use of GAINESVILLE HOUSING AUTHORITY, unless otherwise authorized. GAINESVILLE HOUSING AUTHORITY shall maintain fixed assets records, which shall include at minimum a listing of fixed assets, date acquired, vendor, and cost. If GAINESVILLE HOUSING AUTHORITY ceases to exist, then such fixed assets shall become the property of the City.

IV. PAYMENT

- A. It is expressly agreed and understood that the total amount to be paid for site improvements by the Grantee under the entire contract shall not exceed **\$960,000**. It is expressly agreed and understood that the total advance for site improvements to be paid under this Agreement for CDBG 2016 is **\$260,000.00**. Draw-downs for the payment of eligible expenses shall be made against the line item budget specified in Paragraph III herein and in accordance with performance. Documentation of expenses shall be submitted with invoices. Expenses shall only be paid against line item budget specified in Paragraph III herein and in accordance with performance.
- B. Payments may be contingent upon certification of the Subrecipients financial management system in accordance with the standards specified in 24 CFR 84.21.
- C. GAINESVILLE HOUSING AUTHORITY shall submit a financial and performance report to the City of Gainesville after the end of each calendar quarter. This report shall be in a format approved by the City, and shall include a balance sheet, all fiscal year revenues, and expenditures to date and a comparison of actual revenue and expenditures to the budget.
- D. At the conclusion of each fiscal year, GAINESVILLE HOUSING AUTHORITY shall have prepared, at its own expense, an audit by a reputable Certified Public Accounting firm. Such audit shall be prepared in compliance with generally accepted accounting principles. Such audit shall be completed within 90 days after the end of the fiscal year, and one copy of the audit and management letter shall be immediately sent to the Finance Director of the City.

V. NOTICES

Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial carrier, or personal delivery or sent by facsimile or other electronic means. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this contract shall be directed to the following contract representatives:

Grantee

Theresa Dyer
Housing Coordinator
City of Gainesville
P. O. Box 2496
Gainesville, GA 30501
770-531-6581 (phone)
770-538-2474 (fax)

Subrecipient

GAINESVILLE HOUSING AUTHORITY
P.O. Box 653
Gainesville, GA 30501
770-536-1294 (phone)
770-536-5150 (fax)

VI. GENERAL CONDITIONS

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except that (1) the Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "Independent Contractor" with respect to the services to be performed under this Agreement. The Grantee shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation insurance as the Subrecipient is an independent contractor.

C. Hold Harmless

The Subrecipient shall hold harmless, defend and indemnify the Grantee from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipients performance or non-performance of the services or subject matter called for in this Agreement.

D. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this contract. Subrecipient agrees to provide a copy of the Certificate of Insurance from a licensed agent.

E. Insurance & Bonding

The Subrecipient shall carry and provide proof to Grantee of sufficient liability insurance coverage with a minimum limit of \$1,000,000 to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Grantee.

The Subrecipient shall comply with the bonding and insurance requirements of 24 CFR 84.31 and 84.48, Bonding and Insurance.

F. Grantor Recognition

The Subrecipient shall insure recognition of the role of the grantor agency in providing services through this contract. All activities, facilities and items utilized pursuant to this contract shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

G. Amendments

The Grantee or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of both parties, and approved by the Grantee's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Subrecipient from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Subrecipient.

Amendments may be made to this Agreement to provide for further draw down of funds in accordance with the line item budget specified in Paragraph III herein and in accordance with performance until all funds budgeted for site improvements for the Atlanta Street Redevelopment-Walton Street Project is completed.

H. Suspension or Termination

In accordance with 24 CFR 85.43, the Grantee may suspend or terminate this Agreement if the Subrecipient fails to comply with any terms of this Agreement, which include but are not limited to the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;
3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Subrecipient to the Grantee reports that are incorrect or incomplete in any material respect.

In accordance with 24 CFR 85.44, this Agreement may also be terminated for convenience by either the Grantee or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Grantee determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Grantee may terminate the award in its entirety.

Written notice must be received by the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination.

VII. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Subrecipient agrees to comply with 24 CFR 84.21-28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

The Subrecipient shall administer its program in conformance with OMB Circulars A-122, "Cost Principles for Non-Profit Organizations." These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record-Keeping

1. Records to be Maintained

The Subrecipient shall maintain all records required by the Federal regulations specified in 24 CFR Part 570.506 that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
- c. Records required to determine the eligibility of activities;
- d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. Financial records as required by 24 CFR Part 570.502, and 24 CFR 84.21-28; and
- g. Other records necessary to document compliance with Subpart K of 24 CFR 570.

2. Retention

The Subrecipient shall retain all records pertinent to expenditures incurred under this contract for a period of four (4) years. The retention period begins on the date of the submission of the Grantee's annual performance and evaluation report to HUD in which activities assisted under the agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the three-year period, whichever occurs later.

3. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grantee monitors or their designees for review upon request.

4. Disclosure

The Subrecipient understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Subrecipient's responsibilities with respect to services provided under this agreement, is prohibited. Access to information contained within and/or maintained by this contract shall be granted in compliance with the requirements of the State of Georgia Open Records Act (O.C.G.A § 50-18-70 through § 50-18-77 et. seq.).

5. Close-Outs

The Subrecipients obligation to the Grantee shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantee), preparation of financial reports, and determining the custodianship of records.

6. Audits & Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, grantor agency, and the comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will

constitute a violation of this contract and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning subrecipient audits and OMB Circular A-133.

C. Reporting and Payment Procedures

1. Program Income

The Subrecipient shall report monthly all program income as defined at 24 CFR 670.500(a) generated by activities carried out with CDBG funds made available under this contract. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Subrecipient may use such income during the contract period for activities permitted under this contract and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unexpended program income shall be returned to the Grantee at the end of the contract period. Any interest earned on cash advances from the U. S. Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the Grantee.

2. Indirect Costs

If indirect costs are charged, the Subrecipient will develop an indirect cost allocation plan for determining the appropriate Subrecipient's share of administrative costs and shall submit such plan to the Grantee for approval, in a form specified by the Grantee.

3. Payment Procedures

The Grantee will make payment to the Subrecipient upon the Grantee receiving an invoice. After payment is made the Grantee will request reimbursement from HUD. The Grantee will pay to the Subrecipient funds available under this contract based upon information submitted by the Subrecipient and consistent with any approved budget and Grantee policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by the Grantee in accordance with advance fund and program income balances available in Subrecipient accounts. In addition, the Grantee reserves the right to liquidate funds available under this contract for costs incurred by the Grantee on behalf of the Subrecipient.

4. Progress Reports

The Subrecipient shall submit regular Quarterly Progress Reports to the Grantee in the form, content, and frequency as required by the Grantee.

D. Procurement

1. Compliance

The Subrecipient shall comply with current Grantee policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpanded program income, property, equipment, etc.) shall revert to the Grantee upon termination of this contract.

2. OMB Standards

Unless specified otherwise within this agreement, the Subrecipient shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40-48.

VIII. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. [The Grantee may preempt the optional policies.] The Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences.

IX. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Subrecipient agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Title VIM of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Orders 11063, 11628, 12432, 12892, and with Executive Order 11246 as amended by Executive Orders 11375, 11478, 12086, and 12107.

2. Non-discrimination

The Subrecipient agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.³ Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Subrecipient agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program. The Grantee shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. Affirmative Action

1. Approved Plan

The Subrecipient agrees that it shall be committed to carry out pursuant to the Grantee's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966. The Grantee shall provide Affirmative Action guidelines to the Subrecipient to assist in the formulation of such program. The Subrecipient shall submit a plan for an Affirmative Action Program for approval prior to the award of funds.

2. Women and Minority Owned Businesses (W/MBE)

The Subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

The Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

C. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this contract without the prior written consent of the Grantee thereto; provided, however; that claims for money due or to become due to the Subrecipient from the Grantee under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Grantee.

2. Subcontracts

a. Approvals

The Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the Grantee prior to the execution of such agreement.

b. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Subrecipient shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to insure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this contract, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V United States Code.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of 24 CFR 84.42 and 570.611, which include (but are not limited to) the following:

- a. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.
- b. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
- c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

5. Lobbying

The Subrecipient hereby certifies that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any

Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly; and
- d. Lobbying Certification:
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1362, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

6. Copyright

If this contract results in any copyrightable material or inventions, the Grantee and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

7. Religious Activities

The Subrecipient agrees that funds provided under this contract will not be utilized for inherent religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

XI. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

XII. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

XIII. WAIVER

The Grantee's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Grantee to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XIV. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the Grantee and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Grantee and the Subrecipient with respect to this Agreement.

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

CITY OF GAINESVILLE, GEORGIA

By: _____

City Manager

Attest: _____

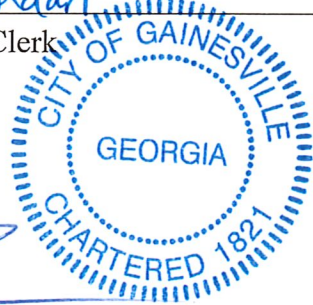
City Clerk

Countersigned: _____

Finance Director

Approved as to form and legal sufficiency: _____

City Attorney



GAINESVILLE HOUSING AUTHORITY

By: _____

Title: _____

Attest: _____

Title: _____

FIRST AMENDMENT TO CONTRACT

THE CITY OF GAINESVILLE, GEORGIA COMMUNITY DEVELOPMENT BLOCK GRANT PROROGAM (CDBG)

SUBRECIPIENT AGREEMENT

PROGRAM: Atlanta Street Redevelopment-Walton Summit

This First Amendment to the CDBG Agreement between the CITY OF GAINESVILLE (herein called the "Grantee" or "City") and GAINESVILLE HOUSING AUTHORITY "Subrecipient", dated **January 30, 2017**, to assist in carrying out activity/activities meeting one of the three National Objectives.

WHEREAS, the Grantee and Subrecipient have previously entered into a contract for a term beginning **January 30, 2017**, and ending **August 30, 2017**.

NOW THEREFORE, the parties enter into this First Amendment for the consideration set out below, all of which is deemed to be good and sufficient consideration in order to make this FIRST AMENDMENT a binding legal document.

1. The parties hereby ratify and incorporate herein each term and condition set out in the original Contract, as well as all written matters incorporated therein, except as specifically provided for in this FIRST AMENDMENT.
2. The parties acknowledge and shall comply with the CDBG Financial Management as described in the original Contract.
3. All parties acknowledge and shall comply with the updated "*Uniform Administrative Requirements*" as outlined by HUD to include:
 - a. The Subrecipient, as applicable to a governmental or nongovernmental agency, shall comply with the requirements and standards of 2 CFR Part 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" aka "Super Circular"; and shall comply with applicable sections of 24 CFR Part 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments".

- b. The Subrecipient shall make accurate, current, and complete disclosure of the financial results of assisted activities from Program Funds, and must safeguard and ensure that Program Funds are used solely for authorized purposes. Accounting records must be supported by canceled checks, paid bills, payrolls, time and attendance records, contractual documents, or other acceptable source documentation.
- c. If the Subrecipient shall procure services with Program Funds for an authorized use as outlined in this agreement, the Subrecipient shall maintain records sufficient to detail the significant history of a procurement of which records shall include a minimum of: rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price. The Subrecipient shall have protest procedures to handle and resolve disputes relating to their procurement and shall in all instances disclose information regarding the protest to the City. All procurement transactions shall be conducted in a manner providing full and open competition consistent with the standards of 2 CFR 200.319.

All other terms of the original Contract shall remain in full force and effect.

Accepted on this 23rd day of August, 2017

Gainesville Housing Authority
Name/Title/Agency

Beth 8/23/2017
Witness/Date

SECOND AMENDMENT TO CONTRACT

THE CITY OF GAINESVILLE, GEORGIA COMMUNITY DEVELOPMENT BLOCK GRANT PROROGAM (CDBG)

SUBRECIPIENT AGREEMENT

PROGRAM: Atlanta Street Redevelopment-Walton Summit

This Second Amendment to the CDBG Agreement between the CITY OF GAINESVILLE (herein called the "Grantee" or "City") and GAINESVILLE HOUSING AUTHORITY "Subrecipient", dated January 30, 2017, to assist in carrying out activity/activities meeting one of the three National Objectives.

WHEREAS, the Grantee and Subrecipient have previously entered into a contract for a term beginning January 30, 2017, and ending August 30, 2017.

NOW THEREFORE, the parties enter into this SECOND Amendment for the consideration set out below, all of which is deemed to be good and sufficient consideration in order to make this SECOND AMENDMENT a binding legal document.

1. The parties hereby ratify and incorporate herein each term and condition set out in the original Contract, as well as all written matters incorporated therein, except as specifically provided for in this SECOND AMENDMENT.
2. The parties acknowledge the request from the Gainesville Housing Authority, dated June 23, 2017, to amend the original CDBG Sub-Recipient Agreement.
3. The Sub-Recipient requests that the National Objectives identified in the agreement include low/mod area benefit and limited clientele.
 - A. The City hereby approve the request to include low/mod area benefit and limited clientele in the agreement.
4. The Sub-Recipient requests an extension of the timeline and contract through December, 2019.
 - B. The City hereby recognizes that the original proposed date was based on an estimate and approve the extension request through December, 2019.

5. The Sub-Recipient requests GHA requests a modification of the budget. After further review of the agreement, a typographical error was identified in the budget table. In addition, the original budget amounts were merely estimates. Revenue sources for Phase 2 of the Walton Summit project are as follows:

Federal tax credits: \$8,506,149

State tax credits: \$5,430,000

Total: \$13,936,149

NOTE: There has been no change to the original scope outlined in the sub-recipient agreement.

C. The City hereby approves the requested modifications of the budget.

D. As noted, the City acknowledges that there have been no changes to the original scope of work as outlined from the original Sub-Recipient Agreement.

All other terms of the original Contract shall remain in full force and effect.

Accepted on this 26th day of June, 2017

[Signature] - Community Dev. Director - City of Gainesville
Name/Title/Agency

[Signature] | 6/26/17
Witness/Date

THIRD AMENDMENT TO CONTRACT

THE CITY OF GAINESVILLE, GEORGIA COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

SUBRECIPIENT AGREEMENT

PROGRAM: ATLANTA STREET REDEVELOPMENT-WALTON SUMMIT

This Third Amendment to the CDBG Agreement between the **City of Gainesville** (herein called the "Grantee" or "City") and **Gainesville Housing Authority** ("Subrecipient"), dated **January 30, 2017**, to assist in carrying out activity/activities meeting one of the three National Objectives.

WHEREAS, the Grantee and Subrecipient have previously entered into a contract for a term beginning **January 30, 2017** and ending **December 31, 2019**; upon execution of the First and Second Amendments of the original agreement.

NOW THEREFORE, the parties enter into this THIRD Amendment for the consideration set out below, all of which is deemed to be good and sufficient consideration in order to make this THIRD AMENDMENT a binding legal document.

1. The City recognizes that the Gainesville Housing Authority's relationship with its nonprofit development group, the Gainesville Housing Corporation; and that the GHA – with and through its nonprofit corporation the Gainesville Housing Corporation (GHC) – has partnered with Walton Communities, LLC as co-developer in connection with the redevelopment at 240 Atlanta Street; and
2. The City of Gainesville agrees to allow the Gainesville Housing Authority to loan Program Funds to its Gainesville Housing Corporation for those authorized activities outlined in the original agreement, as amended, for the purposes of providing housing opportunities to a limited clientele within a low/mod income area; and
3. The City of Gainesville recognizes that the amount of requested CDBG funds is \$700,000 for assistance in completing the "240 Atlanta Street Phase II" development, while the remaining requested \$260,000 is to be used in Phase III; and
4. There are no unit restrictions associated with the use of CDBG funds, and the National Objective of benefitting a low/moderate income area will be met with housing opportunities developed in the "240 Atlanta Street Phase II" project.

All other terms of the original Contract and its First Amendment and Second Amendment shall remain in full force and effect.

Accepted on this _____ day of _____, 20__.

APPROVED AS TO FORM

CITY OF GAINESVILLE

Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

By: _____
C. Danny Dunagan, Jr.
Mayor

Attest: _____
Denise O. Jordan, City Clerk

CITY SEAL

GAINESVILLE HOUSING AUTHORITY

By: _____

Title: _____

Attest: _____

Title: _____

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/1/2017

Presenter: Jessica Tullar

Item of Business: Resolution: Authorize Transfer of Property Located at 2307 Martin Luther King, Jr. Boulevard and 793 Carlton Street to the Gainesville Nonprofit Development Foundation, Inc.

Meeting Date: 9/14/2017

Purpose of Request:

Resolution to authorize the transfer of 2307 Martin Luther King, Jr. Boulevard and 793 Carlton Street to the Gainesville Nonprofit Development Foundation, Inc.

History/Background:

Subject property includes two lots acquired by the City using its CDBG funds for the purpose of redeveloping to eliminate slum and blight, and to provide a housing opportunity for low- to moderate-income persons. The Gainesville Nonprofit Development Foundation, Inc. (GNDF) was created for and has the ability to facilitate such redevelopment initiatives. It is the intent of the City to combine two lots by plat into one lot, and through partnership with the GNDF, construct one single-family residence for homeownership.

Facts & Issues for Consideration:

The approval of the transfer of property to the Gainesville Nonprofit Development Foundation, Inc. will facilitate the construction of a new single-family home that will then be sold for ownership.

Department Recommendation:

Approval of resolution and transfer of property located at 2307 Martin Luther King, Jr. Boulevard and 793 Carlton Street to the Gainesville Nonprofit Development Foundation, Inc.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Authorize Transfer of Property	Resolution
☐ Exhibit A: Plat & Deeds	Attachments/Exhibits

RESOLUTION BR-2017- ____

**AUTHORIZE TRANSFER OF PROPERTY LOCATED AT
2307 MARTIN LUTHER KING, JR. BOULEVARD AND 793 CARLTON STREET
TO THE GAINESVILLE NONPROFIT DEVELOPMENT FOUNDATION, INC.**

WHEREAS, the City of Gainesville, Georgia is designated as an entitlement grantee by the U.S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program; and

WHEREAS, the City of Gainesville recognizes the importance of revitalizing neighborhoods and utilizes CDBG funds to acquire vacant properties for the purpose of redevelopment to eliminate slum and blight and to provide housing opportunities for low- to moderate-income persons; and

WHEREAS, the Gainesville Nonprofit Development Foundation, Inc. was created for and has the ability to facilitate such redevelopment to eliminate slum and blight and to provide housing opportunities to low- to moderate-income persons; and

WHEREAS, the following properties as more clearly shown in Exhibit A are vacant of structures and were acquired by the City of Gainesville using CDBG funds; and

WHEREAS, the City desires to transfer the following properties to the Gainesville Nonprofit Development Foundation, Inc. for the purposes of redeveloping the properties to provide housing opportunities for low- to moderate-income persons:

PROPERTY ADDRESS	PARCEL NUMBER
2307 Martin Luther King, Jr. Boulevard, SE	01021 009006
793 Carlton Street, SE	01021 009005

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby expressly authorizes the Mayor, City Manager, and City Attorney to execute all necessary documents to transfer the properties to the Gainesville Nonprofit Development Foundation, Inc.

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

BK7808PG789

025411

FILED
HALL CO., GA

16 NOV 22 PM 2:47

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY PK

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 24.50

Date 11-22-16

Charles Baker
Superior Court Clerk

By PK

PT61 069- 2016-008455

File → AFTER RECORDING PLEASE RETURN TO
Hulsey, Oliver & Mahar
P O. Box 1457
Gainesville, GA 30503
ATTENTION Paul B Smart

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between **Eddie K. Martin, Sr. Properties, LLC**, Grantor, and **City of Gainesville**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

All that tract or parcel of land lying and being in Land Lot 149, 9th Land District, City of Gainesville, Hall County, Georgia and being shown as Parcel 1 on plat of survey prepared for Eddie Martin by Chris Patton, Georgia Registered Surveyor, last revised June 27, 2014 and being recorded in the Clerk's Office of the Superior Court of Hall County, Georgia in Plat Book 868, Page 163, Hall County, Georgia Deed Records. Said plat and the record thereof are herein incorporated for a full and complete description.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, and the Grantor **WARRANT** the title to the same against the lawful claims of all persons whomever.

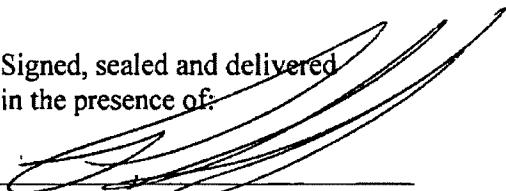


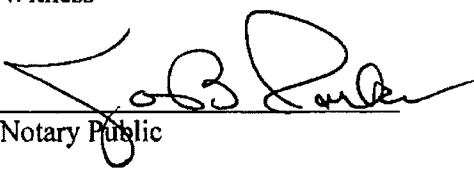
BK7808PG790

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

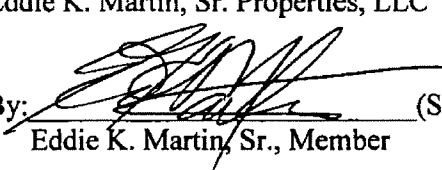
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal this 17th day of November, 2016.

Signed, sealed and delivered
in the presence of:

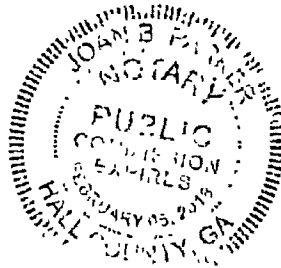

Witness


Notary Public

Eddie K. Martin, Sr. Properties, LLC

By:  (SEAL)
Eddie K. Martin, Sr., Member

PBS/jbp/T7344/192590



BK 7808 PG 791

FILED
HALL CO., GA

16 NOV 22 PM 2:47

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY LK

025412

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 24.50

Date 11-22-16

Charles Baker
Superior Court Clerk

By LK

PT61 069 2016-008460

File
→

AFTER RECORDING PLEASE RETURN TO:
Hulsey, Oliver & Mahar
P. O. Box 1457
Gainesville, GA 30503
ATTENTION Paul B Smart

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between **Eddie K. Martin, Sr. Properties, LLC**, Grantor, and **City of Gainesville**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

All that tract or parcel of land lying and being in Land Lot 149, 9th Land District, City of Gainesville, Hall County, Georgia and being shown as Parcel 2 on plat of survey prepared for Eddie Martin by Chris Patton, Georgia Registered Surveyor, last revised June 27, 2014 and being recorded in the Clerk's Office of the Superior Court of Hall County, Georgia in Plat Book 868, Page 163, Hall County, Georgia Deed Records. Said plat and the record thereof are herein incorporated for a full and complete description.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, and the Grantor **WARRANT** the title to the same against the lawful claims of all persons whomever.



BK 7808PG 792

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal this 17th day of November, 2016.

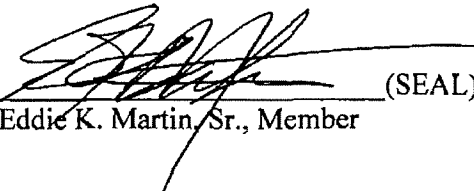
Signed, sealed and delivered
in the presence of:

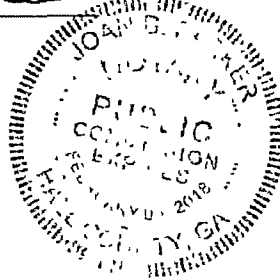
Witness

Notary Public

PBS/jbp/T7344/192590

Eddie K. Martin, Sr. Properties, LLC

By:  (SEAL)
Eddie K. Martin, Sr., Member



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 8/31/2017

Presenter: Jessica Tullar

Item of Business: Resolution: Adoption of the DCA-Approved FY2016 Annual Update to the CIE

Meeting Date: 9/14/2017

Purpose of Request:

To present a resolution adopting the final, Georgia DCA-approved FY16 Annual Update to the City's *Capital Improvements Element (CIE)* component of the Comprehensive Plan.

History/Background:

In June, City staff transmitted to the GMRC and Georgia DCA the FY16 CIE Annual Update report with one revision per DCA's comments on the transmittal document. DCA approved this final report in August 2017, and has asked the City to adopt this final, DCA-approved report.

Facts & Issues for Consideration:

The annual update to the CIE is required in order to maintain the City's *Qualified Local Government (QLG)* status.

Legal ads for the public hearings were posted in the Times 9/4/17 and 9/5/17 publication.

Department Recommendation:

To hold a public hearing and adoption of the resolution.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ 9/4/17 Public Hearing Legal Ad	Legal Ad
☐ 9/5/17 Public Hearing Legal Ad	Legal Ad
☐ Adoption of the DCA-Approved Annual Update to the CIE	Resolution
☐ Exhibit A FY16 CIE Final Adoption	Attachments/Exhibits

SIFIED

Marketplace

northeastgeorgiamarketplace.com

770-535-1199

gainesvilletimes.com



BS - Warehouse

WAREHOUSE

ational industrial
pply distributor is
ing for an energetic,
lled individual to
k at its distribution
nter in Oakwood.
andidates will do
eneral warehouse
uties, including
icking, packing,
ping and receiving.
ividuals must have
school diploma or
ivalent. Interested
licants should apply
erson between 9:00
and Noon Tuesday
/5-Thursday 9/7

HANTOVER, INC.
3340 McEver RD
Oakwood GA 30566
Unit A
EOE M/F

Stuff

Bicycles

nt FCR2 27 Sped
cle Alluxx Butted
6000 Series
Tires, Low mileage,
ma Speedometer,
aser WTB seat.
inal Cost \$750, Sell
50 404-697-8121

Metery Lots for Sale

aces Hillside # 2
rial Park Lot 249B.
ail for \$5500.00
asking \$2000.00
OTH. MUST SELL

Misc. For Sale



28x28 foot single slip
wooden boat dock with
a 18 x18 foot sundeck.
Close to Browns Bridge.
Call 770-330-8286
\$5000

SHOP EQUIPMENT FOR
SALE, welders lift, car lift,
south bend metal lathe,
lots of tools and welders.
Call 678-858-4330

Pets & Supplies

FOR SALE AKC GERMAN
ROTTWEILER'S \$700,
parents on premisses
call 678-725-8573

FREE KITTENS, to a
good home, 6 weeks
old, call 770-531-9799

Yard Sale

ESTATE SALE 4811
Serene Shore Dr, Browns
Bridge Rd, Gainesville,
Sat Sept 2-Mon Sept
4 8-4, 50 YEARS of
everything House For
Sale Also

Homes-Rentals

Apartments- Unfurnished

Nice 1BR city \$650.
map 525 Broad st place

Homes & Real Estate

Mobile Homes For Sale

1 Older Mobile Home
on 2 lots for sale. Needs
Work but livable. Access
to Lake and Pool.
\$65,000 cash or make an
offer. Call 678-963-5112
Ask for Della

Wheels

Antique Cars/Trucks

79 Corvette, white w/
tan interior, new paint,
matching numbers,
runs great, \$11,000, 770-
718-8234

Autos For Sale

Chevy Chevell Sed
1970 Show Car Cod 350
crate Eng, 3kmils possible
trade \$12,000 770-967-
0751

Motorcycles

AMAZING -2010 Harley
Davidson Tri Glide with
1800 ORIGINAL MILES!!!!

Red Hot Sunglow
Metalic Paint
6 Speed Transmission
Premium 4 speaker
stereo with rear
passenger controls,
Intercom
Vented lower fairings,
cruise control,
Steering stabilizer,
adjustable fairing,
Mounted wind deflector,
Electric Reverse, Full
skull customized
accessories. \$23,000

Trucks

FOR SALE OR TRADE 2 DUMP TRUCKS

1-1967, 1-1966, Ford
Dump Trucks, both 390
v8, \$1000 each or best
offer, will trade for small
pickup truck call 706-
652-3362 or
470-201-7833

Legals

Miscellaneous

LEGAL NOTICE

NOTICE PURSUANT TO O.C.G.A. §15-11-50

In accordance with
O.C.G.A. §15-11-50
the Judges of the
Superior Court of the
Northeastern Judicial
Circuit are hereby
providing notice that
a full-time Juvenile
Court Judge for the
Northeastern Judicial
Circuit will be appointed.
Any person interested
in serving as a full-time
Juvenile Court Judge
for the circuit should
submit a letter with
attached resume by
email to Vickie Dowdy
(vdowdy@hallcounty.
org) or by United States
mail addressed to Vickie
A. Dowdy, P.O. Box 3362,
Gainesville, Georgia
30503. The deadline to
apply for the juvenile
court judge position will
be Wednesday, October
4, 2017. Any person
applying must meet the
minimum qualifications
as set out in O.C.G.A.
§15-11-51.
63494 8/21, 9/4, 10/2

Public Hearings

NOTICE OF CITY COUNCIL PUBLIC MEETING

NOTICE is hereby given
that the Gainesville
City Council will hold
a public meeting on
Tuesday, September
19, 2017 @ 5:30 p.m. to
adopt the final annual
report on the Gainesville
Impact Fees Program.
This hearing will be
held at the Public Safety
Complex (Gainesville
Justice Center) in the
Municipal Court Room
which is located at 701
Queen City Parkway.

Copies of the FY 2016
Annual Update for the
Impacts Fees program
will be available for
public review at the
office of the Community
Development
Department during
regular business hours,
8:00 a.m. - 5:00 p.m.
Monday through
Friday, starting Friday,
September 15, 2017.
Upon adoption, the
annual update will be
posted on the City's
website at www.gainesville.org.

Additional information is
available from the City of
Gainesville, Community
Development
Department - Special
Projects Division,
telephone 770-531-
6570.
63958 9/4, 5

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Marketplace

northeastgeorgiamarketplace.com

70-535-1199

gainesvilletimes.com



V's/Travel Trailers

2012 SYDNEY OUTBACK

30Ft 5th wheel gooseneck, 2 roll outs, used 4 times, no children and no pets talk threw bath queen/BR sleeps 6, insulated for cold, & generator 770-983-7975

Wheels

Antique Cars/Trucks

19 Corvette, white w/ tan interior, new paint, matching numbers, ins great, \$11,000, 770-718-8234

Autos For Sale

Chevy Chevell Sed 970 Show Car Cod 350 ate Eng, 3kmils possible trade \$12,000 770-967-0751

Motorcycles

AMAZING -2010 Harley Davidson Tri Glide with 800 ORIGINAL MILES!!!! Red Hot Sunglow Metallic Paint 6 Speed Transmission Premium 4 speaker stereo with rear passenger controls, Intercom Vented lower fairings, cruise control, Steering stabilizer, adjustable fairing, mounted wind deflector, Electric Reverse, Full skull customized accessories. \$23,000 770-365-3459

Sport Utility Vehicles

JEEP 1999 GRAND CHEROKEE LAREDO, New bat, tries and brakes replaced within the 1.5 yr, Vehicle great for every day commute or casual driving, call 678-617-2010

Jeep 2011 Liberty Sport, black w/ tan cloth interior, power win/locks/sun roof/cd, 140k miles, auto 6cy great condition, \$7850 Call 678-617-7050

SATURN 2006 VUE 115k miles, 5 sp, Sunroof, Loaded, Power Everything, Excellent Condition, \$4300 Call 678-387-0270

Trucks

1995 CHEVY K1500, v6, 5 sp, 4x4, short bed, great condition, \$4500 call 770-540-1215

FOR SALE OR TRADE 2 DUMP TRUCKS

1-1967, 1-1966, Ford Dump Trucks, both 390 v8, \$1000 each or best offer, will trade for small pickup truck call 706-652-3362 or 470-201-7833

Legals

Public Hearings

NOTICE OF CITY COUNCIL MEETING

NOTICE is hereby given that the Gainesville City Council will hold a public meeting on Tuesday, September 19, 2017 @ 5:30 p.m. to adopt the final annual report on the Gainesville Impact Fees Program. This hearing will be held at the Public Safety Complex (Gainesville Justice Center) in the Municipal Court Room which is located at 701 Queen City Parkway.

Copies of the FY 2016 Annual Update for the Impacts Fees program will be available for public review at the office of the Community Development during regular business hours, 8:00 a.m. - 5:00 p.m. Monday through Friday, starting Friday, September 15, 2017. Upon adoption, the annual update will be posted on the City's website at www.gainesville.org.

Additional information is available from the City of Gainesville, Community Development - Special Projects Division, telephone 770-531-6570. 63958 9/4, 5

RECYCLE



YOUR HARDWARE



YOUR SOFA



YOUR BICYCLE

in the classifieds

770-535-1199

OR
1-800-395-5005 MON-FRI
8:30 TO 5:00 PM

The Times
gainesvilletimes.com

APARTMENTS FOR RENT

RPC Partners 2 Bedrm. Apartments

Gainesville, Oakwood & Flowery Branch

\$300 Move in Special
Plus Deposit

770-654-2807

RESOLUTION BR-2017- ____

ADOPTION OF THE DCA-APPROVED FY2016 ANNUAL UPDATE TO THE CIE

WHEREAS, the City of Gainesville, Georgia adopted on July 18, 2006 a Capital Improvement Element (CIE) for Public Safety and Parks and Recreation and related amendments to the Comprehensive Plan of the City of Gainesville in support of the City's Impact Fee Program; and

WHEREAS, the City of Gainesville, Georgia adopted on August 1, 2006 an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**, to assist in the implementation of the Gainesville Comprehensive Plan and to implement the Gainesville Impact Fee Program; and

WHEREAS, the City has prepared an annual update to the CIE in accordance with the "Development Impact Fee Compliance Requirements" and "Minimum Planning Standards and Procedures for Local Comprehensive Planning" established by the Georgia Planning Act of 1989, and a public hearing was held on Tuesday, March 21, 2017, at the **Public Safety Complex** in the **Municipal Court Room** in Gainesville, Hall County to receive public comment on the FY16 CIE Update; and

WHEREAS, the City Council adopted the FY 2016 CIE Update document by resolution on Tuesday, June 20, 2017 with final approval by the Georgia Department of Community Affairs in August 2017 and the City's final adoption following a public hearing on Tuesday, September 19, 2017; and

WHEREAS, the said CIE shall be included as part of this resolution as Exhibit A and shall consist of a financial report outlining impact fees collected versus those expended and an updated Capital Improvement Projects lists for Police, Fire and Parks/Recreation; and

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the final, DCA-approved annual update of the Capital Improvements Element covering the five-year period 2016-2021, as per the requirements of the Georgia Planning Act of 1989.

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



**FY 2016 Annual Update of the Capital Improvement
Element (CIE) & Short Term Work Program
(July 1, 2015 - June 30, 2016)**

City of Gainesville, Georgia

Final Adoption Document Prepared by:
City of Gainesville
Community Development Department

Financial Report:
FY 2016 Impact Fee Financial Report

Public Facility	Police^^	Fire	Parks & Recreation	Total
Service Area (if more than one)	City-wide	City-wide	City-wide	City-wide
Impact Fee Fund Balance June 30, 2015	\$119,543	\$110,709	\$654,767	\$885,019
Impact Fees Collected (July 1, 2015 through June 30, 2016)	\$39,108	\$67,791	\$489,986	\$596,885
Administrative Fees Collected				\$17,907
Accrued Interest**	\$213	\$230	\$1,407	\$1,851
(Impact Fee Refunds)	\$0	\$0	\$0	\$0
(Administrative Fees Refunds)	\$0	\$0	\$0	\$0
(Administrative/Other Costs)***				(\$17,907)
(Project Expenditures)	\$0	\$0	\$0	\$0
(Impact Fees Encumbered)				\$0
Fee for Service from Hall County to Collect County Library Impact Fee^				\$1,302
(Fee for Service from Hall County to Collect County Library Impact Fee)				(\$1,302)
Project Balance Returned to IF Funds^^		\$6,996		\$6,996
Impact Fee Fund Balance Ending June 30, 2016	\$158,864	\$185,726	\$1,146,160	\$1,490,750

(*) Indicates this annual report covers the last completed fiscal year - July 1, 2015 to June 30, 2016. The City of Gainesville Impact Fee Program began August 1, 2006.

(**) Indicates *Interest Revenue*, which is "bank interest earned from pooled cash balance"

(***) Indicates the 3% Administrative Fee collected was transferred to the General Fund to cover the costs associated with administering the Impact Fee program.

(^) Indicates a "fee for service" from Hall County to administer the collection of its County Library Impact Fee, per Resolution BR-2015-51 which authorized the IGA between the City and Hall County for the City to collect the County's Library Impact Fee on applicable City-issued permits. Said fee for service equals 3% and is transferred out to the General Fund.

(^^) Indicates that the balances from previous Capital Projects returned to IF Fund

Appendix A:
Gainesville FY2016 CAFR
& Resolution AR-2016--06

CITY OF GAINESVILLE, GA

SINCE 1821



2016 Comprehensive Annual Financial Report
For the Fiscal Year Ended June 30, 2016

CITY OF GAINESVILLE, GEORGIA

Comprehensive Annual Financial Report

For the Fiscal Year Ended June 30, 2016

Prepared by the Administrative Services Department, Financial Services Group
Jeremy Perry,
Chief Financial Officer

CITY OF GAINESVILLE, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the fiscal year ended June 30, 2016

Table of Contents, continued

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES (continued)

<u>Exhibit</u>		<u>Page(s)</u>
	<i>SPECIAL REVENUE FUNDS, continued</i>	
E-9	Confiscated Assets Special Revenue Fund Comparative Balance Sheets	130
E-10	Confiscated Assets Special Revenue Fund Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual	131
E-11	Grants Special Revenue Fund Comparative Balance Sheets	132
E-12	Grants Special Revenue Fund Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual	133
E-13	HUD Grant Special Revenue Fund Comparative Balance Sheets	134
E-14	HUD Grant Special Revenue Fund Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual	135
E-15	Revolving Loan Fund Special Revenue Fund Comparative Balance Sheets	136
E-16	Revolving Loan Fund Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual	137
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E-18	Impact Fee Special Revenue Fund Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual	139
E-19	Tax Allocation District Special Revenue Fund Comparative Balance Sheets	140
E-20	Tax Allocation District Special Revenue Fund Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual	141
E-21	Information Technology Special Revenue Fund Comparative Balance Sheets	142
E-22	Information Technology Special Revenue Fund Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual	143
E-23	Cemetery Trust Special Revenue Fund Comparative Balance Sheets	144
E-24	Cemetery Trust Special Revenue Fund Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual	145

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for the proceeds of specific revenue sources that are legally or donor restricted to expenditure for specified purposes.

Community Service Center Fund - This fund is used to account for local, state and federal grant revenues legally restricted for community service projects.

Economic Development Fund - This fund is used to account for activities of economic development.

Hotel/Motel Tax Fund - This fund is used to collect Hotel/Motel taxes which are used to help support tourism.

Government Access Cable TV Channel Fund - This fund is used to account for costs associated with the operation of the City/County governmental cable television channel.

Confiscated Assets Fund - This fund is used to account for the cash received either from a cash confiscation or cash received from a sale of assets acquired from a drug raid.

Grants Fund - This fund is used to account for all grants used to finance general government operations.

HUD Grant Fund - This fund is used to account for activities connected with the US Department of Housing and Urban Development Community Development Block Grant/ Entitlement Grant. The objective of the grant is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for persons of low and moderate income.

Revolving Loan Fund - This fund is used to record activities connected with notes receivable for loans made with monies recorded in the HUD Grant Fund. As funds are accumulated, loans will be made for the development of the City of Gainesville's urban community using the criteria established by the US Department of Housing and Urban Development Community Development Block Grant/ Entitlement Grant.

Impact Fee Fund - This fund is used to account for activities connected with impact fees, whereby new development assists in covering the additional cost of providing public safety and recreational services needed as a result of growth.

Tax Allocation District Fund - This fund is used to account for ad valorem property tax collections derived from the City tax allocation districts for the purpose of stimulating private redevelopment within these areas.

Information Technology Fund - This fund is used to account for the fee collected through the Municipal Court, as authorized by City ordinance, for the purpose of improving/enhancing information technology in the Police Department, Municipal Court, Code Enforcement, and the City Marshal's Office.

Cemetery Trust Fund - This fund is used to account for activities connected with the receipt and disbursements of funds restricted for support of the activities of the City cemetery.

CITY OF GAINESVILLE, GEORGIA
IMPACT FEE SPECIAL REVENUE FUND
COMPARATIVE BALANCE SHEETS
June 30, 2016 and 2015

	<u>2016</u>	<u>2015</u>
ASSETS		
Cash and cash equivalents	\$ 1,490,750	\$ 885,019
	<u> </u>	<u> </u>
FUND BALANCES		
Restricted for:		
Public Safety	\$ 344,590	\$ 230,252
Cultural and Recreation	1,146,160	654,767
	<u> </u>	<u> </u>
Total fund balances	<u>\$ 1,490,750</u>	<u>\$ 885,019</u>

CITY OF GAINESVILLE, GEORGIA
IMPACT FEE SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2016
(With comparative actual amounts for the year ended June 30, 2015)

	2016			2015
	Final Budget	Actual	Variance	Actual
REVENUES				
Charges for services	\$ 236,000	\$ 616,093	\$ 380,093	\$ 511,948
Interest	800	1,851	1,051	1,251
Total revenues	<u>236,800</u>	<u>617,944</u>	<u>381,144</u>	<u>513,199</u>
EXPENDITURES				
Current				
Culture and Recreation				
Other	<u>206,500</u>	<u>0</u>	<u>206,500</u>	<u>250,000</u>
Excess (deficiency) of revenues over (under) expenditures	<u>30,300</u>	<u>617,944</u>	<u>587,644</u>	<u>263,199</u>
Other financing sources (uses)				
Transfers in (out)				
General Fund	(30,300)	(19,209)	11,091	(14,912)
General Government				
Capital Projects Fund	<u>6,996</u>	<u>6,996</u>	<u>0</u>	<u>(298,876)</u>
Total other financing sources (uses)	<u>(23,304)</u>	<u>(12,213)</u>	<u>11,091</u>	<u>(313,788)</u>
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	<u>6,996</u>	<u>605,731</u>	<u>598,735</u>	<u>(50,589)</u>
Fund balances, July 1	<u>(6,996)</u>	<u>885,019</u>	<u>892,015</u>	<u>935,608</u>
Fund balances, June 30	<u>\$ 0</u>	<u>\$ 1,490,750</u>	<u>\$ 1,490,750</u>	<u>\$ 885,019</u>

RESOLUTION AR-2016-06

FY2015 CLOSURE OF GENERAL GOVERNMENT CAPITAL PROJECTS

WHEREAS, amounts were appropriated in previous fiscal years, through the annual budget and various Council resolutions, for General Government Capital Projects; and

WHEREAS, the financial audit for the fiscal year ended June 30, 2015, is complete; and

WHEREAS, the capital projects listed on Attachment A are complete and ready to close, leaving the amount of \$555,662.76 available in closed project balances; and

WHEREAS, \$6,996.00 will be returned to the Impact Fees Fund; and

WHEREAS, \$42,664.09 will be returned to the Information Technology Fund;

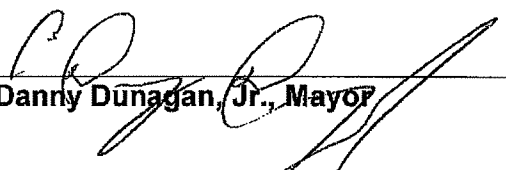
WHEREAS, \$60,013.00 will be returned to the Solid Waste Fund;

WHEREAS, \$320,000.00 has been re-appropriated to the Roosevelt Square Renovations project through the FY2016 Budget process; and

WHEREAS, other project related needs still remain throughout the City.

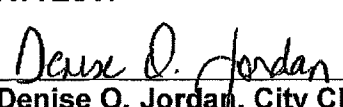
NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby recognizes the closure of the listed projects and recaptures \$125,989.67 as funds available for future appropriation by the governing body.

Adopted this 16th day of February, 2016.


C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:


Denise O. Jordan, City Clerk



City of Gainesville
General Government Capital Projects
 Closed Projects Summary Report
 06/30/2015

FUND 415

Summary of Closed Project Balances FY15	
<u>Project Description</u>	<u>Excess Funds</u>
Network Upgrade	\$ 29,520.29
Elevated Pedestrian Parkway	340,888.42
Network Security	40,019.82
Fire Fleet - Rescue 22	6,996.00
FY13 & FY14 GPD Vehicle Replacement Program	3,405.45
Fire Fleet Replacement - Squad 21	1,914.00
License Plate Recognition System (LPR)	40,000.00
FY15 GPD Vehicle Replacement Program	337.15
Police Video, Data, Servers, and Storage	2,664.09
FY2013 Full Depth Reclamation Program	29,901.54
Public Works Replacement Truck	3.00
2015 Street Sweeper	60,013.00
Total Closed Project Balances	<u><u>555,662.76</u></u>
 Closed Project Balances to be Returned to Other Funds:	
Impact Fees (from Fire Fleet - Rescue 22)	6,996.00
Information Technology Fund (from License Plate Recognition)	40,000.00
Information Technology Fund (from Police Video, Data, Servers, & Storage)	2,664.09
Solid Waste Fund (from 2015 Street Sweeper)	60,013.00
Total Returned Amount	<u><u>109,673.09</u></u>
 Appropriations Subsequent to 6/30/2015:	
Roosevelt Square Renovations (from Elevated Pedestrian Parkway Project)	<u>320,000.00</u>
Total Appropriations	<u><u>320,000.00</u></u>
 Total Amount Available for Reappropriation	 <u><u>\$ 125,989.67</u></u>

City of Gainesville
General Government Capital Projects
 Closed Projects Summary Report
 06/30/2015

Network Upgrade - CLOSED (FY08 Budget, FY09 Budget, FY13 Budget)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
City Funds:			
General Fund (FY08-FY13)	219,812.00	219,812.00	-
	<u>219,812.00</u>	<u>219,812.00</u>	<u>-</u>
Expenditure:			
Project Costs (FY15)	219,812.00	190,291.71	
	<u>219,812.00</u>	<u>190,291.71</u>	29,520.29
Open Encumbrances			<u>-</u>
Available Budget			<u>29,520.29</u>
Project Balance		<u>29,520.29</u>	
<i>Description:</i>			
<i>Upgrade network equipment and remote location connectivity to ensure reliable and fast access to network stored information. The project addresses increased network traffic in the future, Voice Over Internet Protocol (VOIP) in the future and improved desktop support.</i>			
<i>Status:</i>			
<i>This project is complete and ready to close</i>			
 <i>Vendors with Open Encumbrances:</i>			
<i>None</i>			
Partial Project Closures (FY10)	24,565.18		
Partial Project Closures (FY11)	3,345.50		
Partial Project Closures (FY12)	341,635.88		
Partial Project Closures (FY13)	105,302.67		
Partial Project Closures (FY14)	<u>12,235.95</u>		
	<u>487,085.18</u>		
			Greg Leach 91007

City of Gainesville
General Government Capital Projects
 Closed Projects Summary Report
 06/30/2015

Elevated Pedestrian Walkway - CLOSED
 (BR07-58, BR08-62, BR09-29, PR09-22)

	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
Economic Development Fund (in FY11)	3,000,000.00	3,000,000.00	-
	<u>3,000,000.00</u>	<u>3,000,000.00</u>	<u>-</u>
Expenditure:			
Project Costs (FY11)	26,288.62	26,288.62	
Project Costs (FY12)	100,229.56	100,229.56	
Project Costs (FY13)	23,447.75	23,447.75	
Project Costs (FY14)	6,139.75	6,139.75	
Project Costs (FY15)	2,843,894.32	2,503,005.90	
Total	<u>3,000,000.00</u>	<u>2,659,111.58</u>	340,888.42
Open Encumbrances			<u>-</u>
Available Budget			<u>340,888.42</u>
Project Balance		<u>340,888.42</u>	

Description:

Construction of an elevated pedestrian bridge over Jesse Jewell from the Bureau Center to the site of the future City View Center.

Status:

Note payable booked for the Elevated Pedestrian Parkway. \$320,000 will be used for the Roosevelt Square Renovation allocated through the FY16 budget.

Reynolds Smallwood (architect)	\$ 18,184.06
Oliver Hulsey (legal)	23,181.63
Rogers Bridge Company (general)	2,155,015.21
Moreland Altobelli (engineering)	275,970.00
TOTAL	<u>\$ 2,472,350.90</u>

Vendors with Open Encumbrances:

None

Partial Project Closures (FY13)	7,246.40	
Partial Project Closures (FY14)	<u>148,859.28</u>	
	156,105.68	Barclay Fouts 91014

City of Gainesville
Government Capital Projects
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Network Security - CLOSED			
(FY13 Budget, FY14 Budget)			
	Budget	Actual	Difference
Funding Sources:			
General Fund (FY13)	30,000.00	30,000.00	-
Department of Water Resources (FY13)	30,000.00	30,000.00	-
General Fund (FY14)	30,000.00	30,000.00	
Department of Water Resources (FY14)	30,000.00	30,000.00	
	<u>120,000.00</u>	<u>120,000.00</u>	-
Expenditure:			
Project Costs (FY14)	5,440.63	5,440.63	
Project Costs (FY15)	114,559.37	74,539.55	
	<u>120,000.00</u>	<u>79,980.18</u>	40,019.82
Open Encumbrances			-
Available Budget			<u>40,019.82</u>
Project Balance		<u><u>40,019.82</u></u>	
Description:			
Implement solutions to improve the City's network security to include the following: mobile device management; internet firewall; strengthen password protection; develop procedures to ensure timely security update installation; identify and document business continuity and recovery plans; prevent unauthorized equipment on the network; and add outbound email filters and other data loss prevention measures. It has not been feasible to proceed with web filter replacement. We have corrected or implemented work around for problems, but an existing solution is lacking reliable, accurate reporting on web access. The firewall replacement is a critical component of this project; our current Cisco PIX 515-E reached the end of its life July 2013.			
Status:			
The project is complete and ready to close.			
Vendors with Open Encumbrances:			
None			
Partial Project Closures (FY14)	5,440.63		

City of Gainesville
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Fire Fleet - Rescue 22 - CLOSED (FY12 Budget, AR13-13, AR14-06)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
Impact Fees (FY12/FY15)	300,000.00	300,000.00	-
Impact Fees (FY14)	5,995.00	5,995.00	
	<u>305,995.00</u>	<u>305,995.00</u>	-
Expenditure:			
Project Costs (FY15)	<u>305,995.00</u>	<u>298,999.00</u>	
	<u>305,995.00</u>	<u>298,999.00</u>	6,996.00
Open Encumbrances			<u>-</u>
Available Budget			<u>6,996.00</u>
Project Balance		<u><u>6,996.00</u></u>	
<i>Description:</i>			
<i>Replacement of emergency response unit Rescue #22. The new unit will allow the Fire Department to place specialized rescue equipment for quick response to various types of incidents and allow a more efficient response to fires, rescues, hazardous materials and other emergency incidents.</i>			
<i>Status:</i>			
<i>This project is complete and ready to close.</i>			
<i>Vendors with Open Encumbrances:</i>			
<i>None</i>			
			Jerome Yarbrough 92035

City of Gainesville
General Government Capital Projects
 Closed Projects Summary Report
 06/30/2015

FY13 & FY14 GPD Vehicle Replacement Program - CLOSED
(FY13 Budget)

	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
GMA Lease Proceeds - Lease Pool (FY13)	402,000.00	402,392.42	(392.42)
General Fund (FY13)	248,000.00	248,000.00	-
General Fund (FY14)	175,000.00	175,000.04	
Transfer from Operating (FY14)	3,126.00	3,126.00	
	<u>828,126.00</u>	<u>828,518.46</u>	<u>(392.46)</u>
Expenditure:			
Project Costs (FY13)	186,374.80	186,374.80	
Project Costs (FY14)	637,913.21	637,913.21	
Project Costs (FY15)	3,837.99	825.00	
	<u>828,126.00</u>	<u>825,113.01</u>	<u>3,012.99</u>
Open Encumbrances			<u>-</u>
Available Budget			<u>3,012.99</u>
Project Balance		<u><u>3,405.45</u></u>	

Description:

Purchase ten (10) new , fully equipped, replacement patrol vehicles, five (5) new, replacement, unmarked vehicles and three (3) new, replacement motorcycles in order to remove higher mileage vehicles that are in poor condition. Many of the repairs are beginning to exceed the value of these vehicles. This calls into the question as to how safe and cost effective these vehicles are to operate. We have determined that we can purchase new rather than pre-owned unmarked vehicles at the same or lesser cost by using the Georgia State Contract. The purchase of these new vehicles will include a warranty for repairs.

Status:

This project is complete and ready to close.

Vendors with Open Encumbrances:

None

Partial Project Closures (FY13)	159,615.14
Partial Project Closures (FY14)	<u>529,123.43</u>
	<u>688,738.57</u>

Chief Carol Martin
92037

City of Gainesville
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 06/30/2015

Fire Fleet Replacement - Squad 21 - CLOSED (FY14 Budget)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
General Fund (FY14)	90,000.00	90,000.00	
	<u>90,000.00</u>	<u>90,000.00</u>	-
Expenditure:			
Project Costs (FY14)	31,810.00	31,810.00	
Project Costs (FY15)	58,190.00	56,276.00	
	<u>90,000.00</u>	<u>88,086.00</u>	1,914.00
Open Encumbrances			-
Available Budget			<u>1,914.00</u>
Project Balance		<u>1,914.00</u>	
 <i>Description:</i> Replacement of emergency response unit Squad 21. This unit serves as a quick response unit for all emergencies, including but not limited to, fire, medical emergencies and rescues.			
 <i>Status:</i> This project is complete and ready to close.			
 <i>Vendors with Open Encumbrances:</i> None			
Jerome Yarbrough 92041			

City of Gainesville
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License Plate Recognition System (LPR) - CLOSED (FY15 Budget)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
Information Technology Fund (FY15)	40,000.00	40,000.00 **	
	<u>40,000.00</u>	<u>40,000.00</u>	<u>-</u>
Expenditure:			
Project Costs (FY15)	40,000.00	-	
	<u>40,000.00</u>	<u>-</u>	<u>40,000.00</u>
Open Encumbrances			<u>-</u>
Available Budget			<u>40,000.00</u>
Project Balance		<u>40,000.00</u>	
 <i>Description:</i>			
<i>Install License Plate Recognition Systems (LPR's) into six (6) police vehicles assigned to the Police Traffic Services Unit and ACE Team to allow the officers the ability to automatically identify and address those drivers with suspended registrations, tags, and insurance violations. The tolls can also be used to identify/recover stolen motor vehicles and wanted occupants.</i>			
 <i>Status:</i>			
<i>This project is complete and ready to close as of 6/30/2015.</i>			
 <i>Vendors with Open Encumbrances:</i>			
<i>None</i>			
 **Monthly transfer from Information Technology Fund for \$3,333.33.			
			Chief Carol Martin 92043

City of Gainesville
General Government Capital Projects
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 06/30/2015

FY15 GPD Vehicle Replacement Program - CLOSED (FY15 Budget)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
General Fund (FY15)	666,892.00	666,892.00	**
	<u>666,892.00</u>	<u>666,892.00</u>	-
Expenditure:			
Project Costs (FY15)	666,892.00	666,554.85	
	<u>666,892.00</u>	<u>666,554.85</u>	337.15
Open Encumbrances			-
Available Budget			<u>337.15</u>
Project Balance		<u>337.15</u>	
<i>Description:</i>			
<i>For the purchase of twelve (12) new, fully equipped, replacement patrol vehicles, and one (1) new, replacement, unmarked vehicle, one (1) new, replacement prisoner transport van in order to remove the vehicle with the highest points from our fleet.</i>			
<i>Status:</i>			
<i>This project is complete and ready to close.</i>			
<i>Vendors with Open Encumbrances:</i>			
<i>None</i>			
**Monthly transfer from General Fund for \$55,574.33.			
Chief Carol Martin 92046			

City of Gainesville
General Government Capital Projects
 Closed Projects Summary Report
 06/30/2015

Police Video, Data, Servers, and Storage - CLOSED (AR15-06)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
Information Technology Fund (FY15)	90,000.00	90,000.00	
	<u>90,000.00</u>	<u>90,000.00</u>	-
Expenditure:			
Project Costs (FY15)	90,000.00	87,335.91	
Total	<u>90,000.00</u>	<u>87,335.91</u>	2,664.09
Open Encumbrances			-
Available Budget			<u>2,664.09</u>
Project Balance		<u><u>2,664.09</u></u>	
<i>Description:</i> The objective of this project is to upgrade storage equipment and provide an extension of storage capabilities for Gainesville Police Department's in-car and body worn cameras. Determine existing storage needs and future growth patterns for the storage of 3-5 years' worth of video/audio/data. Upgrade from SQL Express to SQL due to existing database size constraints. Purchase necessary equipment to sustain current and future storage needs. Migrate existing data and database to new server. Set up redundant server and media storage offsite for Disaster Recovery/Backup capabilities.			
<i>Status:</i> This project is complete and ready to close.			
<i>Vendors with Open Encumbrances:</i> None			
Greg Leach/Chief Carol Martin 92047			

City of Gainesville
General Government Capital Projects
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FY2013 Full Depth Reclamation Program - CLOSED (FY14 Budget)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
General Fund (FY13)	350,000.00	350,000.00	-
General Fund (FY14)	260,000.00	260,000.00	
	<u>610,000.00</u>	<u>610,000.00</u>	-
Expenditure:			
Project Costs (FY14)	5,160.00	5,160.00	
Project Costs (FY15)	604,840.00	574,938.46	
	<u>610,000.00</u>	<u>580,098.46</u>	29,901.54
Open Encumbrances			<u>-</u>
Available Budget			<u>29,901.54</u>
Project Balance		<u><u>29,901.54</u></u>	
 <i>Description:</i> The project selected for the FY2014 is Lakemont Drive and Nix Drive. This project will allow the full reconstruction of these roads. Both roads have degraded such that patching the base is not fiscally feasible and will require complete reconstruction.			
 <i>Status:</i> This project is complete and ready to close.			
 <i>Vendors with Open Encumbrances:</i> None			
			Matt Tarver 93076

City of Gainesville
General Government Capital Projects
 Closed Projects Summary Report
 06/30/2015

Public Works Replacement Truck - CLOSED (FY15 Budget)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
General Fund (FY15)	30,000.00	30,000.00 **	-
	<u>30,000.00</u>	<u>30,000.00</u>	-
Expenditure:			
Project Costs (FY15)	30,000.00	29,997.00	
	<u>30,000.00</u>	<u>29,997.00</u>	3.00
Open Encumbrances			-
Available Budget			<u>3.00</u>
Project Balance		<u>3.00</u>	
<i>Description:</i>			
<i>This project is for a new truck to replace asset #19720. The current truck has 97,000 miles as of January 2013. This truck is used to check job sites, conduct inspections, and haul safety equipment. Four wheel drive is needed to access construction locations and respond to winter weather emergencies.</i>			
<i>Status:</i>			
<i>This project is complete and ready to close.</i>			
<i>Vendors with Open Encumbrances:</i>			
<i>None</i>			
**Monthly transfer from General Fund for \$2,500.00.			
			Matt Tarver 93089

City of Gainesville
General Government Capital Projects
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2015 Street Sweeper - CLOSED (FY15 Budget)			
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>
Funding Sources:			
Solid Waste Fund (FY15)	250,000.00	250,000.00 **	-
	<u>250,000.00</u>	<u>250,000.00</u>	<u>-</u>
Expenditure:			
Project Costs (FY15)	250,000.00	189,987.00	
	<u>250,000.00</u>	<u>189,987.00</u>	60,013.00
Open Encumbrances			<u> </u>
Available Budget			<u>60,013.00</u>
Project Balance		<u>60,013.00</u>	
 <i>Description:</i>			
<i>This project is for the purchase of a new street sweeper to assist in the cleaning maintenance of street surfaces and gutters. The purchase will be replacing the 1998 TIMCO street sweeper. This is a systematic replacement of vehicles and equipment according to age and condition.</i>			
 <i>Status:</i>			
<i>This project is complete and ready to close.</i>			
 <i>Vendors with Open Encumbrances:</i>			
<i>None</i>			
 **Monthly transfer from Solid Waste Fund for \$20,833.33.			
			Matt Tarver 93092

Capital Improvements Project Update:
CIP Update for FY2016 - FY2021

Public Facility: Police								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Police Training Facility, Phase II: Architectural Design & Engineering for shoot house, training building with instructional classroom space & indoor driving simulator (@ 15% building construction costs)	2017	2019	\$390,000	20%	GF, LP, IG, SPLOST	\$0	\$0	Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth & to meet Police certification requirements
								In Progress - Design for building with indoor driving simulator
Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Driving Simulator	2019	2021	\$2,936,000	20%	GF, LP, IG, SPLOST	\$0	\$39,019	Delayed/Postponed (Shoot House & Training Building) - Training facility for current and additional officers to be hired to accommodate expected growth & to meet Police certification requirements
								In Progress - Design for building with indoor driving simulator
Total of Costs, Expenditures & Impact Fees Encumbered			\$3,326,000			\$0	\$39,019	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2016 through June 30, 2021).

Public Facility		Fire						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Fire Boat & Equipment: additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)	2017	2019	\$385,000	100.00%	GF, Grants, IF	\$0	\$0	In Progress - Impact Fees to be allocated in FY18 Budget. Estimate for Fire Boat ranges from \$250,000 to \$400,000. Fire boat will be used to fight fires along the City's 47 miles of Lake Lanier shoreline & for lake rescue operations.
Additional Ladder Truck to create 2nd Ladder Company/Reserve	2016	Future	\$1,500,000	100%	SPLOST VII	\$0	\$0	In Progress
Fire Station #2 Replacement: Replace existing FS #2, to include demolition of existing station & construction of 4-bay station to house 24 personnel. Apparatus includes 1 engine company, 1 rescue company, 1 emergency medical response company & 1 HazMat response company.	2017	2019	\$4,000,000	0%	SPLOST VII	\$0	\$0	In Progress - Location of replacement station under evaluation; planning/design in progress.
Fire Station #5 in NW area (including land acquisition, architectural design/engineering & construction)	2018	2020	\$3,200,000	0%	GF, IG, SPLOST	\$0	\$0	Delayed - To be included in the FY18 CIP of the City's Budget
Equip Fire Station #5 with one pumper truck @ \$550,000	2018	2020	\$600,000	19.44%	GF, IF	\$0	\$0	Delayed - To be included in the FY18 CIP of the City's Budget
Fire Station #6 in NE area (including land, architectural design & engineering & construction)	2019	2021	\$3,200,000	90.80%	GF, SPLOST	\$0	\$0	Delayed - To be included in the FY19 CIP of the City's Budget
Equip Fire Station #6 with one pumper truck @ \$550,000	2019	2021	\$600,000	100%	GF	\$0	\$0	Delayed - To be included in the FY19 CIP of the City's Budget
Fire Station #7 in SW area	2020	2023	\$5,500,000	100%	GF, SPLOST	\$0	\$0	To be included in the FY20 CIP of the City's Budget
Total of Costs, Expenditures & Impact Fees Encumbered			\$18,985,000			\$0	\$0	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2016 through June 30, 2021).

Public Facility: Parks & Recreation									
Service Area: City of Gainesville									
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks	
City Park	2013	Future	\$5,087,500	29%	GF, SPLOST, Grants	\$0	\$0	New restrooms & playground improvements planned for 2019 at \$300,000.	
Desota Park	2018	2019	\$225,000	45%	GF, SPLOST, Grants	\$0	\$0	In Progress - Improvements to basketball & tennis courts planned for 2018 at \$100,000.	
East Side Greenway (Midtown to New Holland)	2016	2018	\$1,000,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - CSX Transportation property in appraisal process. Funding for acquisition through CDBG program.	
Flat Creek Multiuse Trail	2016	2019	\$850,000	100%	GF, SPLOST, Grants	\$0	\$0	Part of Central Hall Trail that links to Midtown Greenway. Applied for \$100,000 <i>Georgia Recreational Trails Grant</i> for materials.	
Frances Meadows Center Park	2011	2021	\$2,786,738	100%	GF, SPLOST, Grants	\$139,863	\$0	COMPLETED - Improvements (field lighting) for new athletic field (Cabbel Field) in 2016.	
								Added trail system and new outdoor pool to park plans	
Holly Park	2014	Future	\$3,243,500	51%	GF, SPLOST, Grants	\$1,500	\$0	COMPLETED - Blueway landing (Signage, etc.) added in 2016.	
								Postponed - Studying renovations for greater use. Discussions with US Army Corps of Engineers about potential new use.	
Lanier Point Park	2015	2021	\$918,670	31%	GF, SPLOST, Grants	\$1,500	\$0	COMPLETED - Blueway landing (Signage, etc.) added in 2016.	
								Postponed - Disc golf course project & new playground postponed to 2020. Pavilion added to plans.	
Linwood Nature Preserve	2014	2017	\$125,000	100%	GF, SPLOST, Grants	\$24,832	\$100,000	COMPLETED - Development of public access with trails & trailhead amenities in 2016.	
								Development of an outdoor learning center planned for FY2017 at \$100,000 from IF	
Subtotal of Costs, Expenditures & Impact Fees Encumbered				\$14,236,408			\$167,695	\$100,000	

(CONTINUED TO NEXT PAGE)

GF = General Fund SPLOST = Special Purpose Local Option Sales Tax Grants = TEA, CDBG, LWCF, etc. IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2016 through June 30, 2021).

Public Facility: Parks & Recreation (CONTINUED)								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Longwood Park	2014	Future	\$305,000	100%	GF, SPLOST, Grants	\$1,748	\$0	COMPLETED - Blueway landing (Signage, etc.) added in 2016.
								Restrooms for tennis courts and playground added as need.
Midtown Greenway/Parks	2006	2021	\$3,202,007	69%	GF, SPLOST, Grants	\$0	\$0	In Progress - GDOT TE project to develop Phase II (trail construction from MLK, Jr. Blvd to Industrial Blvd & streetscaping to connect Phase I with pedestrian bridge). Approval of C.E. obtained & preparing prelim. engineering & ROW plans. Also fundraising for playground, studying feasibility of skate park along with greenway expansion to the south.
Recreation Center	2020	Future	\$5,258,000	100%	GF, SPLOST, Grants	\$0	\$0	Development identified as part of new regional park to accommodate growth.
Riverside Park	2018	2018	\$129,150	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - Playground improvements planned for 2018.
Rock Creek Greenway	2013	Future	\$7,630,000	26%	GF, SPLOST, Grants	\$0	\$0	Postponed - Added new property; renovation plans for Phase I.
Roper Park	2019	Future	\$145,927	100%	GF, SPLOST, Grants	\$4,333	\$0	COMPLETED - Playground improvements necessary due to safety concerns.
								Delayed/Postponed; additional field renovations, etc. as identified
Wessell Park	2014	2016	\$475,000	100%	GF, SPLOST, Grants	\$69,902	\$0	COMPLETED - Continued system improvements - Larger Playground installed in 2016.
Youth Athletic Complex/Park	2015	2020	\$7,200,000	7%	GF, SPLOST, Grants	\$0	\$450,000	In Progress - Project included on City's SPLOST VII projects list. New project need identified to accommodate expected growth, to provide adequate number of ball fields. Expect to allocate \$450,000+ in IF in FY17 Budget for architectural / engineering / design.
Total of Costs, Expenditures & Impact Fees Encumbered			\$38,581,492			\$243,678	\$550,000	

GF = General Fund SPLOST = Special Purpose Local Option Sales Tax Grants = TEA, CDBG, LWCF, etc. IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2016 through June 30, 2021).

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 8/31/2017

Presenter: Matt Tate

Item of Business: **Public Hearing Item for the September 19, 2017 Council Meeting**
Request from **Lidl US Operations, LLC** to rezone a 6.854± acres tract located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard (a/k/a **0 and 1010 Dawsonville Highway**) from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B). **Ward Number: One.** Tax Parcel Number(s): 01-115-001-002 and 061. **Request: Grocery store.**

Meeting Date: 9/14/2017

Purpose of Request:

The applicant is proposing to rezone the subject 6.854± acres property for a grocery store. The property contains two lots consisting of 4.594± acres and 2.26± acres. The larger tract is zoned Office and Institutional (O-I) and General Business (G-B) and contains a grassed lot that was previously developed for a nursing home. The smaller tract is already zoned General Business (G-B) and contains a detention pond. The proposed grocery store is 35,962± square feet in size and the store plans to have approximately 25 to 50 employees. The anticipated hours of operation are from 8:00 A.M. to 10:00 P.M. The applicant intends to utilize City water and sewer services and access is proposed from an existing driveway on Dawsonville Highway. The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include the Northlake Square shopping center, Jackson EMC office, various retail strip uses and single-family residential to the rear within the Lakeshore Heights neighborhood.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with six conditions.

PAB recommended approval with six conditions with a minor change in wording of condition four as requested by the applicant.

See the PAB Recommendation Report for details and excerpts from the PAB meeting minutes.

SAMPLE MOTIONS:

Approval

I move to approve first reading of an ordinance to rezone the subject property from Office and Institutional and General Business to General Business with six conditions.

Denial

I move to deny the rezoning request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description		Type
	Legal Ad	Legal Ad
	PAB Recommendation Report	Report
	Proposed Rezoning Ordinance	Ordinance
	Location Maps	Backup Material
	Narrative	Backup Material
	Survey	Backup Material
	Site Plan	Backup Material
	Architectural Renderings	Backup Material
	Traffic Impact Study	Backup Material

LEGAL AD
Gainesville City Council

Publish Sunday, September 3, 2017
THE TIMES

**NOTICE OF PUBLIC HEARING ON PROPOSED
AMENDMENTS TO THE GAINESVILLE ZONING MAP**

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, September 19, 2017 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:

- 1) Request from **Lidl US Operations, LLC** to rezone a 6.854± acres tract located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard (a/k/a **0 and 1010 Dawsonville Highway**) from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 01-115-001-002 and 061
Request: Grocery store
- 2) Request from **JH Homes, Inc.** to rezone a 21.87± acres tract located on the east side of South Enota Drive, having frontage on Smokey Mountain Springs Lane and Pearce Way (a/k/a **1024, 1030 and 1037 Pearce Way NE; 0 South Enota Drive NE**) from Office and Institutional (O-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-083-001-005, 151, 152 and 153
Request: 65 residential townhomes

Additional information is available from the Community Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})
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**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant Lidl US Operations, LLC
Property Owner Northeast Georgia Medical Center
Location 0 and 1010 Dawsonville Highway
Request Rezone from O-I and G-B to G-B
Total Acres 6.854± acres
Ward One
Proposed Use Grocery store
Planning Division Staff Recommendation **Approval, with conditions**
Planning and Appeals Board Recommendation **Approval, with conditions**
Date August 8, 2017

▪ **Applicant's Proposal and Background Information**

The applicant is proposing to rezone the subject 6.854± acres property for a grocery store. The property contains two lots consisting of 4.594± acres and 2.26± acres which are located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard. The larger tract is zoned Office and Institutional (O-I) and General Business (G-B) and contains a grassed lot that was previously developed for a nursing home. The smaller tract located to the rear is zoned General Business (G-B) and contains a detention pond.

The proposed grocery store is 35,962± square feet in size and exterior materials consist of a mixture of brick, EIFS (stucco), metal, PVC soft panel and glass windows. The store plans to have approximately 25 to 50 employees and the anticipated hours of operation are from 8:00 A.M. to 10:00 P.M. The applicant intends to utilize City water and sewer services and full access is proposed from an existing driveway on Dawsonville Highway. In addition, internal access currently exists from the existing driveway to the adjacent Jackson EMC employee parking lot which is gated.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Northlake Square shopping center	General Business (G-B)
South	Jackson EMC office; Undeveloped property	Light Industrial (L-I) Residential-I (R-I)
East	Lakeshore Heights Subdivision	Residential-I (R-I)
West	Trinity Baptist Church; McEver Corners shopping center; retail, and office	Residential-I (R-I) General Business (G-B)

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), any work within the right-of-way will require review and approval from GDOT.

▪ **Traffic Impact Study Summary**

A Traffic Impact Study was completed for the proposed development on June 28, 2017 by Wolverton & Associates, Inc. Initial evaluations were made to assess the current conditions within the vicinity of the development. Both A.M. and P.M. peak period turning movement counts were conducted on Thursday, May 25, 2017, at the following two intersections:

- SR 53/Dawsonville Highway and Site Driveway
- SR 53/Dawsonville Highway and SR 53/McEver Road

The traffic growth rate was obtained from the below nearby GDOT traffic counter locations, which provide historical count data in the area:

- SR 53/Dawsonville Highway and Shallowford Road
- SR 53/Dawsonville Highway and Marina Road
- SR 53/McEver Road and SR 53/Dawsonville Highway
- Shallowford Road and Pearl Nix Parkway
- Pearl Nix Parkway and Shallowford Road

Using traffic count data since the year 2010, a 2.0% growth rate was developed using linear regression. The traffic growth rate was applied to the existing year 2017 volumes to estimate the traffic that will exist at the build-out year 2018 of the site if the proposed development is not developed.

According to the study, the following movements and intersections are currently operating inadequately and are expected to continue to operate inadequately for Future Background Year 2018 conditions:

- The eastbound shared left + through movement at SR 53/Dawsonville Highway and the site driveway during both peak hours;
- The westbound movement at SR 53/Dawsonville Highway and the site driveway during both peak hours; and
- The overall intersection of SR 53/Dawsonville Highway and SR 53/McEver Road during the PM peak hour.

The amount of traffic generated by the proposed development was estimated by using trip rates observed at other similar developments. The widely recognized publication from the Institute of Transportation Engineers (ITE), *Trip Generation 9th Edition* (1), contains trip rates summarized by type of development. The ITE data provide trip rates that can be applied to the size of a development to derive trip generation projections. The ITE Code 850 – Supermarket was used for the proposed LIDL.

The proposed grocery store will generate a total of 2,431 new weekday trips, 122 A.M. new peak hour trips and 240 P.M. new peak hour trips generated by the proposed grocery store. Of

these new trips, approximately 55% are expected to originate north of the site on Dawsonville Highway, 27% from the south on Dawsonville Highway and 18% from McEver Road.

As shown on the applicant's site plan, a full access driveway is proposed from the site. A 300-foot long right turn lane will be added northbound on SR 53/Dawsonville Highway at the proposed Site Driveway. In addition, a 150-foot long left turn lane will be added westbound on the proposed Site Driveway. Due to the expected heavy delay for left turning movements from the Site Driveway, users are unlikely to attempt this during the peak hours. With the proposed lane configurations and traffic control, users likely would perform a right turn movement from the Site Driveway and make a U-turn at the next available median opening to the north. However, it may be possible to explore options concerning inter-parcel connectivity with surrounding establishments to assist with the westbound left turn movement. There do not seem to be any further feasible improvements at this intersection that would significantly mitigate this condition.

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2017 – A request by Oak Hall Companies, LLC to rezone a 157.98± acres tract located at 0, 1264 and 1817 Ahaluna Drive; 1876 Dawsonville Highway; 2208 Karen Lane; 0 and 2029 Strickland Drive; 0 and 1489 West Lake Drive from Residential-I-A (R-I-A), Residential-I (R-I), Planned Unit Development (P-U-D) and Regional Business (R-B) to Planned Unit Development (P-U-D) and General Business (G-B) zoning for a mixed-use, age restricted community was approved with conditions.

2017 – A request by Oak Hall Companies, LLC to annex a 50.81± acres tract with a zoning of Planned Unit Development (P-U-D) and General Business (G-B) located at 0 and 1758 Ahaluna Drive; 1508, 1550, 1740, 1746, 1758, 1760, 1934 and 1982 Dawsonville Highway; 300 and 301 Skyview Drive; 0, 2008 and 2016 Strickland Drive was conditionally approved for a mixed-use, age restricted community.

2017 – A request by Oak Hall Companies, LLC to annex a 26.16 ± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; 2049 Strickland Drive was conditionally approved for an age restricted, active adult community.

2015 – A request by West Ahaluna, LLC to annex an 8.74± acres tract with a zoning of Residential-I-A (R-I-A) located at 0 and 1264 Ahaluna Drive was conditionally approved for no proposed use.

2014 – A request by West Ahaluna, LLC to annex a 70.23± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 1817 Ahaluna Drive; 1982 Dawsonville Highway; 2208 Karen Lane; 2008, 2016 and 2029 Strickland Drive was approved with conditions. In addition, the same applicant requested to rezone a 31.93± acres tract located at 0 Ahaluna Drive NW and 1489 West Lake Drive NW from Residential-I (R-I) to Planned Unit Development (P-U-D) was also approved with conditions for a 199-lot single-family subdivision.

2013 – A request by America's Home Place, Inc. to rezone a 25.11± acres tract located at 0 and 1198 Dawsonville Highway; 1232 Ahaluna Drive and 1162 Lakeshore Circle from Residential-I (R-I), Residential-II (R-II) and Office and Institutional (O-I) to General Business (G-B) zoning for a commercial shopping center was approved with conditions.

2012 – A request by America's Home Place, Inc. to rezone a 4.711± acres tract located at 0, 1122, 1138, 1162 and 1198 Dawsonville Highway from Residential-II (R-II), Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) zoning for retail, restaurant and vehicle service uses was approved with conditions.

2011 – A request by Kauffman Tire Inc. for a special use within Regional Business (R-B) zoning on a 1.19± acres tract located at 801 & 805 Dawsonville Highway was approved with conditions for an automotive tire and service store.

2010 – A request by Bill Dupree to annex a 7.11± acres tract with General Business (G-B) zoning and rezone a 2.44± acres tract from Residential-II (R-II) to General Business (G-B) located at 0, 1293, 1297 and 1139 Dawsonville Highway was approved with conditions for a business center with retail, office and restaurant uses.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The proposed grocery store is consistent with commercial development located along Dawsonville Highway. The subject property is located adjacent to both residential and commercial uses with zonings of Residential-I (R-I), General Business (G-B) and Light Industrial (L-I). Much of the development within the immediate area has included commercial growth with some limited new housing.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The Dawsonville Highway corridor will continue to experience increased traffic volumes which are currently strained during the holiday period and certain peak times. The proposed grocery store will add to existing traffic, but in itself should not adversely affect the adjacent or nearby property as the subject property is currently zoned for office and commercial purposes.

The subject property is close to Lake Lanier which will need to be protected through proper erosion control measures and the utilization of existing storm water infrastructure.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The subject property is located within two land use categories based on the Future Development Map for the City of Gainesville. The front portion of the subject property within the *Public/Institutional/Transportation/Communication/Utilities* land use category which includes areas containing or planned for institutional uses including governmental, educational, and medical facilities, houses of worship, and similar institutional facilities; or major transportation, utilities or communication facilities. This was due to the fact that the property was previously a nursing home. The rear portion of the property is located within the *Retail/Commercial* land use category which includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

The subject property is also located within the *Suburban Commercial* Character Area. This area will continue to grow as a regional retail center for the City and Hall County, but should diversify over time to include multi-family housing and a higher-density mix of retail, office, services and high-quality employment. In addition, expanding premium retail could offer a variety of shopping options that are currently not available elsewhere in the City. As it grows, the area will become one of the most prominent commercial corridors and gateways into the City, and a thriving economic anchor for the northwest side. When development occurs, adequate buffers should be maintained around development to protect watersheds and sensitive environments. Land uses allowed within the *Suburban Commercial* area include commercial, public / institutional, multi-family residential and mixed use.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The subject property is zoned Office and Institutional (O-I) and General Business (G-B). The Office and Institutional (O-I) portion of property is larger and could be developed for office, medical and institutional purposes. The General Business (G-B) portion could be developed as a commercial outparcel fronting along Dawsonville Highway (S.R.53). As well, the General Business (G-B) rear portion of property contains an existing detention pond that was originally constructed for commercial purposes. Given the adjacent uses and commercial zoning, it appears the proposed rezoning request is reasonable.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The subject property and surrounding development currently utilizes City water and sewer services and there is sufficient capacity to serve the development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located approximately 2.4 miles from the property. According to the Gainesville Police Department, increased traffic accidents from the additional cars on the Dawsonville Highway corridor are a primary concern.

No impacts to the school system are expected as the development is for non-residential purposes.

Additional traffic generated by the proposal or any new development will add to the existing peak hour delays experienced along Dawsonville Highway and nearby intersections. The applicant's traffic study proposes a full access driveway to include that a 300-foot long right turn lane be added northbound on Dawsonville Highway at the proposed site driveway, and a 150-foot long left turn lane be added westbound on the proposed site driveway. GDOT controls the existing driveway and intersection, and will review the applicant's access plan to determine what will be permissible given planned improvements to the corridor. Staff believes that inter-parcel access is necessary to help disperse traffic and to gain connection to the closest signalized intersections located at Academy Sports and Home Depot. In fact, the applicants own traffic study acknowledges that inter-parcel access would be beneficial.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The anticipated use for the subject property is for non-residential purposes which is consistent with the Comprehensive Plan and the proposed grocery store.

The property is located between Dawsonville Highway and Lake Lanier, and is within one of Gainesville's most active regional commercial corridors. This area has experienced tremendous growth over the past 15 to 20 years, some of which include the Northlake Square shopping center, Carrington Park retail center, Village Shoppes of Gainesville, Home Depot, Best Buy, McEver Corners shopping center, Texas Roadhouse, Olive Garden, Cheddar's, Buffalo Wild Wings, child day care facility and a 94-room Holiday Inn Express currently under construction. In addition, a proposed 235± acres mixed-use development located to the north between Ahaluna Drive and to Sportsman Club Road was recently approved for a total of 860 age-restricted residential units, 56,000 square feet of commercial space and 24,000 square feet of retail/office/restaurant space. This development is anticipated to be built over the next 6 to 7 years.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Due to the subject property's proximity to existing residential and commercial land uses, the proposed grocery store, with the recommended zoning conditions appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with **G-B zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses.

Conditions

1. The proposed grocery store building shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, roof and wall signs.
2. Prohibited commercial uses shall include motels or hotels with rooms accessed from the exterior of the building, adult novelty stores, adult entertainment centers, pawn shops, gas stations, tire stores, massage parlors except for practitioners licensed by the State of Georgia, vaping stores, auto body shops, automobile sale establishments, marine sales or repair stores, automated or non-automated car wash, coin-laundry facilities, truck stop, non-climate controlled mini-warehouses or storage facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The existing vegetated buffer areas adjacent to the Lakeshore Heights Subdivision shall remain undisturbed. Additional evergreen buffer trees shall be planted between the proposed building/parking lot/service areas and the existing detention pond at the top of the slope where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective

buffer. The location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.

4. Prior to a permit being issued, the developer/property owner shall exhaust all measures to provide for inter-parcel vehicular access with the adjacent properties located to the north and south. Documentation shall be provided to the City of Gainesville in this regard.
5. All access point design for the subject property shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
6. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Excerpts from the August 8, 2017 PAB Meeting Minutes

Applicant Presentation: Tyler Smith, Smith Gilliam Williams & Miles, 301 Green Street, Suite 200, stated he was representing the applicant. He stated that Lidl is requesting to consolidate the zoning of two parcels of land to General Business for the purpose of a grocery store. Mr. Smith stated that while Lidl is new to the US market, it is not new to the world market or the grocery industry, noting their first store opened in the 1930s in Germany, they are the fifth largest retailer in the world under their parent company Schwartz Group, and they are located in 26 countries with 10,000 stores and 315,000 employees. He stated that Lidl has now opened 21 stores along the US east coast with three distribution centers, one being planned in Cartersville, and they stock all their stores through their own distribution system. Lidl's motto is "highest quality products with lowest competitive prices." Mr. Smith stated Lidl stores are built to platinum standards and lead in energy and environmental design industry standards which are among the greenest in the world. Lidl specializes in selective items such as produce, wines, meat, etc., which reduces the store volume but can deliver to their customers at advantageous prices. The building is planned for 35,926 square feet with 172 parking spaces, 2 loading spaces in which usually once daily deliveries are made at approximately 6 a.m., and store hours would be from 8 a.m. to 10 p.m. Mr. Smith stated they held a meeting last night with some neighbors at Jackson EMC and noted traffic was an issue in this corridor. However, he stated the previous use of the property was a nursing home and he felt there would not be much difference in the amount of traffic due to the change of zoning and use. He stated they are sensitive to the traffic concerns and would continue to work with GDOT on that issue. Mr. Smith stated Lidl agreed with all conditions as proposed by staff but suggested a change to condition four related to inter-parcel access. Because the word "all" is so broad, he asked it to be changed to "commercially reasonable" measures to achieve inter-parcel connectivity. He stated that Project Engineer Todd Seldomridge was present and they could answer any questions from the Board or the public.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Vice-Chair Fleming asked staff what documentation would be required as specified in condition four regarding inter-parcel connectivity. Planning Manager Matt Tate stated the applicant would reach out to the adjoining property owners to determine if they would be willing to have inter-parcel connectivity and provide documentation to the City with the results of those efforts.

There was a motion to recommend approval of the request to rezone the subject property from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) with the following conditions as proposed by staff, including the proposed change by the applicant to condition four:

Conditions

1. The proposed grocery store building shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, roof and wall signs.
2. Prohibited commercial uses shall include motels or hotels with rooms accessed from the exterior of the building, adult novelty stores, adult entertainment centers, pawn shops, gas stations, tire stores, massage parlors except for practitioners licensed by the State of Georgia, vaping stores, auto body shops, automobile sale establishments, marine sales or repair stores, automated or non-automated car wash, coin-laundry facilities, truck stop, non-climate controlled mini-warehouses or storage facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The existing vegetated buffer areas adjacent to the Lakeshore Heights Subdivision shall remain undisturbed. Additional evergreen buffer trees shall be planted between the proposed building/parking lot/service areas and the existing detention pond at the top of the slope where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
4. Prior to a permit being issued, the developer/property owner shall exhaust ~~all~~ **commercially reasonable** measures to provide for inter-parcel vehicular access with the adjacent properties located to the north and south. Documentation shall be provided to the City of Gainesville in this regard.
5. All access point design for the subject property shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
6. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Motion made by Board Member Thompson
Motion seconded by Board Member Martin
Vote – 6 favor, 1 recusal (Carter)

First Reading: _____
Passed: _____

AN ORDINANCE

No. 2017-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 6.854± ACRES TRACT LOCATED ON THE EAST SIDE OF DAWSONVILLE HIGHWAY, SOUTHEAST OF BEECHWOOD BOULEVARD (A/K/A 0 AND 1010 DAWSONVILLE HIGHWAY) FROM OFFICE AND INSTITUTIONAL (O-I) AND GENERAL BUSINESS (G-B) TO GENERAL BUSINESS, WITH CONDITIONS (G-B-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to Zoning Map)

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I.

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **General Business, with conditions (G-B-c)**.

Conditions

1. The proposed grocery store building shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, roof and wall signs.
2. Prohibited commercial uses shall include motels or hotels with rooms accessed from the exterior of the building, adult novelty stores, adult entertainment centers, pawn shops, gas stations, tire stores, massage parlors except for practitioners licensed by the State of Georgia, vaping stores, auto body shops, automobile sale establishments, marine sales or repair stores, automated or non-automated car wash, coin-laundry facilities, truck stop, non-climate controlled mini-warehouses or storage facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The existing vegetated buffer areas adjacent to the Lakeshore Heights Subdivision shall remain undisturbed. Additional evergreen buffer trees shall be planted between the proposed building/parking lot/service areas and the existing detention pond at the top of the slope where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
4. Prior to a permit being issued, the developer/property owner shall exhaust commercially reasonable measures to provide for inter-parcel vehicular access with the adjacent properties located to the north and south. Documentation shall be provided to the City of Gainesville in this regard.

5. All access point design for the subject property shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
6. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Legal Description

Commencing at a centerline intersection of Dawsonville Highway (State Route 53) (being a publicly dedicated variable width right of way) and Beachwood Boulevard (being a publicly dedicated variable width right of way) thence leaving said intersection North 71 degrees 07 minutes 29 seconds East a distance of 459.57 feet to a 5/8 inch capped rebar set; said rebar being the TRUE POINT OF BEGINNING;

Thence North 68 degrees 10 minutes 01 seconds East a distance of 220.48 feet to a 5/8 inch capped rebar set; Thence South 30 degrees 48 minutes 45 seconds East a distance of 483.03 feet to a 1/2 inch rebar found; Thence South 83 degrees 08 minutes 06 seconds West a distance of 238.36 feet to a 1 inch open top pipe found; Thence South 83 degrees 17 minutes 48 seconds West a distance of 21.78 feet to a 3/8 inch rebar found; Thence South 83 degrees 07 minutes 24 seconds West a distance of 104.25 feet to a 3/8 inch rebar found; Thence South 60 degrees 23 minutes 02 seconds West a distance of 361.03 feet to a mag nail set; Thence North 28 degrees 01 minutes 03 seconds West a distance of 8.26 feet to a mag nail set; Thence North 38 degrees 54 minutes 34 seconds West a distance of 39.01 feet to a 1/2 inch rebar found; Thence South 61 degrees 09 minutes 15 seconds West a distance of 153.11 feet to a 1/2 inch rebar found on the right of way of said State Route 53; Thence along said right of way North 24 degrees 18 minutes 58 seconds West a distance of 138.40 feet to a 1/2 inch rebar found; Thence leaving said right of way North 65 degrees 40 minutes 29 seconds East a distance of 129.37 feet to a 5/8 inch capped rebar set; Thence North 77 degrees 36 minutes 15 seconds East a distance of 56.96 feet to a 5/8 inch capped rebar set; Thence North 23 degrees 52 minutes 00 seconds West a distance of 170.65 feet to a 5/8 inch capped rebar set; Thence North 23 degrees 56 minutes 40 seconds West a distance of 100.00 feet to a 5/8 inch capped rebar set; Thence North 68 degrees 10 minutes 01 seconds East a distance of 45.62 feet to a 5/8 inch capped rebar set; Thence North 68 degrees 10 minutes 00 seconds East a distance of 362.83 feet to a 5/8 inch capped rebar set; said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 6.854 Acres (298,543 square feet).

SECTION II.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV.

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

SECTION V.

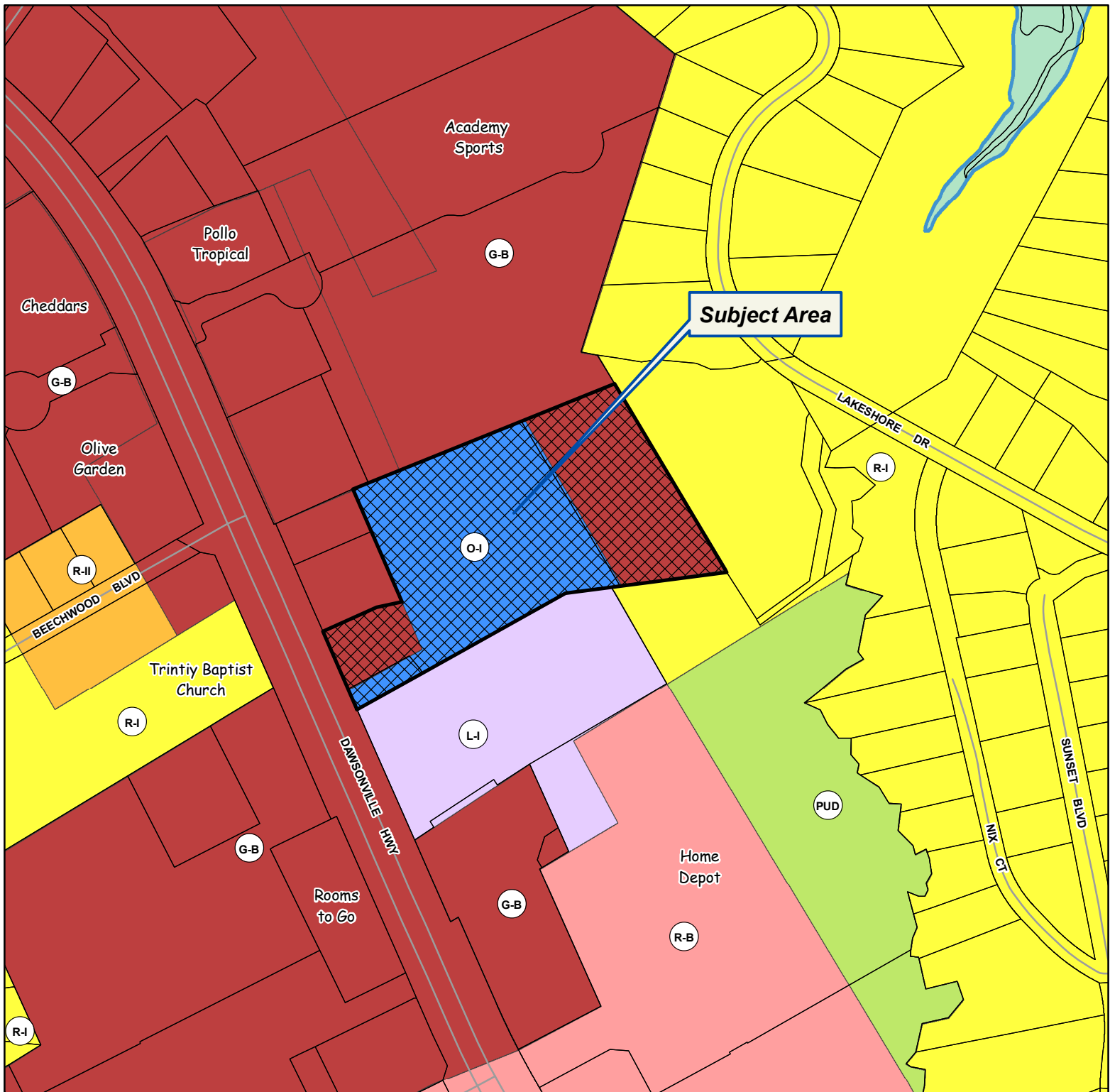
The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



Applicant:

LIDL US OPERATIONS, LLC

Gainesville Community Development Department

REZONING REQUEST



Request:
Rezone 6.854+/- acre tract from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) for a grocery store

Subject Area Address:
0 and 1010 Dawsonville Highway

Meeting: 8/8/2017

Prepared: 7/20/2017

 Subject Area

0 180 360 540 720 Feet



1" = 300'

Tax Parcel: 01-115-001-002, 061

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Applicant:

LIDL US OPERATIONS, LLC

Gainesville Community Development Department

REZONING REQUEST

 Subject Area

Aerial from 2015



0 180 360 540 720 Feet

1" = 300'



Request:
Rezone 6.854+/- acres tract from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) for a grocery store

Subject Area Address:
0 and 1010 Dawsonville Highway

Meeting: 8/8/2017

Prepared: 7/20/2017

Tax Parcel: 01-115-001-002, 061

Gainesville Lidl – Project Narrative

The subject property was developed as a medical facility many years ago. The structures on the property have been demolished, and the property is currently vacant.

The property consists of 6.854 acres and is composed of two tax parcels, Tax Parcel 1115001002 being 4.594 acres, a portion of which is currently zoned O-I and a portion of which is currently zoned G-B, and Tax Parcel 1115001061 being 2.260 acres currently zoned G-B. The applicant requests the O-I zoned portion of Tax Parcel 1115001002 be rezoned to G-B which is compatible with its intended use as a Lidl Grocery Store. However, the rezoning request includes the entire 6.854 acres to consolidate the zoning classification of the entirety as G-B. The building is 35,926 square feet with 172 parking spaces and 2 loading spaces. Administrative variances will be needed to increase the allowable parking by 20% and to decrease the required number of loading spaces from 4 to 2. Public gravity sewer and water services are available at the site to serve the project. Stormwater detention and water quality treatment have already been provided within two existing detention ponds in the North Lake Square development to the north and east of the subject property.

The project driveway is an existing public stub street that intersects with Dawsonville Highway. It currently serves as the access point for Jackson EMC located to the south of the subject property. This driveway is full access non-signalized with an existing southbound left turn lane and a small north bound right turn lane. Preliminary discussions with Georgia Department of Transportation (“GDOT”) have indicated that GDOT wants the existing right turn lane to be increased southwards to the next existing driveway.

The loading dock is located on the northeast end of the building. This dock area is recessed up to 4 feet below the finished grades. This site sits on top of a 40-foot high slope. The residential property behind the site is approximately 250 feet away. Evergreen vegetation will screen the truck well. If needed, a fence or screen wall may be used to further screen trucks.

Interparcel connectivity will exist with the Jackson EMC site to the south of the proposed Lidl site. However, Jackson EMC has its rear parking lot area gated and closed to the general public. Connectivity to the small outparcels in front of the site along Dawsonville Highway is not practical due to their site layout and the finished grade differences. Those parcels are approximately 10 feet higher than the proposed Lidl finished grades. Interparcel connectivity with the property to the north and west is also not practical due to the existing detention pond, large slopes, and retaining walls.

Lidl anticipates store hours will be from approximately 8:00 a.m. to 10:00 p.m. Lidl plans to employ approximately 25 to 50 employees for operation of the store.

A narrative about Lidl grocery stores from its website follows.

about us

High quality. Low prices. Hassle-free shopping that gets you in and out. A product assortment and store layout that's refreshingly simple, yet full of surprises to discover at every visit. Lidl is not your cookie-cutter grocery store. We're revolutionizing grocery shopping. We have a less complicated process that allows us to simply deliver low prices, high quality, and the best shopping experience for our customers. Here's how we do it:

- We're expert product curators. Instead of offering a myriad of brands in every category, our stores offer carefully curated selections that are top-quality and best-prices. So your precious time is not spent sifting through endless versions of products you don't want.
- You're busy. We get it. That's why we're masters of store efficiency. All our stores have the same intuitive layout, making it easier for you to find what you need quickly.
- We've partnered with local and regional farms and suppliers that meet our strict requirements. Every Lidl private label product you'll find in our stores is a result of a meticulous selection process, including quality testing. We're also continuing the Lidl tradition of offering new favorites from all over the world, keeping you looking forward to what you'll find next.
- You'll notice while shopping at Lidl that most of our assortment is our own private label - around 90% of our products, in fact. This means we've especially developed these products to match our high standards and allows us direct oversight of product integrity. Each product undergoes a rigorous testing regimen, which includes taste, quality and sensory testing.
- We're more than just food. We aim to surprise and delight our customers with a diversified product assortment that changes twice a week. You'll find anything from essentials for the home, such as small appliances or kitchen gadgets, to stylish gear for the whole family, to toys and power tools, to home décor and gardening supplies, and much more.
- We keep overhead to a minimum and eliminate any unnecessary costs. Take our "bring your own bag" policy. Not only does it mean we don't build the cost of bags into our prices, this policy also saves you time at the register and is a greener solution. Additionally, we display our products in custom boxes instead of replenishing and stocking item by item. Our associates simply replace the boxes as needed, saving hours every week on stocking shelves. These simple steps allow us to pass our savings on to you.

ours is a story eight decades in the making

Lidl is proud of our humble beginnings. In 1973, the first modern Lidl store opened in Ludwigshafen (25 miles south of Frankfurt). Employing 3 people and offering about 500 products, this small store was to become the foundation of Lidl's far-reaching expansion. During the 1990s we started branching outside of Germany and within a few years, we expanded all across Europe. Today, we operate over 10,000 stores in 27 countries. We have a history of cultivating relationships with local suppliers in each region to offer our customers high quality products at low prices. We've recently expanded to the United States and are striving to be a time-saving, life-enhancing grocery store where you love to shop. Here's a look at some of our milestones over the years:

1970s

Our first Lidl store opens in Germany 1973, employing three people and stocking around 500 product lines. By 1979 we open 6 more, taking our total to 30 stores.

1980s

We open 300 stores across Germany. On average each store employing seven people and stocking around 900 product lines.

1990s

We begin opening stores outside Germany, starting in France, and in 1994 we open our first UK store.

2000s

We firmly establish ourselves as a leading retailer in the UK.

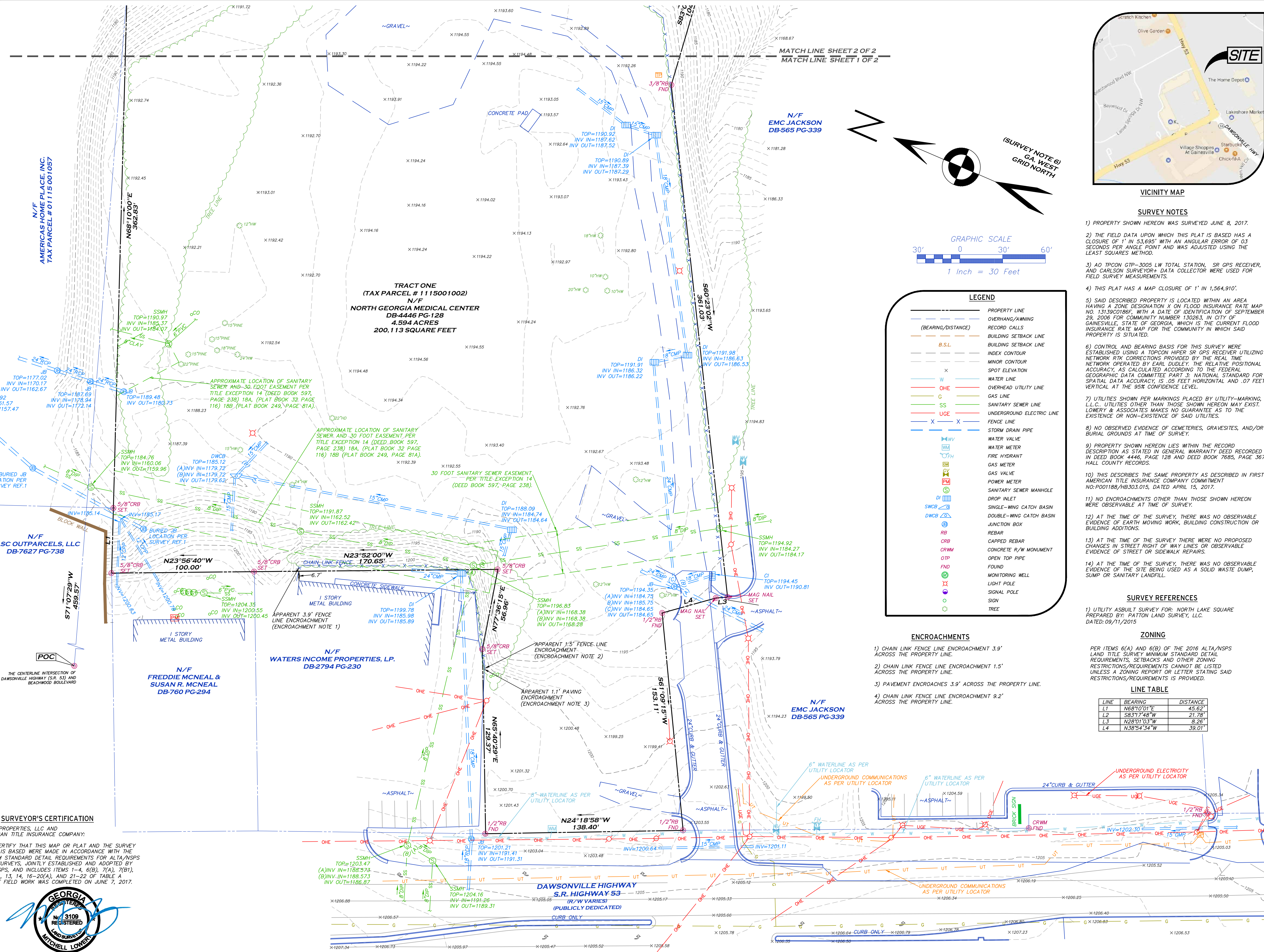
2017

Lidl opens in the U.S.

principles and values

As an international company, we are aware of our size and public visibility. We respect the variety of cultures and recognize the diversity of their values and traditions. Our work is characterized by the following company principles:

- Customer satisfaction is our highest priority.
- Superior quality for the lowest price possible determines our position in the market.
- Our continued growth is determined by expansion and constant improvement in our stores.
- As an efficient company, we work according to defined processes and procedures.
- Our success is ensured by short decision paths and simple work processes.
- We grow through development and continuous improvement in our stores – we believe success is never final.
- In our daily activities we make sure to abide by the law and internal policies.
- We are an economically, socially and environmentally responsible company.
- Fairness to all in the company is imperative.
- We respect and encourage each other.
- Agreements are upheld in an atmosphere of trust.
- Recognition, acknowledgment and constructive feedback determine the operating environment in our daily work.
- We foster an environment for leadership growth to ensure continuous success.



SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED JUNE 8, 2017.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 53,695' WITH AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A0 TOPCON GTP-3005 LW TOTAL STATION, SR GPS RECEIVER, AND CARLSON SURVEYOR DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 1,564,910'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13139C0186F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2006 FOR COMMUNITY NUMBER 130263, IN CITY OF GAINESVILLE, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .05 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 4446, PAGE 128 AND DEED BOOK 7685, PAGE 367, HALL COUNTY RECORDS.
- 10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO: P001188/HB303.015, DATED APRIL 15, 2017.
- 11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY REFERENCES

- 1) UTILITY ASBUILT SURVEY FOR: NORTH LAKE SQUARE PREPARED BY: PATTON LAND SURVEY, LLC. DATED: 09/11/2015

ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2016 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N68°10'01"E	45.62'
L2	S83°17'48"W	21.78'
L3	N28°01'03"W	8.26'
L4	N38°54'34"W	39.01'

ENCROACHMENTS

- 1) CHAIN LINK FENCE LINE ENCROACHMENT 3.9' ACROSS THE PROPERTY LINE.
- 2) CHAIN LINK FENCE LINE ENCROACHMENT 1.5' ACROSS THE PROPERTY LINE.
- 3) PAVEMENT ENCROACHES 3.9' ACROSS THE PROPERTY LINE.
- 4) CHAIN LINK FENCE LINE ENCROACHMENT 9.2' ACROSS THE PROPERTY LINE.

SURVEYOR'S CERTIFICATION

TO: LIDL US PROPERTIES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(B), 7(A), 7(B), 7(C), 8-9, 11, 13, 14, 16-20(A), AND 21-22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 7, 2017.



MITCHELL LOWERY, GEORGIA RLS# 3109
DATE OF PLAT OR MAP: JUNE 9, 2017

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30011
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:
LIDL US PROPERTIES, LLC &
FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
TAX PARCEL # 1115001002
TAX PARCEL # 1115001001

COUNTY: HALL
DISTRICT: 9TH
CITY OF GAINESVILLE
STATE: GEORGIA
LAND LOT: 163

REVISIONS
DATE: DESCRIPTION

Lowery & Associates
LAND SURVEYING, LLC

DATE: JUNE 9, 2017
JOB #: 171904
SCALE: 1"=30'
DRAWN BY: J.THREADGILL



TITLE REVIEW

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: P001188 / HB303.015
DATE EFFECTIVE: APRIL 15, 2017

12 - EASEMENT FROM GEORGE MARTIN, SR. AND MRS. GEORGE LILLIE MARTIN TO THE CITY OF GAINESVILLE, GEORGIA, DATED SEPTEMBER 21, 1964, FILED SEPTEMBER 25, 1964 AND RECORDED IN DEED BOOK 291, PAGE 257, RECORDS OF THE SUPERIOR COURT OF HALL COUNTY, GEORGIA.

SUBJECT DOCUMENT IS ILLEGIBLE, UNABLE TO
DETERMINE RELATIONSHIP TO PROPERTY.

13 - EASEMENT FROM EDWARD O. REED TO THE CITY OF GAINESVILLE, GEORGIA, DATED APRIL 14, 1965, FILED APRIL 15, 1965 AND RECORDED IN DEED BOOK 303, PAGE 223, AFORESAID RECORDS.

SUBJECT DOCUMENT REFERS TO A RECORDED PLAT THAT IS NOT PROVIDED. SURVEYOR IS UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT PROPERTY.

14 - EASEMENTS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM MEDICAL INVESTMENTS CORPORATION TO GAINESVILLE HEALTH CARE CENTER, LTD., A GEORGIA LIMITED PARTNERSHIP, DATED MARCH 29, 1976, FILED APRIL 22, 1976 AND RECORDED IN DEED BOOK 597, PAGE 238, AFORESAID RECORDS.

SUBJECT DOCUMENT DESCRIBES TWO SANITARY SEWER
EASEMENTS THAT AFFECT THE SUBJECT PROPERTY AS
SHOWN.

15 - RIGHT-OF-WAY DEED FROM COLUMBUS MEDICAL
NURSING HOME, INC. TO THE GEORGIA DEPARTMENT OF
TRANSPORTATION, DATED FEBRUARY 9, 1991, FILED
APRIL 9, 1993 AND RECORDED IN DEED BOOK 1934,
PAGE 325, AFORESAID RECORDS.

SUBJECT DOCUMENT DESCRIBES THE ACQUISITION OF
RIGHT OF WAY FOR DAWSONVILLE HIGHWAY. DOES NOT
AFFECT THE SUBJECT PROPERTY.

16 - MUTUAL AND RECIPROCAL EASEMENT AGREEMENT
FOR STORM WATER DETENTION FACILITY AND STORM
WATER DRAINAGE PIPELINE BY AND BETWEEN
NORTHEAST GEORGIA MEDICAL CENTER, INC. AND
AMERICA'S HOME PLACE, INC., DATED MARCH 31, 2014
FILED APRIL 21, 2014 AND RECORDED IN DEED BOOK
7354, PAGE 402, AFORESAID RECORDS.

SUBJECT DOCUMENT DESCRIBES MUTUAL AND
RECIPROCAL EASEMENTS FOR STORM WATER DETENTION
AND STORM SEWER PIPING. EXHIBIT A AND EXHIBIT B
FOR SUBJECT DOCUMENT IS ILLEGIBLE. SURVEYOR IS
UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT
PROPERTY.

17 - TEMPORARY CONSTRUCTION EASEMENT
AGREEMENT BETWEEN NORTHEAST GEORGIA MEDICAL
CENTER, INC., A GEORGIA NOT-FOR-PROFIT
CORPORATION, AMERICA'S HOME PLACE, INC. AND
TLPERT-GAINESVILLE, LLC, A TEXAS LIMITED LIABILITY
COMPANY, DATED AS OF DECEMBER 31, 2014, FILED
JANUARY 7, 2015 AND RECORDED IN DEED BOOK 746;
PAGE 646, AFORESAID RECORDS; AS AFFECTED BY
THAT CERTAIN AFFIDAVIT RELATING TO TITLE, DATED
DECEMBER 15, 2015, FILED DECEMBER 17, 2015 AND
RECORDED IN DEED BOOK 7627, PAGE 735, AFORESAID
RECORDS.

SUBJECT DOCUMENT RECORDED AT DEED BOOK 7463, PAGE 646 DESCRIBES A TEMPORARY EASEMENT THAT HAS NOW EXPIRED AND NO LONGER AFFECTS THE SUBJECT PROPERTY. SUBJECT DOCUMENT RECORDED AT DEED BOOK 7627, PAGE 735 DESCRIBES TWO (ITEMS: B & D) TEMPORARY EASEMENT THAT IS NOW EXPIRED AND A PERMANENT EASEMENT AGREEMENT (ITEM C). SUPPORTING DOCUMENT NOT PROVIDED.

18 - ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE FOLLOWING PLATS:
(A) PLAT BOOK 32, PAGE 116;

(B) PLAT BOOK 249, PAGE 82A;
SUBJECT PLAT DEPICTS A 30 FOOT SANITARY
SEWER EASEMENT THAT AFFECTS THE SUBJECT
PROPERTY AS SHOWN.

(C) PLAT BOOK 869, PAGE 241;
SUBJECT PLAT DEPICTS SEVERAL STORM AND
DRAINAGE EASEMENTS THAT AFFECT THE SUBJECT
PROPERTY, SAID EASEMENTS ON SUBJECT
DOCUMENT ARE TOO VAGUE TO PLOT.

TO: LIDL US PROPERTIES, LLC AND
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 11-4, 6(B), 7(A), 7(B1), 7(C), 8-9, 11, 13, 14, 16-20(A), AND 21-22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 7, 2017.



MITCHELL LOWERY GEORGIA RLS# 3109
DATE OF PLAT OR MAP: JUNE 9, 2017

The left diagram shows a cross-section of a wall assembly. At the top, there is a horizontal line labeled "TOP=1156.67". Below this, a horizontal dimension line indicates a width of "4'4"". A vertical dimension line on the left indicates a height of "5'0"". The wall itself is labeled "24"RCP" on the left and "8"PVC" on the right. The bottom of the wall is labeled "INV. OUT=1149.17". A horizontal dimension line at the bottom indicates a width of "5'4"".

The right diagram shows a cross-section of a wall assembly. At the top, there is a horizontal line labeled "TOP=1156.67". Below this, a horizontal dimension line indicates a width of "4'4"". A vertical dimension line on the left indicates a height of "5'0"". The wall itself is labeled "24"RCP" on the left and "8"PVC" on the right. The bottom of the wall is labeled "INV. OUT=1149.30". A horizontal dimension line at the bottom indicates a width of "5'4"".

CITY OF GAINESVILLE PUBLIC UTILITIES
NICK SWAFFORD
757 QUEEN CITY PKWY
GAINESVILLE, GA 30501
PH: 770.538.2452
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E: MARK.REEVES@LIBERTYUTILITIES.COM
175 JOHN W. MORROW JR. PKWY,
GAINESVILLE, GA 30501

COMCAST CATV
BRAD SEARS
770-559-6052

OVERALL LEGAL

COMMENCING AT A CENTERLINE INTERSECTION OF DAWSONVILLE HIGHWAY
(STATE ROUTE 53) (BEING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT
OF WAY) AND BEACHWOOD BOULEVARD (BEING A PUBLICLY DEDICATED
VARIABLE WIDTH RIGHT OF WAY) THENCE LEAVING SAID INTERSECTION NORTH
71 DEGREES 07 MINUTES 29 SECONDS EAST A DISTANCE OF 459.57 FEET TO
A 5/8 INCH CAPPED REBAR SET; SAID REBAR BEING THE TRUE POINT OF
BEGINNING;

THENCE NORTH 68 DEGREES 10 MINUTES 01 SECONDS EAST A DISTANCE OF 220.48 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE SOUTH 30 DEGREES 48 MINUTES 45 SECONDS EAST A DISTANCE OF 483.03 FEET TO A 5/8 INCH REBAR FOUND; THENCE SOUTH 83 DEGREES 08 MINUTES 06 SECONDS WEST A DISTANCE OF 112.02 FEET TO A 1/2 INCH PIPE FOUND; THENCE SOUTH 83 DEGREES 17 MINUTES 48 SECONDS WEST A DISTANCE OF 21.78 FEET TO A 3/8 INCH REBAR FOUND; THENCE SOUTH 83 DEGREES 17 MINUTES 48 SECONDS WEST A DISTANCE OF 1.26 FEET TO A 3/8 INCH REBAR FOUND; THENCE SOUTH 60 DEGREES 23 MINUTES 02 SECONDS WEST A DISTANCE OF 361.03 FEET TO A MAG NAIL SET; THENCE NORTH 28 DEGREES 01 MINUTES 03 SECONDS WEST A DISTANCE OF 8.26 FEET TO A MAG NAIL SET; THENCE NORTH 28 DEGREES 01 MINUTES 03 SECONDS WEST A DISTANCE OF 39.01 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 61 DEGREES 09 MINUTES 15 SECONDS WEST A DISTANCE OF 153.11 FEET TO A 1/2 INCH REBAR FOUND ON THE RIGHT OF WAY OF SAID HIGHWAY; THENCE SOUTH 61 DEGREES 09 MINUTES 15 SECONDS WEST A DISTANCE OF 18.18 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 61 DEGREES 09 MINUTES 15 SECONDS WEST A DISTANCE OF 138.40 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 65 DEGREES 40 MINUTES 29 SECONDS EAST A DISTANCE OF 129.37 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 65 DEGREES 40 MINUTES 29 SECONDS EAST A DISTANCE OF 56.96 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 23 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 170.65 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 23 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 170.65 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 23 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 45.62 FEET TO A 5/8 INCH CAPPED REBAR SET; THENCE NORTH 68 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 392.83 FEET TO A 5/8 INCH CAPPED REBAR SET; SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 6.854 ACRES (298,543 SQUARE FEET).

[illegible]

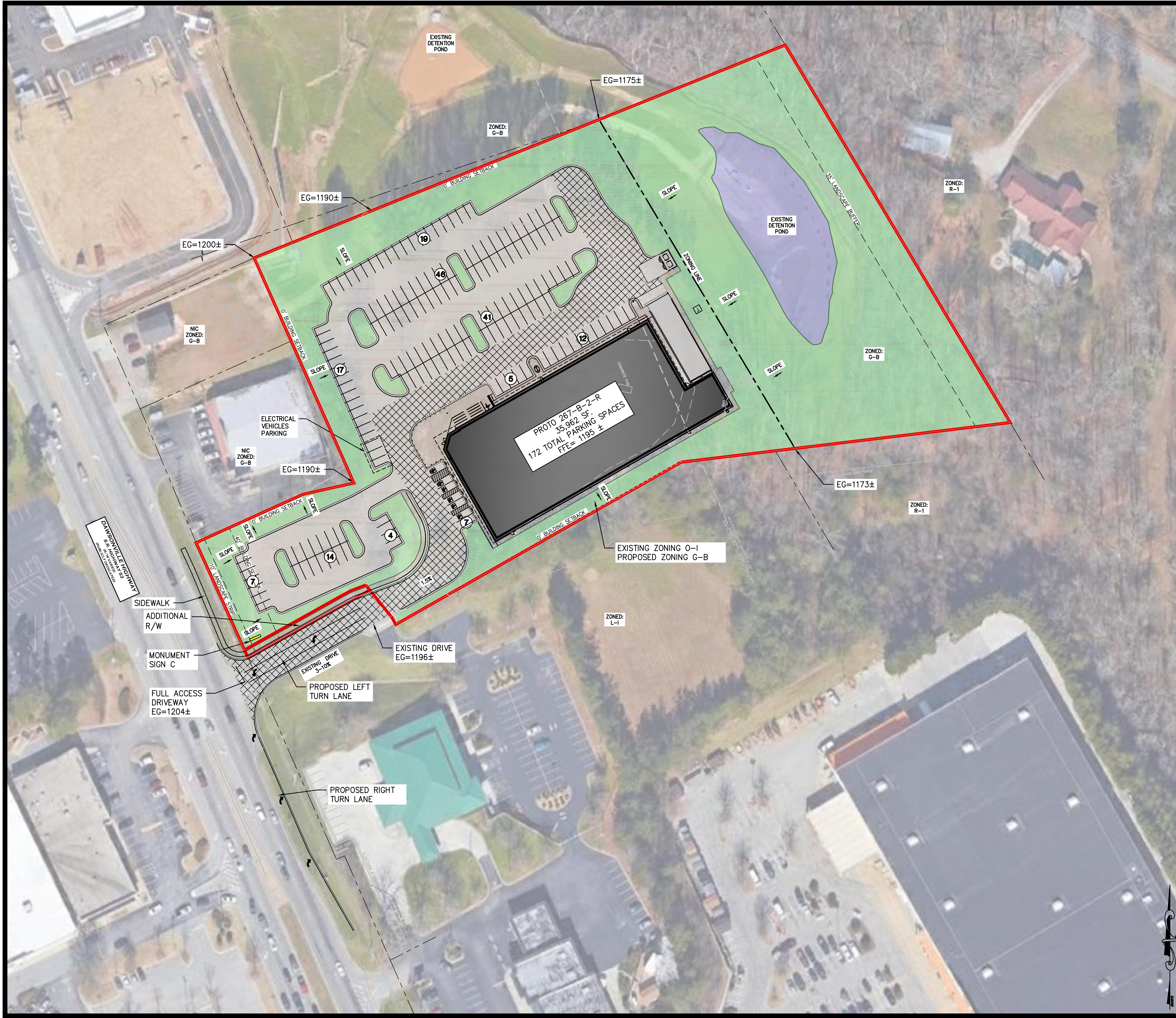
very associates
LLC



Lou & Associates, Inc.
LAND SURVEYING

DATE: JUNE 9, 2017
JOB #: 171904
SCALE: 1"=30'
DRAWN BY: J.THREADGILL

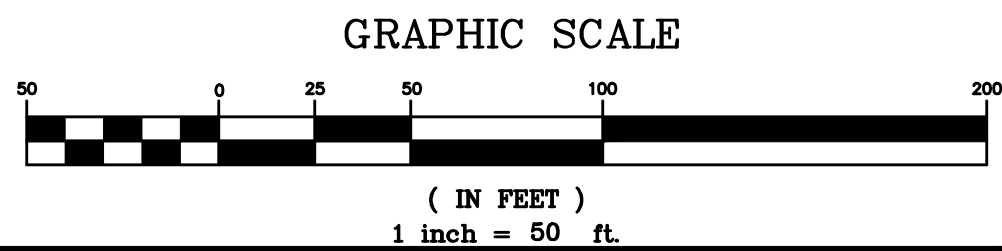
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SITE ANALYSIS			
	AREA	EXISTING ZONING	PROPOSED ZONING
TRACT 1	4.59 AC	O-I	G-B
TRACT 2	2.26 AC	G-B	G-B
TOTAL	6.85 AC		
BUILDING AREA	35,962 SF		
PARKING	166 SPACES 6 ADA SPACES 172 TOTAL SPACES		

LEGEND	
	ASPHALT
	HEAVY DUTY ASPHALT
	CROSS ACCESS DRIVE
	BUILDING
	LANDSCAPE
	STORMWATER MANAGEMENT AREA
	CONCRETE (HEAVY DUTY)
	CONCRETE (SIDEWALK)
	HEAVY DUTY ARCHITECTURAL CONCRETE
	MONUMENT SIGN

ZONING SITE PLAN



Project Title
PROPOSED GROCERY STORE
GAINESVILLE, GA

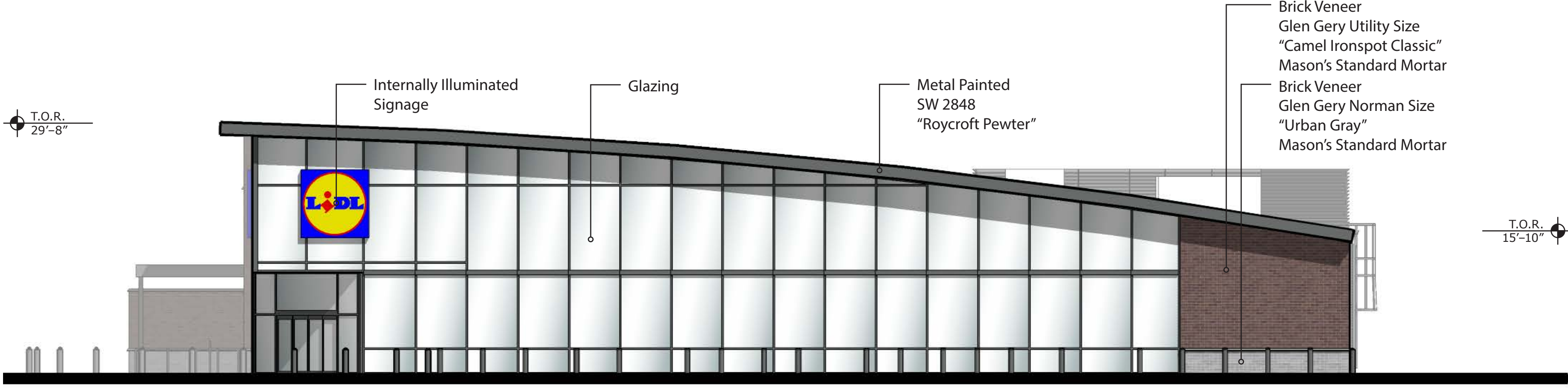
DRAWN BY **DMN**
CHECKED BY **TLS**
DATE **06/27/2017**
SCALE **1"= 50'**
JOB No. **16-CE-076**
TEST FIT NUMBER

Z-1

OF SHEETS

16-CE-076 MAIN.DWG

WOLVERTON
Engineering Solutions You Can Trust
6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097
Phone: 770-447-8899
www.wolvertoninc.com



Front Elevation

Materials Calculations				
Location	Total Area	Masonry	Glass	Stucco
Front Elevation	3190 SF	339 SF (11%)	2651 SF (83%)	0 SF (0%)
Left Elevation	8709 SF	2563 SF (29%)	2061 SF (24%)	2906 SF (33%)
Rear Elevation	3383 SF	314 SF (9%)	0 SF (0%)	2533 SF (75%)
Right Elevation	5350 SF	310 SF (6%)	596 SF (11%)	3685 SF (69%)

Signage Calculations			
Location	Sign	Size	Area
Front Elevation	Lidl Signage	8'-0" x 8'-0"	64 SF
Left Elevation	Lidl Signage	8'-0" x 8'-0"	64 SF
Rear Elevation	---	---	---
Right Elevation	---	---	---
Total Area			128 SF

Materials Legend

Brick Veneer
Glen Gery Utility Size
"Camel Ironspot Classic"

Brick Veneer
Glen Gery Utility Size
"Urban Gray"

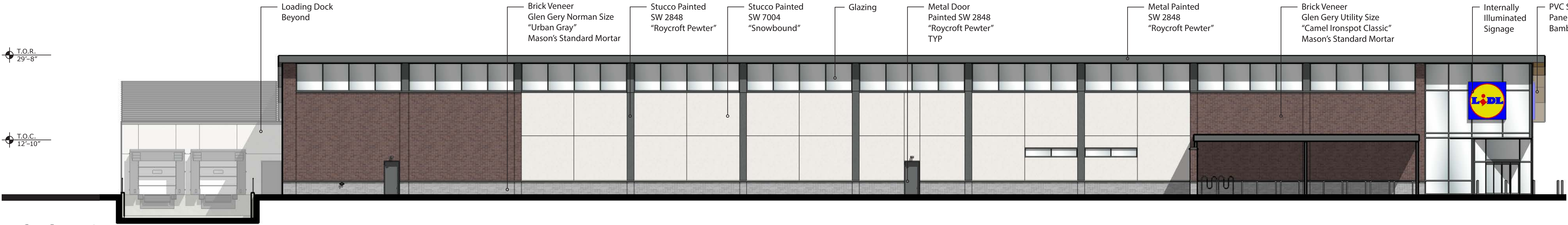
EIFS
Painted SW 2848 "Roycroft Pewter"

EIFS
Painted SW 7004 "Snowbound"

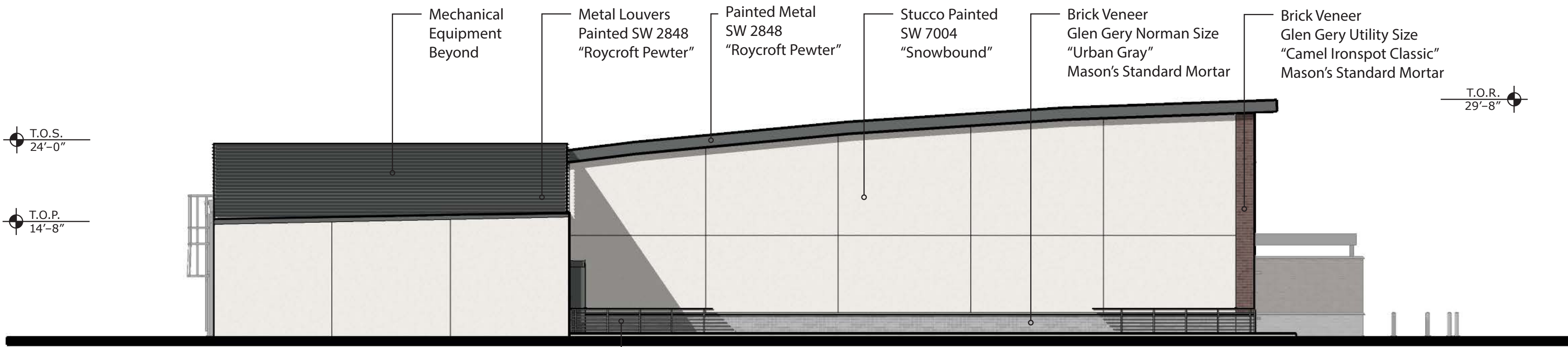
Metal
Painted SW 2848 "Roycroft Pewter"

PVC Soffit Panel
"Amber Bamboo"

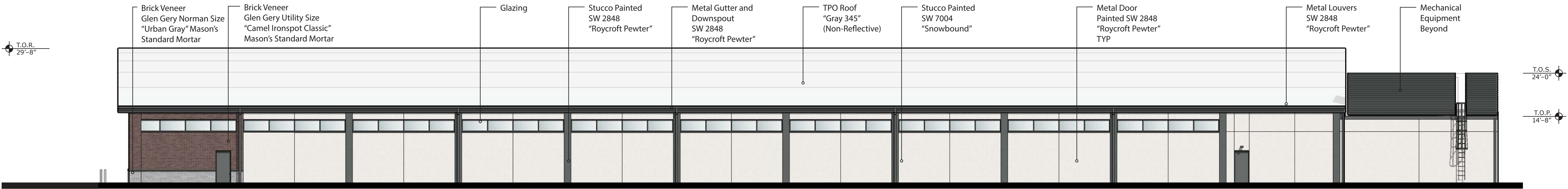
TPO Roofing
"Gray 345"



Left Elevation



Rear Elevation



Right Elevation



Traffic Impact Study

Proposed Retail Development
SR 53/Dawsonville Highway
Gainesville, GA

Prepared For:
Lidl, US

Wolverton Project No.
16-CE-076

June 28, 2017



770.447.8999 | 6745 Sugarloaf Parkway, Suite 100 | Duluth, Georgia 30097 | www.wolvertoninc.com

ENGINEERING SOLUTIONS YOU CAN TRUST

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1. INTRODUCTION

1.1. Study Area

This traffic study was conducted to evaluate the traffic impacts of a proposed development for a grocery store located in Gainesville, Georgia. The proposed site is located to the east of SR 53/Dawsonville Highway, just north of the intersection of SR 53/Dawsonville Highway and SR 53/McEver Road. The proposed lot for the site is currently undeveloped, but the proposed site driveway is existing and currently serves light traffic from Jackson Electric Membership Corporation (Jackson EMC). Figure 1 illustrates the location of the site and identifies the roadway network in the vicinity.

1.2. Proposed Development

The proposed development will consist of a 35,962 square foot grocery store. Figure 2 illustrates the proposed site plan. The grocery store is expected to be built out in 2018. The site will have one access point: a full access driveway onto SR 53/Dawsonville Highway just north of the intersection of SR 53/Dawsonville Highway and SR 53/McEver Road.

1.3. Methodology

Initial evaluations were made to assess the current conditions within the vicinity of the development. AM and PM peak period turning movement counts (TMC) were conducted on Thursday, May 25, 2017, at the following two intersections:

1. SR 53/Dawsonville Highway and Site Driveway
2. SR 53/Dawsonville Highway and SR 53/McEver Road

The traffic counts are contained in Appendix A.

The traffic growth rate was obtained from the following six nearby GDOT traffic counters, which provide historical count data in the area:

- 1390258, SR 53/Dawsonville Highway and Shallowford Road
- 1390269, SR 53/Dawsonville Highway and Marina Road
- 1390274, SR 53/McEver Road and SR 53/Dawsonville Highway
- 1390647, Shallowford Road and Pearl Nix Parkway
- 1390707, Pearl Nix Parkway and Shallowford Road

Using traffic count data since the year 2010, a growth rate was developed using linear regression. The traffic growth rate was applied to the existing volumes to estimate the traffic that will exist at the build-out year of the site if the proposed development is not developed.

Estimates were made of the traffic that will be generated by the proposed development. The generated trips were reduced to account for pass-by traffic. The adjusted new trips were then distributed and assigned to the road network.

The distribution of these new trips was based on the existing traffic patterns. The pass-by traffic was distributed and assigned to the site driveway based on the peak hour traffic patterns. After the generated traffic for the development was distributed and assigned, it was then superimposed with the future background traffic to provide an estimate of projected traffic that would be present during the year when the development is complete.

Capacity analysis was used to evaluate the Existing Year 2017, Future Background Year 2018, and Future with Project Year 2018 conditions for the intersections being studied.

1.4. Planned Transportation Improvements

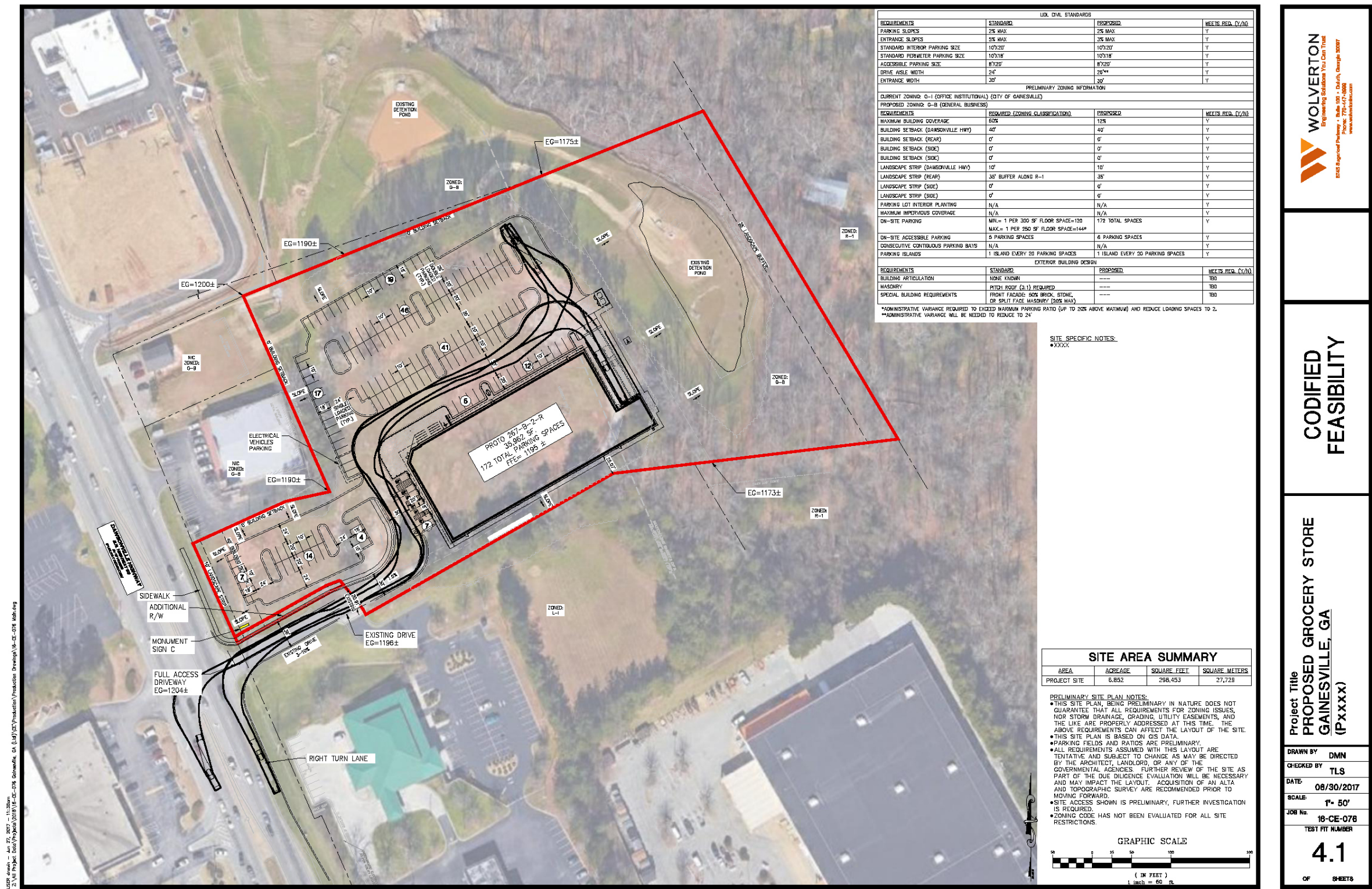
As part of the proposed development, as shown on the site plan, a 300-foot long right turn lane will be added northbound on SR 53/Dawsonville Highway at the proposed Site Driveway. In addition to the 300-foot long right turn lane on SR 53/Dawsonville Highway, a 150-foot long left turn lane will be added westbound on the proposed Site Driveway.

The site plan along with the planned transportation improvements are shown in Figure 2.

Figure 1 - Vicinity Map



Figure 2 - Proposed Site Plan



2. EXISTING CONDITIONS

2.1. Roadways

SR 53/Dawsonville Highway is a four-lane median divided highway that runs primarily north-south and serves heavy commercial development within the vicinity of the site. SR 53/Dawsonville Highway is classified as an Urban Principal Arterial and has a posted speed limit of 45 mph within the vicinity of the site. At the intersection of Dawsonville Highway and McEver Road, SR 53 turns southwest from Dawsonville Highway onto McEver Road. On Dawsonville Highway south of McEver Road, the highway is signed as SR 53 Connector.

SR 53/McEver Road is a four-lane median divided highway that runs primarily east-west and serves industrial and heavy commercial development within the vicinity of the site. McEver Road is classified as an Urban Principal Arterial and has a posted speed limit of 45 mph. McEver Road originates as Peachtree Industrial Boulevard in Gwinnett County at the intersection with Holcomb Bridge Road, and becomes McEver Road at the Hall County line.

SR 53 originates at the Alabama state line and travels primarily east through Georgia's rural and mountainous regions in the northwest and northern portions of the state. SR 53 intersects US 19/SR 400 in Dawsonville and continues east through Forsyth County, before finally entering Hall County via the Chestatee River and making the southwest turn onto McEver Road. SR 53 then proceeds in a southerly and southeasterly direction toward the Athens area, where it terminates at its intersection with SR 15 in downtown Watkinsville.

SR 53 Connector runs east from McEver Road into downtown Gainesville, running in common with SR 60 beginning at its intersection with Jesse Jewell Parkway. SR 53 Connector terminates at its interchange with Interstate 985.

2.2. Intersections

The following two intersections were identified to be studied:

1. SR 53/Dawsonville Highway and Site Driveway (unsignalized)
2. SR 53/Dawsonville Highway and SR 53/McEver Road (signalized)

Existing geometry and traffic operation control of the existing intersections were inventoried. Traffic signal timing data for the intersection of SR 53/Dawsonville Highway and SR 53/McEver Road are contained in Appendix B. Figure 3 illustrates the associated geometry and operation control of the study intersections. The proposed lanes at the site driveway represent exclusive lanes, and not disallowed movements in the existing condition.

2.3. Existing Traffic Flow Patterns

Existing TMC data were collected on Thursday, May 25, 2017, for the study intersections. Figure 4 illustrates the collected turning movement volumes for the AM and PM peak hours.

Figure 3 - Existing and Proposed Lane Configurations and Traffic Control

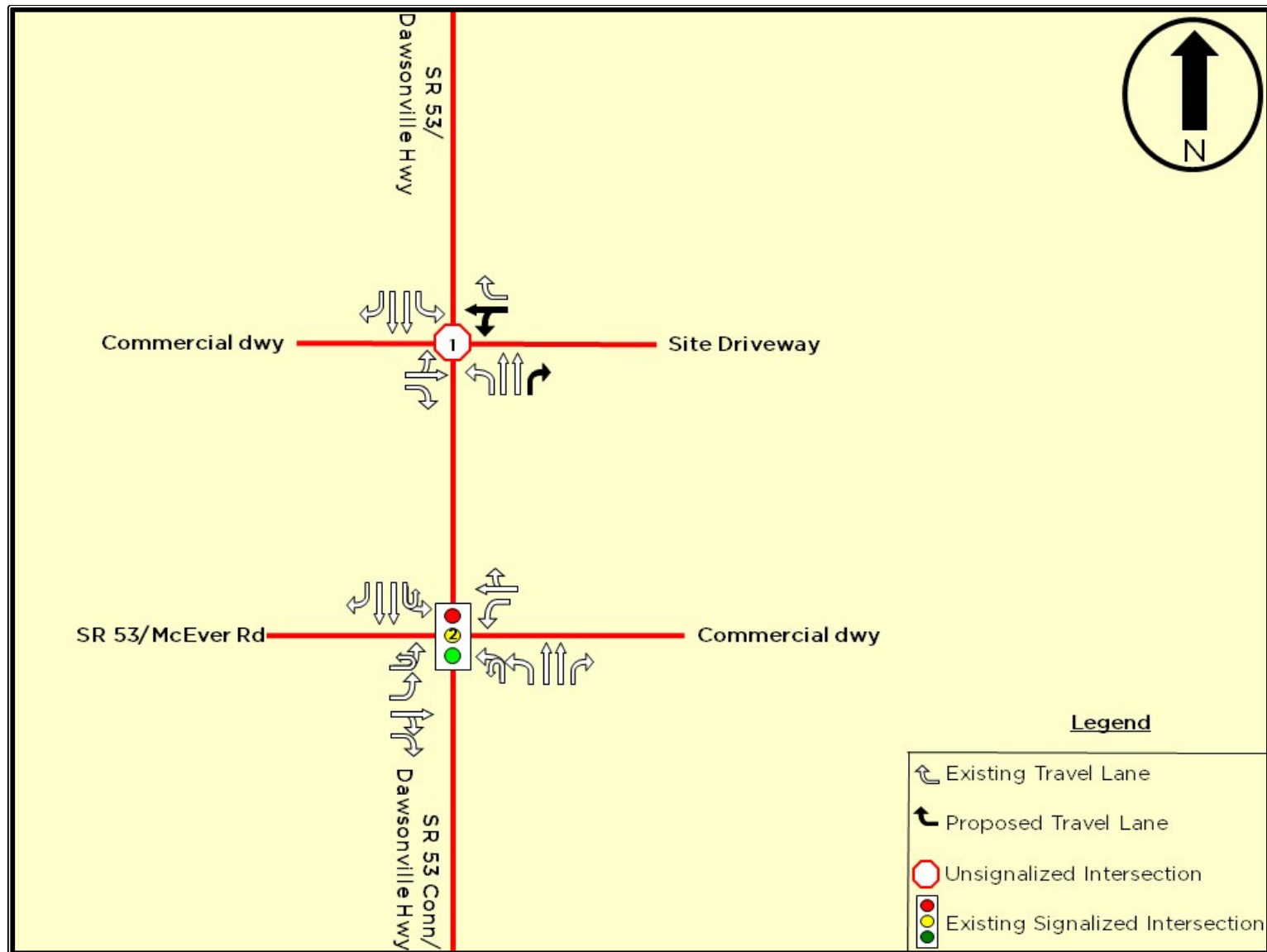
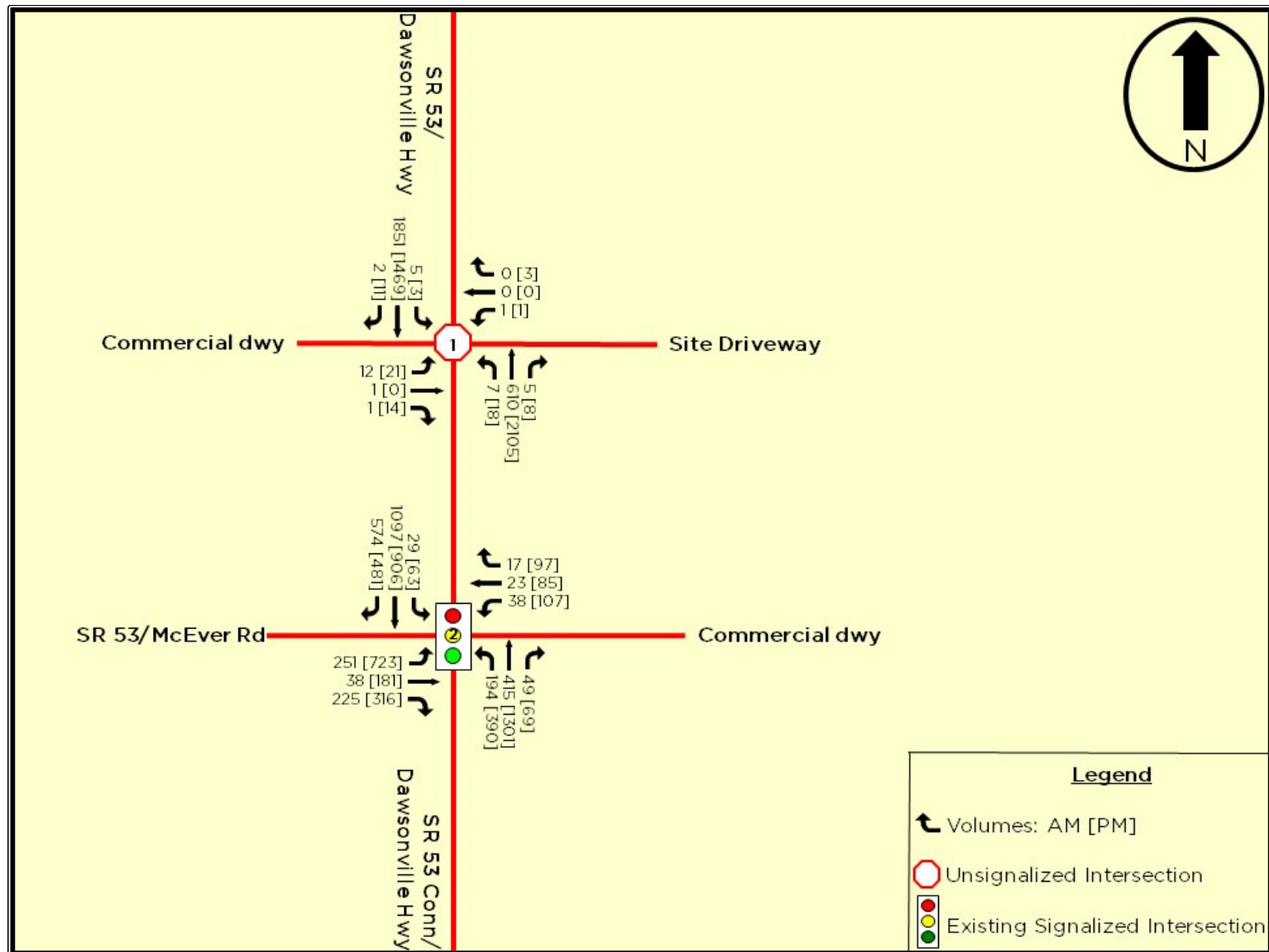


Figure 4 - Existing Peak Hour Volumes



3. TRAFFIC PROJECTIONS

3.1. Future Background Traffic

The grocery store anticipates opening in 2018. Using traffic count data since the year 2010, a growth rate of 2.0% was developed using linear regression. This traffic growth rate was applied to the Existing Year 2017 volumes to estimate the traffic that will exist at the build-out year 2018 of the site if the proposed development is not developed. Figure 5 shows the Future Background Year 2018 peak hour volumes.

3.2. Trip Generation

The amount of traffic to be generated by the proposed development was estimated by using trip rates observed at other similar developments. The widely recognized publication from the Institute of Transportation Engineers (ITE), *Trip Generation 9th Edition* (1), contains trip rates summarized by type of development. The ITE data provide trip rates that can be applied to the size of a development to derive trip generation projections. The ITE Code 850 - Supermarket was used for the proposed LIDL.

3.3. Trip Adjustment Strategies

Not all trips entering and exiting the development result in new traffic being added to the road system. A portion of the trips will be attracted into the site from the traffic streams that were already passing by on the adjacent streets. Pass-by trips can represent a significant portion of the trips entering and exiting a commercial site. There are data that can be used to quantify the magnitude of pass-by trips provided in ITE's *Trip Generation*.

The *Trip Generation* shows a weekday PM peak period pass-by rate for ITE Code 850 - Supermarket of 36%. The pass-by rates were checked to assure that the pass-by trips did not exceed 15% of the adjacent street volume. Pass-by trips are always included in the site driveway movements. Pass-by trips are subtracted from the through volumes passing a given site driveway.

Table 1 shows application of the trip generation and the trip adjustment strategies for Future with Project Year 2018. The resulting trip projections are provided in terms of both daily traffic and each of the peak hours.

Table 1 - Trip Generation

ITE Category	ITE Code	Size	Unit	Daily			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Supermarket	850	35.962	ksf	3,799	1,900	1,899	122	76	46	365	186	179
Pass-by Trips	36% PM			1,368	684	684				132	67	65
New Trips				2,431	1,216	1,215	122	76	46	233	119	114

3.4. Trip Distribution for New Trips

After the magnitude of generated trips has been established, it is then necessary to determine the routing of the new trips. The trip distribution for the new trips was based on the existing traffic patterns from the AM and PM peak period counts. There is substantial commercial development on SR 53/Dawsonville Highway and SR 53/McEver Road within the vicinity of the site; therefore, using the existing traffic patterns is appropriate. Table 2 summarizes the distribution percentages.

Table 2 – Summary of New Trip Distribution Percentages

ROADWAY	PERCENT OF TOTAL NEW TRIPS
SR 53/Dawsonville Highway from the north	55%
SR 53 Connector/Dawsonville Highway from the south	27%
SR 53/McEver Road from the west	18%
TOTAL	100%

This distribution was then used for the assignment of new trips for the grocery store.

3.5. Assignment of Generated Traffic Volumes

The number of new and pass-by trips at the study intersections were determined using the trip generation and distribution already discussed.

The total volume adjustments at the study intersections from the new trips and the pass-by trips for Future with Project Year 2018 conditions are shown in Figure 6.

The total volume adjustments were superimposed with the Future Background Year 2018 volumes from Figure 5 to represent the projected Future with Project Year 2018 volumes after the development is complete. Figure 7 shows expected final volumes for Future with Project Year 2018 conditions.

Figure 5 - Future Background Year 2018 Peak Hour Volumes

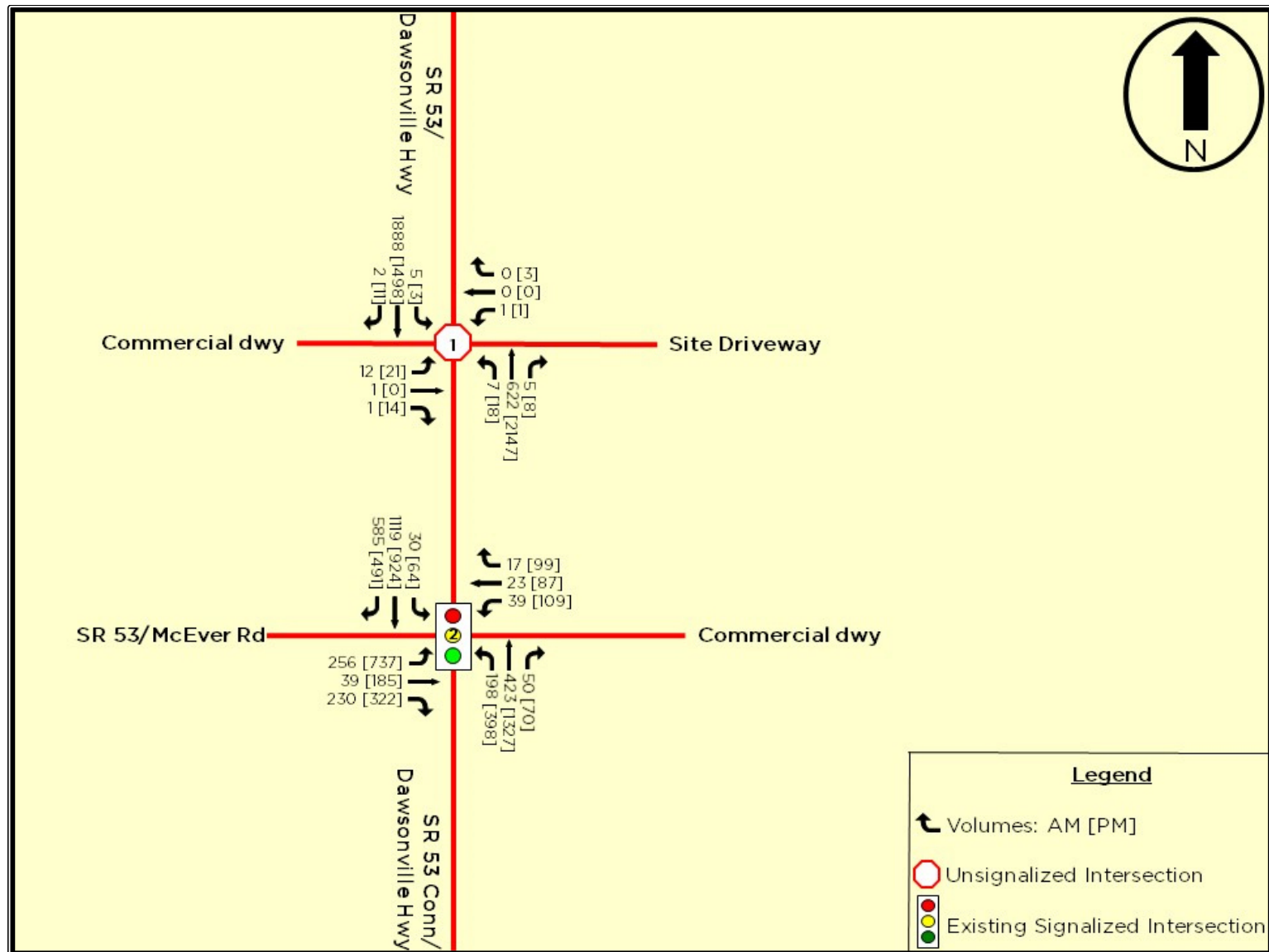


Figure 6 - Total Peak Hour Volume Adjustment for Future with Project Year 2018

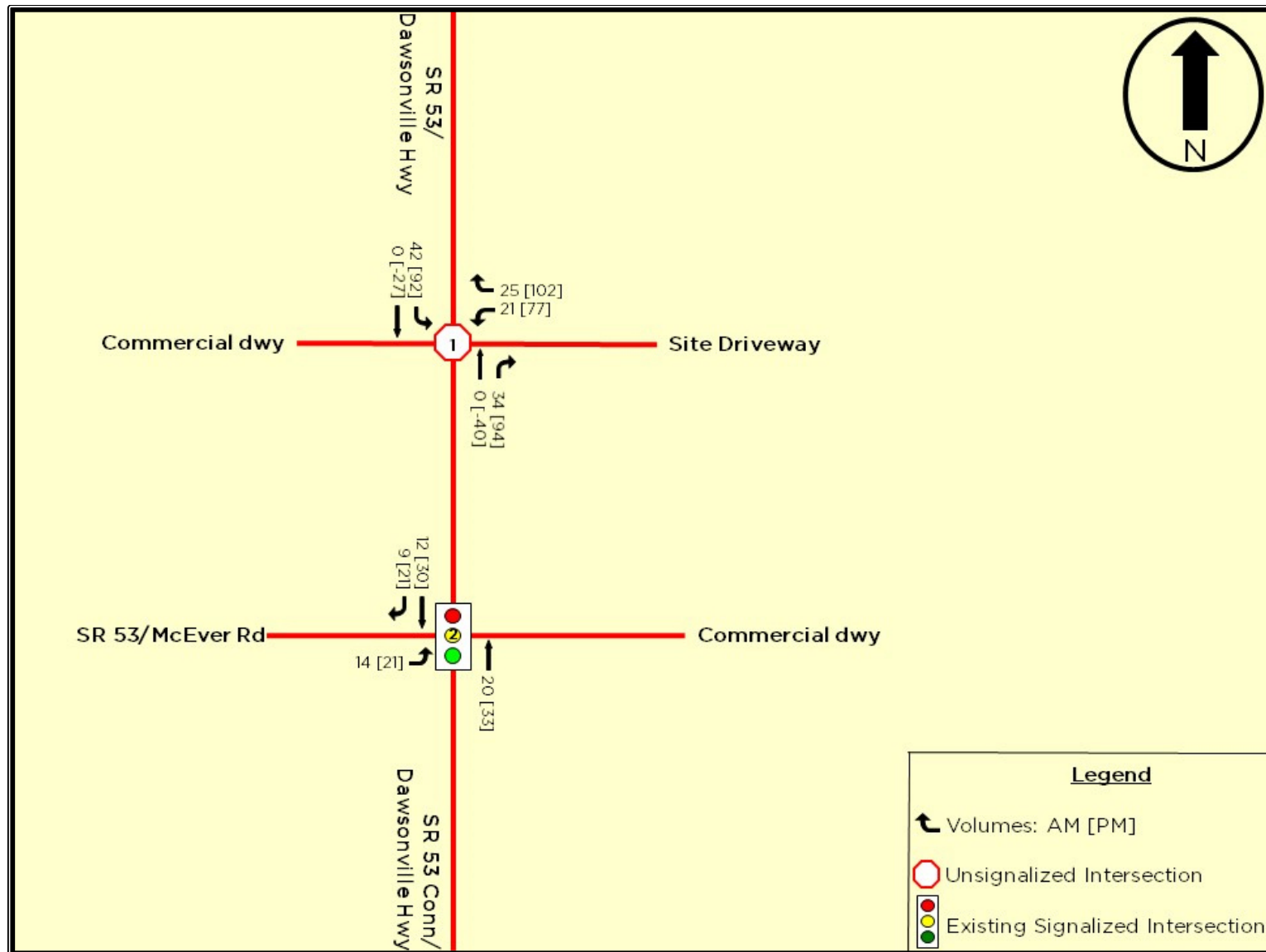
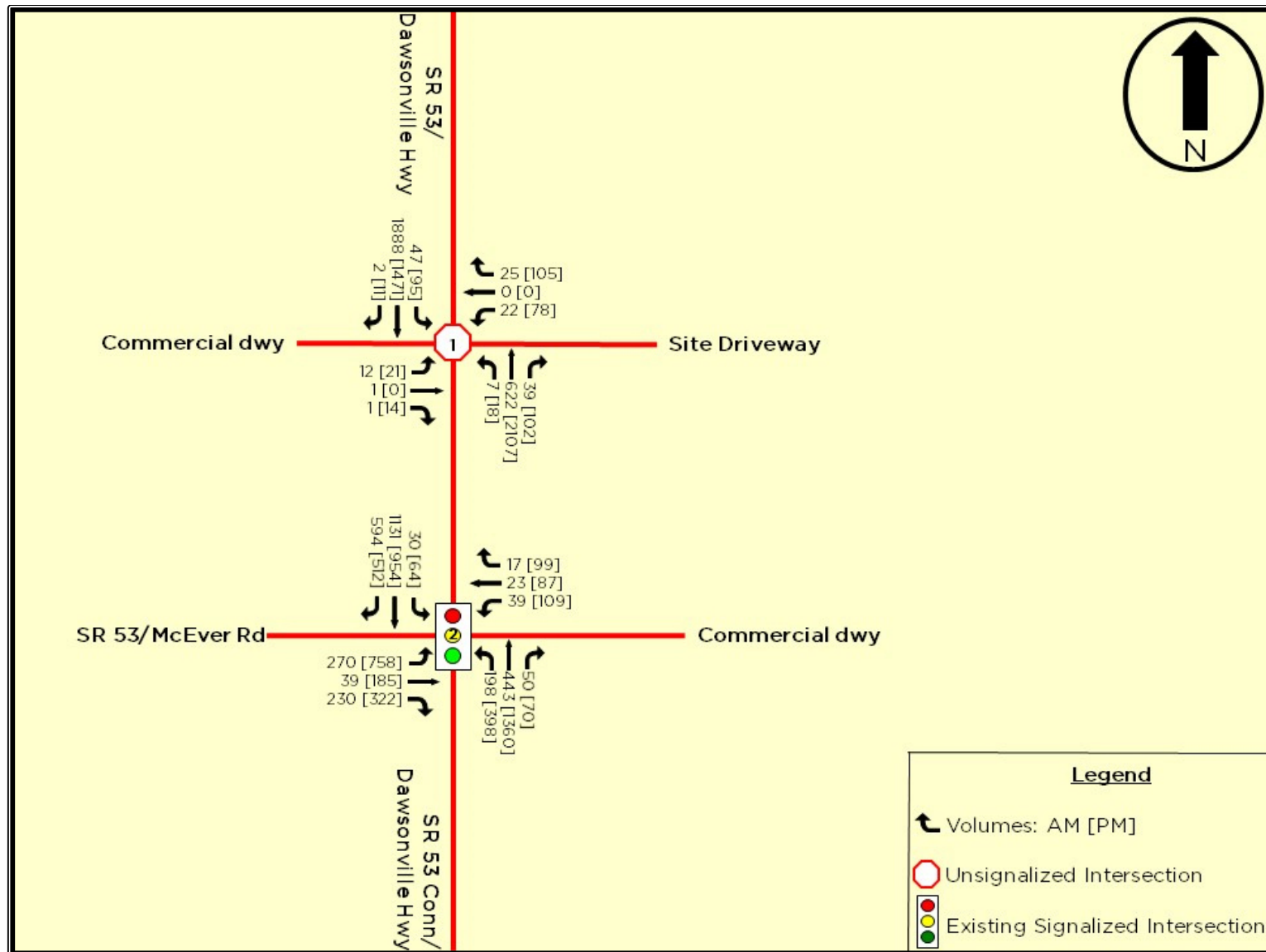


Figure 7 - Future with Project Year 2018 Peak Hour Volumes



4. DATA ANALYSIS

4.1. Level of Service Criteria

In order to quantify the impacts of the additional traffic and to determine any needed roadway and/or operational improvements, the existing and projected conditions were evaluated with traffic capacity analysis techniques. *Synchro* (1) was used to conduct capacity analysis. *Synchro* implements the capacity methods of the *Highway Capacity Manual* (HCM) (2) for performing the industry standard evaluation of intersection performance. Delays used in the reports follow the procedure as recommended by the HCM. The HCM defines Level of Service (LOS) in terms of the amount of control delay, including initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

The LOS definitions for both stop sign controlled intersections and traffic signal controlled intersections are provided in Table 1.

Table 3 - Level of Service Criteria

LEVEL OF SERVICE	CONTROL DELAY PER VEHICLE (SEC)	
	WITH STOP SIGN	WITH TRAFFIC SIGNAL
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

Source: *Highway Capacity Manual*

GDOT has ranges of adequate LOS based on area classification. Rural, sparsely developed areas have a minimum LOS requirement of C. This is due to the expectancy of rural residents for relatively uncongested conditions and design flexibility related to lower right of way costs. The minimum LOS for urban areas is D. This reflects the greater acceptance of delay and congestion by urban residents. Additionally, the increased density of developments makes right of way costs much higher in urban areas. The Dawsonville Highway project corridor is in the Atlanta metro area and, therefore, has a minimum LOS requirement of D.

Capacity analysis was used to evaluate the Existing Year 2017, Future Background Year 2018, and Future with Project Year 2018 conditions for the intersections being studied. For Existing Year 2017 and Future Background Year 2018, the existing lane configurations and traffic control were used. For Future with Project Year 2018, the lane configurations shown on the site plan were used. Table 4 shows the resulting analysis during the AM and PM peak hours. *Synchro* printouts are contained in Appendix C.

Table 4 - Results of Capacity Analysis

INT #	INTERSECTION	CONTROL	IMPROVEMENTS	MOVEMENT	AM PEAK HOUR			PM PEAK HOUR		
					Existing Year 2017	Future Background Year 2018	Future with Project Year 2018	Existing Year 2017	Future Background Year 2018	Future with Project Year 2018
1	SR 53/Dawsonville Hwy & Site Driveway	TWSC	None	NB L	C (19.0)	C (19.6)	C (19.6)	B (13.4)	B (13.7)	B (13.4)
				SB L	A (9.0)	A (9.0)	A (9.2)	C (19.7)	C (20.3)	D (28.5)
				EB L+T	F (519.0)	F (624.2)	F (860.8)	F (1130.9)	F (1274.7)	F (5023.1)
				EB R	C (21.0)	C (21.5)	C (21.5)	C (15.7)	C (15.9)	C (15.7)
				WB L+T+R	F (80.2)	F (85.2)	-	F (203.1)	F (240.9)	-
				WB L+T	-	-	F (216.2)	-	-	F (13,952.3)
				WB R	-	-	B (10.8)	-	-	E (37.6)
2	SR 53/Dawsonville Hwy & SR 53/McEver Road	Traffic Signal	None	Overall	C (29.9)	C (31.0)	C (32.8)	E (65.5)	E (68.5)	E (70.2)

4.2. Intersection Capacity Analysis Results

The following movements and intersections are currently operating inadequately and are expected to continue to operate inadequately for Future Background Year 2018 conditions:

- The eastbound shared left+through movement at SR 53/Dawsonville Highway and the Site Driveway during both peak hours,
- The westbound movement at SR 53/Dawsonville Highway and the Site Driveway during both peak hours, and
- The overall intersection of SR 53/Dawsonville Highway and SR 53/McEver Road during the PM peak hour.

For Future with Project 2018 conditions, both the eastbound shared left+through movement and the proposed westbound shared left+through movement at the intersection of SR 53/Dawsonville Highway and the Site Driveway are expected to operate inadequately during both peak hours. However, conditions at both approaches are currently operating inadequately, before the project traffic is taken into consideration. The proposed westbound right turn movement is expected to operate inadequately during the PM peak hour; however, it is merely LOS E instead of LOS F. A traffic signal could potentially mitigate this condition at this intersection, but based upon the data collected, a traffic signal installation at this location appears unlikely based upon the forecasted peak hour westbound left turn volumes from the Site Driveway and GDOT regulations concerning traffic signal spacing. Due to the expected heavy delay for the westbound left turn movement from the Site Driveway, users are unlikely to attempt this movement during the peak hours. With the proposed lane configurations and traffic control, users desiring to head south on SR 53/Dawsonville Highway likely would perform a westbound right turn movement from the Site Driveway and make a U-turn at the next available median opening to the north. However, it may be possible to explore options concerning inter-parcel connectivity with surrounding establishments to treat the westbound left turn movement and provide mitigated access to SR 53/Dawsonville Highway southbound.

For Future with Project 2018 conditions, the overall intersection of SR 53/Dawsonville Highway and SR 53/McEver Road is expected to operate inadequately during the PM peak hour. However, conditions at this intersection are currently inadequate, before the project traffic is taken into consideration. There do not seem to be any further feasible improvements at this intersection that would significantly mitigate this condition.

The 95th percentile queue lengths (the queue would be expected to be this length or shorter 95% of the time) for each intersection during both peak hours can be seen in Table 5. *Synchro* was used to obtain the queue lengths. At the Site Driveway, during the PM peak hour, the 95th percentile queue length of the westbound shared left+through movement is longer than the proposed westbound left turn lane length of 150 feet shown on the site plan. It does not seem feasible for this left turn to be lengthened any farther.

All turn bays must exceed the queue lengths or meet minimum deceleration criteria as stipulated by GDOT, whichever is longer, unless geometrically infeasible. See GDOT standards and details for bay taper and deceleration lengths.

Table 5 – Queue Lengths

INT #	INTERSECTION	CONTROL	IMPROVEMENTS	MOVEMENT	EXISTING/ PROPOSED TURN LANE STORAGE LENGTHS (ft)	AM PEAK HOUR						PM PEAK HOUR					
						Existing Year 2017		Future Background Year 2018		Future with Project Year 2018		Existing Year 2017		Future Background Year 2018		Future with Project Year 2018	
						50th %	95th %	50th %	95th %	50th %	95th %	50th %	95th %	50th %	95th %	50th %	95th %
1	SR 53/Dawsonville Hwy & Site Driveway	TWSC	None	NB L	100	-	25	-	25	-	25	-	25	-	25	-	25
				NB R	-/300	-	-	-	-	-	-	-	-	-	-	-	-
				SB L	80	-	0	-	0	-	25	-	0	-	0	-	45
				SB R	360	-	-	-	-	-	-	-	-	-	-	-	-
				EB L+T	-	-	58	-	60	-	65	-	90	-	93	-	105
				EB R	-	-	0	-	0	-	0	-	25	-	25	-	25
				WB L+T+R	-	-	25	-	25	-	-	-	25	-	25	-	-
				WB L+T	-/150	-	-	-	-	-	60	-	-	-	-	-	305
2	SR 53/Dawsonville Hwy & SR 53/McEver Road	Traffic Signal	None	WB R	-	-	-	-	-	-	25	-	-	-	-	-	65
				NB L	400	82	125	84	128	84	128	266	402	276	411	276	411
				NB T	-	106	162	110	167	116	175	670	963	695	993	728	1031
				NB R	240	0	0	0	0	0	0	0	0	0	0	0	0
				SB L	250	25	55	25	57	25	57	62	115	63	117	63	117
				SB T	-	403	517	418	536	426	545	399	517	412	532	430	553
				SB R	575	0	45	0	46	0	46	0	82	0	82	0	83
				EB L	180	120	212	126	220	139	234	376	549	387	565	408	589
				EB T+R	-	57	123	61	126	61	126	234	352	242	362	242	362
				EB R	475	0	0	0	0	0	0	0	73	0	75	0	75
				WB L	-	26	52	26	53	26	53	70	114	71	116	71	116
				WB T+R	-	25	50	25	50	25	50	151	240	156	246	156	246

5. CONCLUSIONS

This traffic study was conducted to evaluate the traffic impacts of a proposed development for a grocery store located in Gainesville, Georgia. The proposed site is located to the east of SR 53/Dawsonville Highway, just north of the intersection of SR 53/Dawsonville Highway and SR 53/McEver Road. The proposed lot for the site is currently undeveloped, but the proposed site driveway is existing and currently serves light traffic from Jackson Electric Membership Corporation (Jackson EMC). The grocery store is expected to be built out in 2018. The site will have one access point: a full access driveway onto SR 53/Dawsonville Highway just north of the intersection of SR 53/Dawsonville Highway and SR 53/McEver Road.

As part of the proposed development, as shown on the site plan, a 300-foot long right turn lane will be added northbound on SR 53/Dawsonville Highway at the proposed Site Driveway. In addition to the 300-foot long right turn lane on SR 53/Dawsonville Highway, a 150-foot long left turn lane will be added westbound on the proposed Site Driveway.

The following movements and intersections are currently operating inadequately and are expected to continue to operate inadequately for Future Background Year 2018 conditions:

- The eastbound shared left+through movement at SR 53/Dawsonville Highway and the Site Driveway during both peak hours,
- The westbound movement at SR 53/Dawsonville Highway and the Site Driveway during both peak hours, and
- The overall intersection of SR 53/Dawsonville Highway and SR 53/McEver Road during the PM peak hour.

For Future with Project 2018 conditions, both the eastbound shared left+through movement and the proposed westbound shared left+through movement at the intersection of SR 53/Dawsonville Highway and the Site Driveway are expected to operate inadequately during both peak hours. However, conditions at both approaches are currently operating inadequately, before the project traffic is taken into consideration. The proposed westbound right turn movement is expected to operate inadequately during the PM peak hour; however, it is merely LOS E instead of LOS F. A traffic signal could potentially mitigate this condition at this intersection, but based upon the data collected, a traffic signal installation at this location appears unlikely based upon the forecasted peak hour westbound left turn volumes from the Site Driveway and GDOT regulations concerning traffic signal spacing. Due to the expected heavy delay for the westbound left turn movement from the Site Driveway, users are unlikely to attempt this movement during the peak hours. With the proposed lane configurations and traffic control, users desiring to head south on SR 53/Dawsonville Highway likely would perform a westbound right turn movement from the Site Driveway and make a U-turn at the next available median opening to the north. However, it may be possible to explore options concerning inter-parcel connectivity with surrounding establishments to treat the westbound left turn movement and provide mitigated access to SR 53/Dawsonville Highway southbound.

For Future with Project 2018 conditions, the overall intersection of SR 53/Dawsonville Highway and SR 53/McEver Road is expected to operate inadequately during the PM peak hour. However, conditions at this intersection are currently inadequate, before the project traffic is taken into consideration. There do not seem to be any further feasible improvements at this intersection that would significantly mitigate this condition.

6. REFERENCES

1. Synchro, Version 9, Trafficware Ltd., Sugar Land, TX, 2015.
2. Highway Capacity Manual, HCM 2000/2010, Transportation Research Board, Washington, DC, 2000/2010.

APPENDIX A - Traffic Counts

Greater Traffic Company

File Name : Driveway
 Site Code : 00000002
 Start Date : 5/25/2017
 Page No : 1

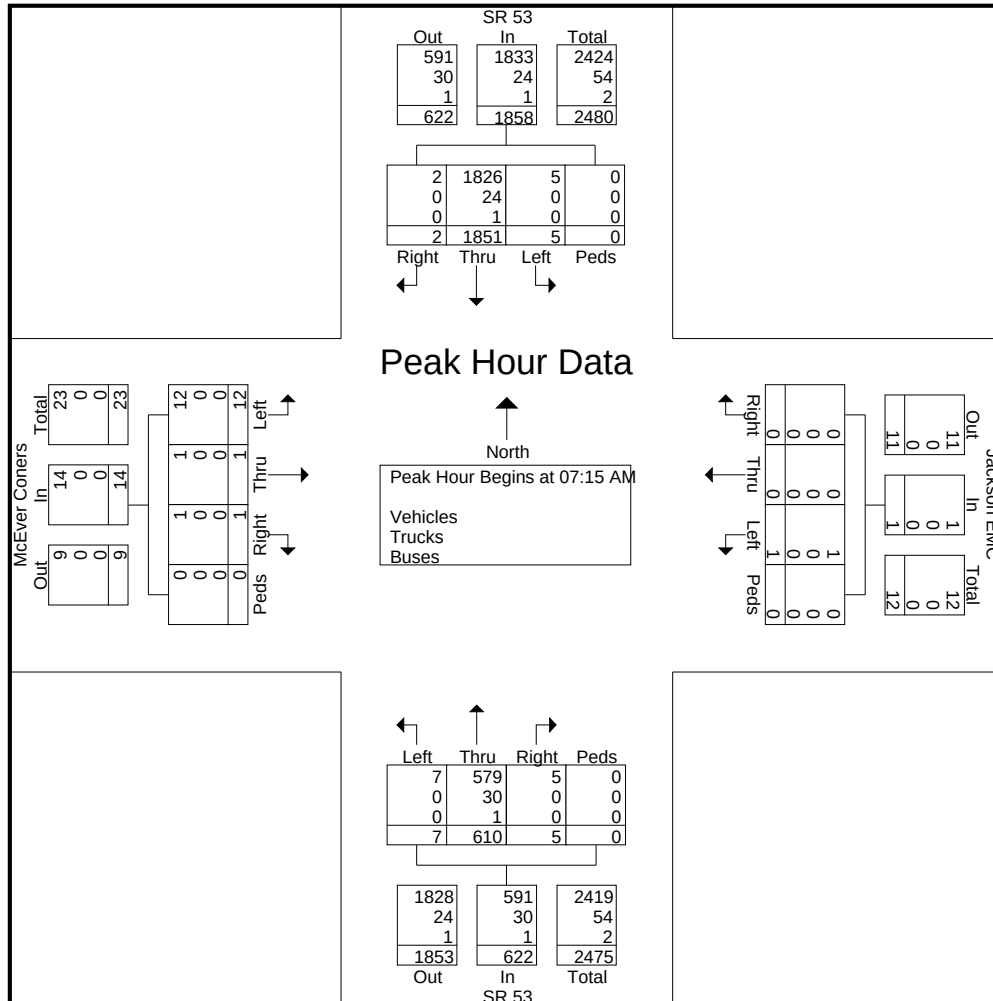
Groups Printed- Vehicles - Trucks - Buses

	SR 53 Northbound					SR 53 Southbound					McEver Coners Eastbound					Jackson EMC Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	152	1	0	155	0	332	1	0	333	7	0	0	0	7	0	0	0	0	0	495
07:15 AM	0	125	1	0	126	1	435	0	0	436	2	1	0	0	3	0	0	0	0	0	565
07:30 AM	1	164	1	0	166	2	540	0	0	542	1	0	0	0	1	0	0	0	0	0	709
07:45 AM	1	151	3	0	155	2	502	2	0	506	3	0	0	0	3	0	0	0	0	0	664
Total	4	592	6	0	602	5	1809	3	0	1817	13	1	0	0	14	0	0	0	0	0	2433
08:00 AM	5	170	0	0	175	0	374	0	0	374	6	0	1	0	7	1	0	0	0	1	557
08:15 AM	3	169	1	0	173	0	331	1	1	333	8	0	0	0	8	0	0	0	0	0	514
08:30 AM	4	186	0	0	190	0	341	0	0	341	2	0	1	0	3	0	0	0	0	0	534
08:45 AM	5	182	0	0	187	0	335	0	0	335	6	0	0	0	6	1	0	0	0	1	529
Total	17	707	1	0	725	0	1381	1	1	1383	22	0	2	0	24	2	0	0	0	2	2134
*** BREAK ***																					
04:00 PM	5	394	0	0	399	1	355	3	0	359	4	0	2	0	6	0	0	0	0	0	764
04:15 PM	7	436	0	0	443	0	339	2	0	341	5	0	0	0	5	0	0	0	0	0	789
04:30 PM	5	465	0	0	470	0	338	3	1	342	7	0	1	0	8	0	0	0	0	0	820
04:45 PM	6	448	1	0	455	0	356	4	0	360	10	0	0	0	10	0	0	0	0	0	825
Total	23	1743	1	0	1767	1	1388	12	1	1402	26	0	3	0	29	0	0	0	0	0	3198
05:00 PM	4	542	0	0	546	0	385	4	3	392	3	0	3	0	6	0	0	2	0	2	946
05:15 PM	6	528	3	1	538	0	376	0	0	376	7	0	4	0	11	1	0	0	0	1	926
05:30 PM	4	524	1	0	529	1	334	5	0	340	6	0	5	0	11	0	0	0	0	0	880
05:45 PM	4	511	4	0	519	2	374	2	0	378	5	0	2	0	7	0	0	1	0	1	905
Total	18	2105	8	1	2132	3	1469	11	3	1486	21	0	14	0	35	1	0	3	0	4	3657
Grand Total	62	5147	16	1	5226	9	6047	27	5	6088	82	1	19	0	102	3	0	3	0	6	11422
Apprch %	1.2	98.5	0.3	0		0.1	99.3	0.4	0.1		80.4	1	18.6	0		50	0	50	0		
Total %	0.5	45.1	0.1	0	45.8	0.1	52.9	0.2	0	53.3	0.7	0	0.2	0	0.9	0	0	0	0	0.1	
Vehicles	61	5031	16	1	5109	9	5918	27	5	5959	82	1	18	0	101	3	0	3	0	6	11175
% Vehicles	98.4	97.7	100	100	97.8	100	97.9	100	100	97.9	100	100	94.7	0	99	100	0	100	0	100	97.8
Trucks	1	110	0	0	111	0	123	0	0	123	0	0	1	0	1	0	0	0	0	0	235
% Trucks	1.6	2.1	0	0	2.1	0	2	0	0	2	0	0	5.3	0	1	0	0	0	0	0	2.1
Buses	0	6	0	0	6	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	12
% Buses	0	0.1	0	0	0.1	0	0.1	0	0	0.1	0	0	0	0	0	0	0	0	0	0	0.1

Greater Traffic Company

File Name : Driveway
Site Code : 00000002
Start Date : 5/25/2017
Page No : 2

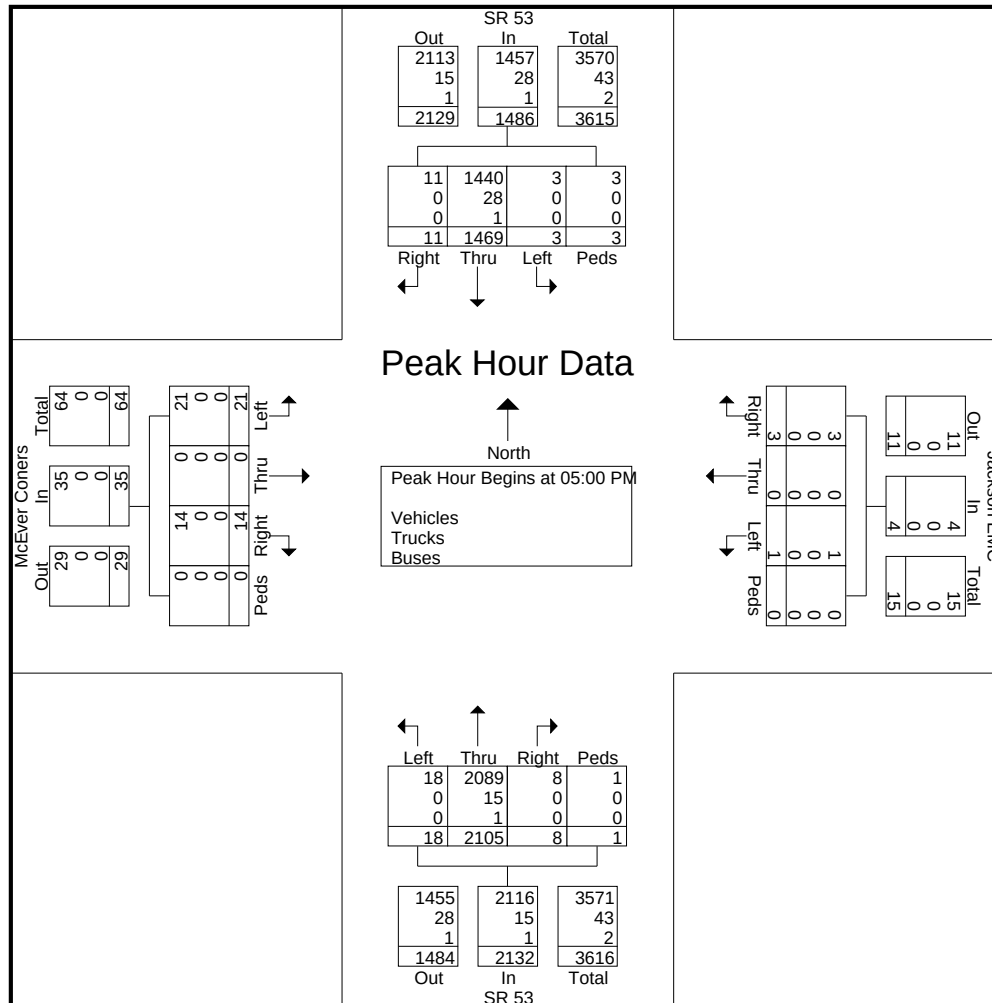
	SR 53 Northbound					SR 53 Southbound					McEver Coners Eastbound					Jackson EMC Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	125	1	0	126	1	435	0	0	436	2	1	0	0	3	0	0	0	0	0	565
07:30 AM	1	164	1	0	166	2	540	0	0	542	1	0	0	0	1	0	0	0	0	0	709
07:45 AM	1	151	3	0	155	2	502	2	0	506	3	0	0	0	3	0	0	0	0	0	664
08:00 AM	5	170	0	0	175	0	374	0	0	374	6	0	1	0	7	1	0	0	0	1	557
Total Volume	7	610	5	0	622	5	1851	2	0	1858	12	1	1	0	14	1	0	0	0	1	2495
% App. Total	1.1	98.1	0.8	0		0.3	99.6	0.1	0		85.7	7.1	7.1	0		100	0	0	0		
PHF	.350	.897	.417	.000	.889	.625	.857	.250	.000	.857	.500	.250	.250	.000	.500	.250	.000	.000	.000	.250	.880
Vehicles	7	579	5	0	591	5	1826														
% Vehicles	100	94.9	100	0	95.0	100	98.6	100	0	98.7	100	100	100	0	100	100	0	0	0	100	97.8
Trucks	0	30	0	0	30	0	24	0	0	24	0	0	0	0	0	0	0	0	0	0	54
% Trucks	0	4.9	0	0	4.8	0	1.3	0	0	1.3	0	0	0	0	0	0	0	0	0	0	2.2
Buses	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
% Buses	0	0.2	0	0	0.2	0	0.1	0	0	0.1	0	0	0	0	0	0	0	0	0	0	0.1



Greater Traffic Company

File Name : Driveway
Site Code : 00000002
Start Date : 5/25/2017
Page No : 3

	SR 53 Northbound					SR 53 Southbound					McEver Coners Eastbound					Jackson EMC Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	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 05:00 PM																					
05:00 PM	4	542	0	0	546	0	385	4	3	392	3	0	3	0	6	0	0	2	0	2	946
05:15 PM	6	528	3	1	538	0	376	0	0	376	7	0	4	0	11	1	0	0	0	1	926
05:30 PM	4	524	1	0	529	1	334	5	0	340	6	0	5	0	11	0	0	0	0	0	880
05:45 PM	4	511	4	0	519	2	374	2	0	378	5	0	2	0	7	0	0	1	0	1	905
Total Volume	18	2105	8	1	2132	3	1469	11	3	1486	21	0	14	0	35	1	0	3	0	4	3657
% App. Total	0.8	98.7	0.4	0		0.2	98.9	0.7	0.2		60	0	40	0		25	0	75	0		
PHF	.750	.971	.500	.250	.976	.375	.954	.550	.250	.948	.750	.000	.700	.000	.795	.250	.000	.375	.000	.500	.966
Vehicles	18	2089					1440														
% Vehicles	100	99.2	100	100	99.2	100	98.0	100	100	98.0	100	0	100	0	100	100	0	100	0	100	98.8
Trucks	0	15	0	0	15	0	28	0	0	28	0	0	0	0	0	0	0	0	0	0	43
% Trucks	0	0.7	0	0	0.7	0	1.9	0	0	1.9	0	0	0	0	0	0	0	0	0	0	1.2
Buses	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
% Buses	0	0.0	0	0	0.0	0	0.1	0	0	0.1	0	0	0	0	0	0	0	0	0	0	0.1



Greater Traffic Company

File Name : SR 53
 Site Code : 00000001
 Start Date : 5/25/2017
 Page No : 1

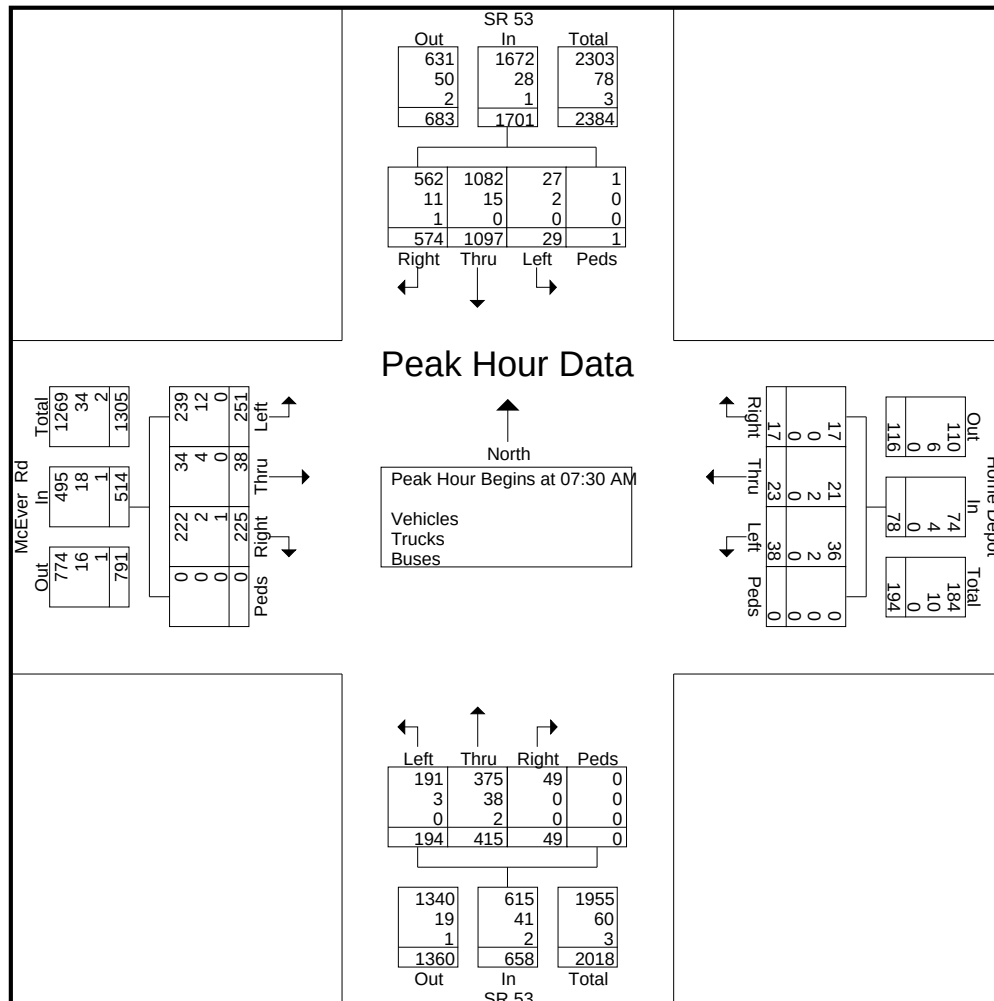
Groups Printed- Vehicles - Trucks - Buses

	SR 53 Northbound					SR 53 Southbound					McEver Rd Eastbound					Home Depot Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	38	100	6	0	144	3	204	102	1	310	51	1	42	0	94	10	3	2	0	15	563
07:15 AM	38	78	5	0	121	6	264	154	0	424	46	3	45	0	94	5	4	1	0	10	649
07:30 AM	56	104	7	0	167	5	352	192	1	550	66	6	63	0	135	4	10	2	0	16	868
07:45 AM	54	91	10	0	155	7	299	165	0	471	55	15	62	0	132	6	3	4	0	13	771
Total	186	373	28	0	587	21	1119	613	2	1755	218	25	212	0	455	25	20	9	0	54	2851
08:00 AM	43	104	14	0	161	8	231	121	0	360	62	11	46	0	119	14	4	4	0	22	662
08:15 AM	41	116	18	0	175	9	215	96	0	320	68	6	54	0	128	14	6	7	0	27	650
08:30 AM	42	118	29	0	189	8	212	95	0	315	71	10	67	0	148	15	7	5	1	28	680
08:45 AM	44	109	19	0	172	18	220	89	0	327	84	16	74	1	175	14	7	13	0	34	708
Total	170	447	80	0	697	43	878	401	0	1322	285	43	241	1	570	57	24	29	1	111	2700
*** BREAK ***																					
04:00 PM	90	238	26	0	354	26	207	117	0	350	170	23	106	0	299	42	26	22	0	90	1093
04:15 PM	103	272	20	0	395	16	205	102	0	323	166	28	111	0	305	29	23	18	0	70	1093
04:30 PM	82	314	29	0	425	13	220	122	0	355	139	22	103	0	264	38	29	25	0	92	1136
04:45 PM	98	259	18	2	377	18	200	96	0	314	190	35	82	0	307	36	22	20	0	78	1076
Total	373	1083	93	2	1551	73	832	437	0	1342	665	108	402	0	1175	145	100	85	0	330	4398
05:00 PM	107	344	18	0	469	15	228	134	0	377	178	44	79	1	302	28	15	21	0	64	1212
05:15 PM	84	311	17	4	416	20	225	119	0	364	190	62	75	0	327	33	21	24	0	78	1185
05:30 PM	103	317	21	0	441	10	210	101	0	321	198	42	88	0	328	27	23	28	0	78	1168
05:45 PM	96	329	13	0	438	18	243	127	0	388	157	33	74	0	264	19	26	24	1	70	1160
Total	390	1301	69	4	1764	63	906	481	0	1450	723	181	316	1	1221	107	85	97	1	290	4725
Grand Total	1119	3204	270	6	4599	200	3735	1932	2	5869	1891	357	1171	2	3421	334	229	220	2	785	14674
Apprch %	24.3	69.7	5.9	0.1		3.4	63.6	32.9	0		55.3	10.4	34.2	0.1		42.5	29.2	28	0.3		
Total %	7.6	21.8	1.8	0	31.3	1.4	25.5	13.2	0	40	12.9	2.4	8	0	23.3	2.3	1.6	1.5	0	5.3	
Vehicles	1109	3101	266	6	4482	196	3658	1882	2	5738	1857	351	1156	2	3366	328	224	217	2	771	14357
% Vehicles	99.1	96.8	98.5	100	97.5	98	97.9	97.4	100	97.8	98.2	98.3	98.7	100	98.4	98.2	97.8	98.6	100	98.2	97.8
Trucks	10	97	4	0	111	4	75	45	0	124	34	6	11	0	51	6	5	3	0	14	300
% Trucks	0.9	3	1.5	0	2.4	2	2	2.3	0	2.1	1.8	1.7	0.9	0	1.5	1.8	2.2	1.4	0	1.8	2
Buses	0	6	0	0	6	0	2	5	0	7	0	0	4	0	4	0	0	0	0	0	17
% Buses	0	0.2	0	0	0.1	0	0.1	0.3	0	0.1	0	0	0.3	0	0.1	0	0	0	0	0	0.1

Greater Traffic Company

File Name : SR 53
 Site Code : 00000001
 Start Date : 5/25/2017
 Page No : 2

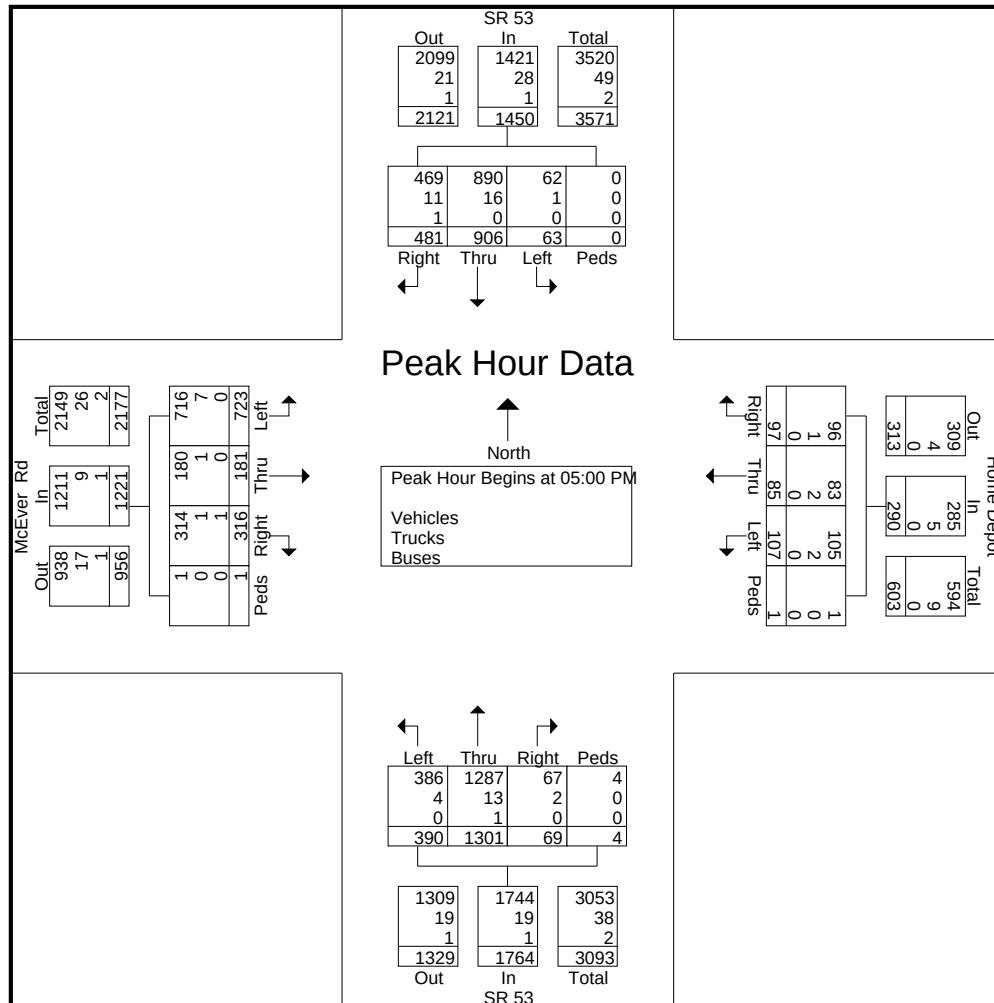
	SR 53 Northbound					SR 53 Southbound					McEver Rd Eastbound					Home Depot Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	56	104	7	0	167	5	352	192	1	550	66	6	63	0	135	4	10	2	0	16	868
07:45 AM	54	91	10	0	155	7	299	165	0	471	55	15	62	0	132	6	3	4	0	13	771
08:00 AM	43	104	14	0	161	8	231	121	0	360	62	11	46	0	119	14	4	4	0	22	662
08:15 AM	41	116	18	0	175	9	215	96	0	320	68	6	54	0	128	14	6	7	0	27	650
Total Volume	194	415	49	0	658	29	1097	574	1	1701	251	38	225	0	514	38	23	17	0	78	2951
% App. Total	29.5	63.1	7.4	0		1.7	64.5	33.7	0.1		48.8	7.4	43.8	0		48.7	29.5	21.8	0		
PHF	.866	.894	.681	.000	.940	.806	.779	.747	.250	.773	.923	.633	.893	.000	.952	.679	.575	.607	.000	.722	.850
Vehicles	191	375	49	0	615	27	1082														
% Vehicles	98.5	90.4	100	0	93.5	93.1	98.6	97.9	100	98.3	95.2	89.5	98.7	0	96.3	94.7	91.3	100	0	94.9	96.8
Trucks	3	38	0	0	41	2	15	11	0	28	12	4	2	0	18	2	2	0	0	4	91
% Trucks	1.5	9.2	0	0	6.2	6.9	1.4	1.9	0	1.6	4.8	10.5	0.9	0	3.5	5.3	8.7	0	0	5.1	3.1
Buses	0	2	0	0	2	0	0	1	0	1	0	0	1	0	1	0	0	0	0	0	4
% Buses	0	0.5	0	0	0.3	0	0	0.2	0	0.1	0	0	0.4	0	0.2	0	0	0	0	0	0.1



Greater Traffic Company

File Name : SR 53
 Site Code : 00000001
 Start Date : 5/25/2017
 Page No : 3

	SR 53 Northbound					SR 53 Southbound					McEver Rd Eastbound					Home Depot Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	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 05:00 PM																					
05:00 PM	107	344	18	0	469	15	228	134	0	377	178	44	79	1	302	28	15	21	0	64	1212
05:15 PM	84	311	17	4	416	20	225	119	0	364	190	62	75	0	327	33	21	24	0	78	1185
05:30 PM	103	317	21	0	441	10	210	101	0	321	198	42	88	0	328	27	23	28	0	78	1168
05:45 PM	96	329	13	0	438	18	243	127	0	388	157	33	74	0	264	19	26	24	1	70	1160
Total Volume	390	1301	69	4	1764	63	906	481	0	1450	723	181	316	1	1221	107	85	97	1	290	4725
% App. Total	22.1	73.8	3.9	0.2		4.3	62.5	33.2	0		59.2	14.8	25.9	0.1		36.9	29.3	33.4	0.3		
PHF	.911	.945	.821	.250	.940	.788	.932	.897	.000	.934	.913	.730	.898	.250	.931	.811	.817	.866	.250	.929	.975
Vehicles	386	1287																			
% Vehicles	99.0	98.9	97.1	100	98.9	98.4	98.2	97.5	0	98.0	99.0	99.4	99.4	100	99.2	98.1	97.6	99.0	100	98.3	98.6
Trucks	4	13	2	0	19	1	16	11	0	28	7	1	1	0	9	2	2	1	0	5	61
% Trucks	1.0	1.0	2.9	0	1.1	1.6	1.8	2.3	0	1.9	1.0	0.6	0.3	0	0.7	1.9	2.4	1.0	0	1.7	1.3
Buses	0	1	0	0	1	0	0	1	0	1	0	0	1	0	1	0	0	0	0	0	3
% Buses	0	0.1	0	0	0.1	0	0	0.2	0	0.1	0	0	0.3	0	0.1	0	0	0	0	0	0.1



APPENDIX B – Traffic Signal Timing Data

SEPAC ECOM All Data

6/19/2017

4:31:00PM

Intersection Name: **G0307 Dawsonville @ McEver**

Intersection Alias: **G0307**

Access Data

1 :1200 Baud
3 :19200 Baud

Access Code: **9999**

Channel:

Address: **1**

Revision: **3.34g**

IP Address: **192.168.34.86**

Phase Initialization Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Initial	2-Red	1-Inact	1-Inact	1-Inact	2-Red	1-Inact	1-Inact	1-Inact	0-None	0-None	0-None	0-None	0-None	0-None	0-None	0-None

PHASE DATA

<u>Vehical Basic Timings</u>							<u>Misc Timings</u>						<u>Pedestrian Timings</u>								
									Walk	Walk							Alt	Actuated			
Min		All					Green	Yellow	Offset	Offset	Bike	Bike	Ped		Alt	Ped	Flash	Ext	Rest in		
Phase	Green	Passage	Max1	Max2	Yellow	Red	Delay	Delay	Time	Mode	Green	Psg	Walk	Clr	Walk	Clr	Walk	Ped Clr	Walk		
1	5	4.1	20	45	4.5	3.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
2	16	5.1	50	90	4.4	2.2	0.0	0.0	0	0-Advance	0	0	4	34	0	0	No	0	No		
3	5	3.1	25	45	4.3	3.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
4	5	3.1	25	35	4.3	3.0	0.0	0.0	0	0-Advance	0	0	4	36	0	0	No	0	No		
5	5	3.1	20	35	4.2	3.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
6	12	5.1	50	90	4.4	2.2	0.0	0.0	0	0-Advance	0	0	4	25	0	0	No	0	No		
7	5	3.1	25	45	3.5	3.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
8	5	3.1	15	20	4.3	3.0	0.0	0.0	0	0-Advance	0	0	4	38	0	0	No	0	No		
9	0	0.0	0	0	3.0	0.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
10	0	0.0	0	0	3.0	0.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
11	0	0.0	0	0	3.0	0.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
12	0	0.0	0	0	3.0	0.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
13	0	0.0	0	0	3.0	0.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
14	0	0.0	0	0	3.0	0.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
15	0	0.0	0	0	3.0	0.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		
16	0	0.0	0	0	3.0	0.0	0.0	0.0	0	0-Advance	0	0	0	0	0	0	No	0	No		

Vehicle Density Timings							General Control				Miscellaneous				No	Special Sequence		
Ph.	Added	Max	Time	Car	Time	Min	Non-Act	Veh	Ped	Recall	Non	Dual	Last	Condit	Gap	Omit	Minus	Omit
	Initial	Initial	Redu	B4	Redu	Gap	Response	Recall	Recall	Delay	Lock	Entry	Car	Service	Out		Yel	Call
1	0.0	0	0	0	0	0.0	None	None	None	0	Yes	No	No	No	Yes	0	0	0
2	2.0	30	15	0	15	3.0	NonActI	Min	None	0	No	Yes	No	No	No	0	0	0
3	0.0	0	0	0	0	0.0	None	None	None	0	Yes	No	No	No	Yes	0	0	0
4	0.0	0	0	0	0	0.0	None	None	None	0	Yes	Yes	No	No	No	0	0	0
5	0.0	0	0	0	0	0.0	None	None	None	0	Yes	No	No	No	Yes	0	0	0
6	2.0	30	15	0	15	3.0	NonActI	Min	None	0	No	Yes	No	No	No	0	0	0
7	0.0	0	0	0	0	0.0	None	None	None	0	Yes	No	No	No	Yes	8	0	0
8	0.0	0	0	0	0	0.0	None	None	None	0	Yes	Yes	No	No	No	0	0	0
9	0.0	0	0	0	0	0.0	None	None	None	0	No	No	No	No	No	0	0	0
10	0.0	0	0	0	0	0.0	None	None	None	0	No	No	No	No	No	0	0	0
11	0.0	0	0	0	0	0.0	None	None	None	0	No	No	No	No	No	0	0	0
12	0.0	0	0	0	0	0.0	None	None	None	0	No	No	No	No	No	0	0	0
13	0.0	0	0	0	0	0.0	None	None	None	0	No	No	No	No	No	0	0	0
14	0.0	0	0	0	0	0.0	None	None	None	0	No	No	No	No	No	0	0	0
15	0.0	0	0	0	0	0.0	None	None	None	0	No	No	No	No	No	0	0	0

Vehical Detector Phase Assignment						Pedestrian Detector					Special Detector Phase Assignment						
Assign		Switch				Assign		Switch				Assign		Switch			
Phase	Mode	Phase	Extend	Delay		Phase	Mode	Phase	Extend	Delay		Phase	Mode	Phase	Extend	Delay	
Veh Det:3	2	Veh	0	0.0	0	Default Data					Default Data						
Veh Det:4	2	Veh	0	0.0	0												
Veh Det:5	2	Veh	0	0.0	0												
Veh Det:6	2	Veh	0	0.0	0												
Veh Det:7	2	Veh	0	0.0	0												
Veh Det:9	3	Veh	0	0.0	0												
Veh Det:11	4	Veh	0	0.0	0												
Veh Det:12	4	Veh	0	0.0	0												
Veh Det:13	4	Veh	0	0.0	0												
Veh Det:14	4	Veh	0	0.0	0												
Veh Det:15	4	Veh	0	0.0	0												
Veh Det:17	1	Veh	0	0.0	0												
Veh Det:18	3	Veh	0	0.0	0												
Veh Det:19	5	Veh	0	0.0	0												
Veh Det:21	6	Veh	0	0.0	0												
Veh Det:22	6	Veh	0	0.0	0												
Veh Det:23	6	Veh	0	0.0	0												
Veh Det:24	6	Veh	0	0.0	0												
Veh Det:25	6	Veh	0	0.0	0												
Veh Det:29	7	Veh	0	0.0	0												
Veh Det:31	8	Veh	0	0.0	0												
Veh Det:32	8	Veh	0	0.0	0												
Veh Det:33	8	Veh	0	0.0	0												
Veh Det:34	8	Veh	0	0.0	0												
Veh Det:35	8	Veh	0	0.0	0												

Unit Data

General Control

Startup Time:	4 sec		Input	Output
Startup State:	All Red	Ring	Respons	Selection
Red Revert:	50.0 sec	1	Ring 1	Ring 1
Auto Ped Clr:	No	2	Ring 2	Ring 2
Stop T Reset:	No	3	None	None
Alt Sequence:	0	4	None	None
Special Seq:	0-Standard			
I/O Modes:				
ABC Input(Entry) Modes: 0		D Input(Entry) Modes: 0		
ABC Output(O/STS) Modes: 0		D Output(O/STS) Modes: 0		

Remote Flash

Test A = Flash			Default Data - No Flash
Phase	Entry	Exit	
Default Data - No Flash			

Overlaps

Overlaps																
Phase(s)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P

Start Green

Overlaps																
Phase(s)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P

Minus PED

									Overlaps															
Phase(s)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P								

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Trail Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trail Yellow	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Trail Red	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
TG Preempt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stop Grn/Yel Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring

Ring			Phase(s)																
Phase	Ring	Next Phase	Concurrent Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	1	2		1	2	3	4	1	1	3	3	9	10	11	12	13	14	15	16
2	1	3		5	5	7	7	2	2	4	4								
3	1	4		6	6	8	8	5	6	7	8								
4	1	1																	
5	2	6																	
6	2	7																	
7	2	8																	
8	2	5																	

Alternate Sequences

	Ph. Pair 1	Ph. Pair 2	Ph. Pair 3	Ph. Pair 4
Alt. Seq. 1	1/2			
Alt. Seq. 2	3/4			
Alt. Seq. 3	1/2	3/4		
Alt. Seq. 4	5/6			
Alt. Seq. 5	1/2	5/6		
Alt. Seq. 6	3/4	5/6		
Alt. Seq. 7	1/2	3/4	5/6	
Alt. Seq. 8	7/8			
Alt. Seq. 9	1/2	7/8		
Alt. Seq. 10	3/4	7/8		
Alt. Seq. 11	1/2	3/4	7/8	
Alt. Seq. 12	5/6	7/8		
Alt. Seq. 13	1/2	5/6	7/8	
Alt. Seq. 14	3/4	5/6	7/8	
Alt. Seq. 15	1/2	3/4	5/6	7/8

Port 1 Data

BIU	Port	Basic	Message
Addr	Status	Det	40

Default Data

Signal Driver Ouput

Channel	Control	Hardware Pins
1	1 - Veh Phase 1	1 - Phase 1 RYG
2	2 - Veh Phase 2	2 - Phase 2 RYG
3	3 - Veh Phase 3	3 - Phase 3 RYG
4	4 - Veh Phase 4	4 - Phase 4 RYG
5	5 - Veh Phase 5	5 - Phase 5 RYG
6	6 - Veh Phase 6	6 - Phase 6 RYG
7	7 - Veh Phase 7	7 - Phase 7 RYG
8	8 - Veh Phase 8	8 - Phase 8 RYG
9	18 - Ped Phase 2	10 - Phase 2 DPW
10	20 - Ped Phase 4	12 - Phase 4 DPW
11	22 - Ped Phase 6	14 - Phase 6 DPW
12	24 - Ped Phase 8	16 - Phase 8 DPW
13	33 - Overlap A	17 - Overlap A RYG
14	34 - Overlap B	18 - Overlap B RYG
15	35 - Overlap C	19 - Overlap C RYG
16	36 - Overlap D	20 - Overlap D RYG
17	17 - Ped Phase 1	9 - Phase 1 DPW
18	19 - Ped Phase 3	11 - Phase 3 DPW
19	21 - Ped Phase 5	13 - Phase 5 DPW
20	23 - Ped Phase 7	15 - Phase 7 DPW

Coordination Data

General Coordination Data

Operation Mode: 1=Auto

Coordination Mode: 0=Permissive

Maximun Mode: 2=Max 2

Correction Mode: 2=Short Way

Offset Mode: 1=End Grn

Force Mode: 0=Plan

Max Dwell Time: 30

Yield Period: 0

Manual Dial: 1

Manual Split: 1

Manual Offset: 1

Dial/Split

Cycle

1/1	150
1/2	140
1/3	130
1/4	150
2/1	160
2/2	140
2/3	140
2/4	160
3/1	160
3/2	130
3/3	160
3/4	160
4/1	160
4/2	160
4/3	160
4/4	160

Split Times and Phase Modes											
Dial 1 / Split 1											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	22	0=Actuated	2	57	1=Coordinate	3	28	0=Actuated	4	43	0=Actuated
5	20	0=Actuated	6	59	1=Coordinate	7	16	0=Actuated	8	55	0=Actuated
Dial 1 / Split 2											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	30	0=Actuated	4	25	0=Actuated
5	20	0=Actuated	6	65	1=Coordinate	7	30	0=Actuated	8	25	0=Actuated
Dial 1 / Split 3											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	30	0=Actuated	2	50	1=Coordinate	3	30	0=Actuated	4	20	0=Actuated
5	20	0=Actuated	6	60	1=Coordinate	7	25	0=Actuated	8	25	0=Actuated
Dial 1 / Split 4											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	22	0=Actuated	2	57	1=Coordinate	3	28	0=Actuated	4	43	0=Actuated
5	20	0=Actuated	6	59	1=Coordinate	7	16	0=Actuated	8	55	0=Actuated
Dial 2 / Split 1											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	40	0=Actuated	4	35	0=Actuated
5	20	0=Actuated	6	65	1=Coordinate	7	40	0=Actuated	8	35	0=Actuated
Dial 2 / Split 2											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	30	0=Actuated	4	25	0=Actuated
5	20	0=Actuated	6	65	1=Coordinate	7	30	0=Actuated	8	25	0=Actuated
Dial 2 / Split 3											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	30	0=Actuated	4	25	0=Actuated
5	20	0=Actuated	6	65	1=Coordinate	7	30	0=Actuated	8	25	0=Actuated
Dial 2 / Split 4											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	33	0=Actuated	2	67	1=Coordinate	3	28	0=Actuated	4	32	0=Actuated
5	25	0=Actuated	6	75	1=Coordinate	7	33	0=Actuated	8	27	0=Actuated
Dial 3 / Split 1											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	45	0=Actuated	4	30	0=Actuated
5	20	0=Actuated	6	65	1=Coordinate	7	40	0=Actuated	8	35	0=Actuated
Dial 3 / Split 2											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	30	0=Actuated	2	50	1=Coordinate	3	30	0=Actuated	4	20	0=Actuated
5	20	0=Actuated	6	60	1=Coordinate	7	25	0=Actuated	8	25	0=Actuated
Dial 3 / Split 3											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	45	0=Actuated	4	30	0=Actuated
5	20	0=Actuated	6	65	1=Coordinate	7	40	0=Actuated	8	35	0=Actuated
Dial 3 / Split 4											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	33	0=Actuated	2	70	1=Coordinate	3	35	0=Actuated	4	22	0=Actuated
5	18	0=Actuated	6	85	1=Coordinate	7	35	0=Actuated	8	22	0=Actuated
Dial 4 / Split 1											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	40	0=Actuated	4	35	0=Actuated

5	20	0=Actuated	6	65	1=Coordinate	7	40	0=Actuated	8	35	0=Actuated
Dial 4 / Split 2											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	40	0=Actuated	4	35	0=Actuated
5	25	0=Actuated	6	60	1=Coordinate	7	40	0=Actuated	8	35	0=Actuated
Dial 4 / Split 3											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	45	0=Actuated	4	30	0=Actuated
5	20	0=Actuated	6	65	1=Coordinate	7	40	0=Actuated	8	35	0=Actuated
Dial 4 / Split 4											
Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode	Ph.	Splits	Ph. Mode
1	35	0=Actuated	2	50	1=Coordinate	3	45	0=Actuated	4	30	0=Actuated
5	20	0=Actuated	6	65	1=Coordinate	7	40	0=Actuated	8	35	0=Actuated

Traffic Plan Data

Plan: 1/1/1	Offset Time: 19 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
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Plan: 1/2/1	Offset Time: 120 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
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Plan: 1/3/1	Offset Time: 110 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
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Plan: 1/4/1	Offset Time: 19 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
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Plan: 2/1/1	Offset Time: 80 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
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Plan: 2/2/1	Offset Time: 120 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
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Plan: 2/3/1	Offset Time: 120 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
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Plan: 2/4/1	Offset Time: 105 Mode: 0=Normal	Alternat Sequence: 0 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
Plan: 3/1/1	Offset Time: 40 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
Plan: 3/2/1	Offset Time: 110 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
Plan: 3/3/1	Offset Time: 52 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
Plan: 3/4/1	Offset Time: 88 Mode: 0=Normal	Alternat Sequence: 0 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
Plan: 4/1/1	Offset Time: 80 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
Plan: 4/2/1	Offset Time: 80 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0
Plan: 4/3/1	Offset Time: 52 Mode: 0=Normal	Alternat Sequence: 1 Special Function: 0	Rg 2 Lag Time: 0 Correction Mode: 0=No	Rg 3 Lag Time: 0	Rg 4 Lag Time: 0

Plan: 4/4/1

Offset Time: 52

Alternat Sequence: 1

Rg 2 Lag Time: 0

Rg 3 Lag Time: 0

Rg 4 Lag Time: 0

Mode: 0=Normal

Special Function: 0

Correction Mode: 0=No

Local TBC Data

Start of Daylight Saving

Month: 3

Week: 2

Cycle Zero Reference

Hours: 4

Min: 30

End of Daylight Saving

Month: 11

Week: 1

Source Day	Equate Days						
	1	2	3	4	5	6	7
1	51	0	0	0	0	0	0
2	3	4	5	6	52	0	0
7	57	0	0	0	0	0	0

Traffic Data

Event	Day	Time	D/S/O	flash	PHASE FUNCTION															
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	1	0:1	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
2	1	8:0	1/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
3	1	11:0	2/1/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
4	1	14:0	2/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
5	1	20:0	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
6	2	0:1	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
7	2	6:0	1/1/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
8	2	9:30	1/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
9	2	11:0	2/1/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
10	2	15:0	3/1/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
11	2	19:0	3/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
12	2	21:0	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
13	7	0:1	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
14	7	8:0	1/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
15	7	10:0	2/1/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
16	7	21:0	2/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
17	7	22:0	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
18	71	0:1	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
19	71	8:0	2/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
20	71	10:0	2/4/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
21	71	21:0	2/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
22	71	22:0	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
23	72	0:1	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
24	72	6:0	1/1/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
25	72	9:30	2/1/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
26	72	11:0	2/4/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
27	72	15:0	3/4/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
28	72	19:0	2/2/1		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
29	72	21:0	0/0/4		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

AUX. Events

Event	Program Day	Hour	Min.	Aux Ouputs			Det.	Det.	Det.	Special Function Outputs								
				1	2	3	Diag.	Rpt.	Mult100	Dimming	1	2	3	4	5	6	7	8
				☐	☐	☐	☐	☐	☐		☐	☐	☐	☐	☐	☐	☐	☐

Event	Month	Day	Year	Special Day	Special Week
1	11	24	16	57	0
2	11	25	16	71	0
3	11	26	16	71	0
4	11	27	16	71	0
5	12	3	16	71	0
6	12	4	16	71	0
7	12	10	16	71	0
8	12	11	16	71	0
9	12	12	16	72	0
10	12	13	16	72	0
11	12	14	16	72	0
12	12	15	16	72	0
13	12	16	16	72	0
14	12	17	16	71	0
15	12	18	16	71	0
16	12	19	16	72	0
17	12	20	16	72	0
18	12	21	16	72	0
19	12	22	16	72	0
20	12	23	16	72	0
21	12	24	16	72	0
22	1	1	100	1	0
23	7	4	100	7	0
24	12	25	100	1	0

Special Functions

Function	SF1	SF2	SF3	SF4	SF5	SF6	SF7	SF8	SF9	SF10	SF11	SF12	SF13	SF14	SF15	SF16
Special Function 1	X															
Special Function 2		X														
Special Function 3			X													
Special Function 4				X												
Special Function 5					X											
Special Function 6						X										
Special Function 7							X									
Special Function 8								X								

Phase Function

	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
Phase 1 Max2	X															
Phase 2 Max2		X														
Phase 3 Max2			X													
Phase 4 Max2				X												
Phase 5 Max2					X											
Phase 6 Max2						X										
Phase 7 Max2							X									
Phase 8 Max2								X								

Phase Omit

PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16

<u>Ped Omit</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

<u>Veh Det Coord ReSvc</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

<u>Function Phase Recall</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
Phase 1 Max Recall	☐	☐	☐	☐	☐	☐	☐	☐	X	☐	☐	☐	☐	☐	☐	☐
Phase 2 Max Recall	☐	☐	☐	☐	☐	☐	☐	☐	☐	X	☐	☐	☐	☐	☐	☐
Phase 3 Max Recall	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	X	☐	☐	☐	☐	☐
Phase 4 Max Recall	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	X	☐	☐	☐	☐
Phase 5 Max Recall	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	X	☐	☐	☐
Phase 6 Max Recall	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	X	☐	☐
Phase 7 Max Recall	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	X	☐
Phase 8 Max Recall	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	X

<u>Phase Min Recall</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

<u>Veh Det Ped Recall</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

<u>Veh Det Bike Recall</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

<u>Vehicle Function</u>																
<u>Veh Det Switch Omit</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

<u>Veh Det Switch Now</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

<u>Veh Det Switch Also</u>	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

<u>Overlap Function</u>																
	PF1	PF2	PF3	PF4	PF5	PF6	PF7	PF8	PF9	PF10	PF11	PF12	PF13	PF14	PF15	PF16
	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Dimming Data						
Default Data - No Dimming Programmed						
Lane Defination						
Lanes	Name	Green Inbound	Yellow Inbound	Red Inbound	Green Outbound	Yellow Outbound
Default Data - Lane Defination						

program_day program_hour program_minute LanePhFun

Preemption Data

General Preemption Data

Preempt > Flash Preempt 2 > Preempt 3 Preempt 4 > Preempt 5
Preempt 1 > Preempt 2 Preempt 3 > Preempt 4 Preempt 5 > Preempt 6

Preempt Timers

Preempt	Non-Locking	Link to Preempt	Delay	Ext end	Duration	Max Call	Lock-Out	Min Green	Min Walk	Debounce	Gate ext end	Select			Track				Dwell Green	Return		
												Ped Clear	Yel	Red	Grn	Ped	Yel	Red		Ped Clear	Yel	Red
1	No	0	0	0	0	0	0	0	0	0	0	8	40	20	10	8	40	20	10	8	40	20
2	No	0	0	0	0	0	0	0	0	0	0	8	40	20	10	8	40	20	10	8	40	20
3	No	0	0	0	0	0	0	0	0	0	0	8	40	20	10	8	40	20	10	8	40	20
4	No	0	0	0	0	0	0	0	0	0	0	8	40	20	10	8	40	20	10	8	40	20
5	No	0	0	0	0	0	0	0	0	0	0	8	40	20	10	8	40	20	10	8	40	20
6	No	0	0	0	0	0	0	0	0	0	0	8	40	20	10	8	40	20	10	8	40	20

Preempt 1

Exit
Phase Phase Calls

Preempt 2

Exit
Phase Phase Calls

Preempt 3

Exit
Phase Phase Calls

Preempt 4

Exit
Phase Phase Calls

Preempt 5

Exit
Phase Phase Calls

Preempt 6

Exit
Phase Phase Calls

Priority Timers

Priority	Non-Locking	Delay	Ext end	Free Dial	Free Split	Min Green	No Lock out	Lock out A	Lock out B	Max Green	Pre-Green	Recall	Excl-co Phase Svc.	Transit Overlap	
														Signal Type	Blankout

Priority Detector Channels

Priority

Detector

Priority Fixed Phases

Priority

Legend:
CO-PHASE 0 1
 FALSE TRUE
QJ-PHASE

Priority

Priority Bank :

Level

Partial Priority	Full Priority	Recovery
Alt Seq	Freq. Override	Method
Alt Seq Enabled	Ped skip	Return
Min Walk	Force full Priority	PedWait
	Frequency	PedOverride
	Freq. Level	

Codes:	0	X
	FALSE	TRUE

Priority : Priority Bank : Queue Phase Detector Time Default data	Priority : Priority Bank : Queue Phase Detector Time Default data	Priority : Priority Bank : Queue Phase Detector Time Default data
Priority : Priority Bank : Queue Phase Detector Time Default data	Priority : Priority Bank : Queue Phase Detector Time Default data	Priority : Priority Bank : Queue Phase Detector Time Default data

Priority : Bank Detector PE 1A 2A 3A 4A 5A 6A B Default Data	Priority : Bank Detector PE 1A 2A 3A 4A 5A 6A B Default Data
Priority : Bank Detector PE 1A 2A 3A 4A 5A 6A B Default Data	Priority : Bank Detector PE 1A 2A 3A 4A 5A 6A B Default Data
Priority : Bank Detector PE 1A 2A 3A 4A 5A 6A B Default Data	Priority : Bank Detector PE 1A 2A 3A 4A 5A 6A B Default Data

Preempt 1

Vehical Phases			Pedestrian Phases			Overlaps						
Ph.	Track	Dwell	Cycle	Ph	Track	Dwell	Cycle	Ovlp	Track	Dwell	Cycle	Trail Grn

Default Data

Preempt 2

Vehical Phases			Pedestrian Phases			Overlaps						
Ph.	Track	Dwell	Cycle	Ph.	Track	Dwell	Cycle	Ovlp.	Track	Dwell	Cycle	Trail Grn

Default Data

Preempt 3

Vehical Phases			Pedestrian Phases			Overlaps						
Ph.	Track	Dwell	Cycle	Ph.	Track	Dwell	Cycle	Ovlp.	Track	Dwell	Cycle	Trail Grn

Default Data

Preempt 4

Vehical Phases			Pedestrian Phases			Overlaps						
Ph.	Track	Dwell	Cycle	Ph.	Track	Dwell	Cycle	Ovlp.	Track	Dwell	Cycle	Trail Grn

Default Data

Preempt 5

Vehical Phases			Pedestrian Phases			Overlaps						
Ph.	Track	Dwell	Cycle	Ph.	Track	Dwell	Cycle	Ovlp.	Track	Dwell	Cycle	Trail Grn

Default Data

Preempt 6

Vehical Phases			Pedestrian Phases			Overlaps						
Ph.	Track	Dwell	Cycle	Ph.	Track	Dwell	Cycle	Ovlp.	Track	Dwell	Cycle	Trail Grn

Default Data

System/Detectors Data

Local Critical Alarms

Local Free: No

Cycle Failure: Yes

Coord Failure: Yes

Conflict Flash: Yes

Remote Flash: Yes

2nd Phone:

Local Fash: Yes

Cycle Fault: Yes

Coord Fault: Yes

Preemption: No

Voltage Monitor: Yes

Special Status 1: No

Special Status 2: No

Special Status 3: No

Special Status 4: No

Special Status 5: No

Special Status 6: No

Traffic Responsive

System	Detector	Veh/	Average	Occupancy	Min	Queue 1	System	Weight	Queue 2	System	Weight	
Detector	Channel	Name	Hr	Time(mins)	Correction/10	Volume %	Detectors	Detectors	Factor	Detectors	Detectors	Factor

Default Data

Sample Interval:

Queue: 1

Input Selection: 0=Average

Detector Failed Level : 0

Queue: 2

Input Selection: 0=Average

Detector Failed Level : 0

Default Data

Level

Enter

Leave

Dial / Split / Offset

/ /

Vehical Detector

Diagnostic Value 0			
Max	No	Erratic	
Detector	Presence	Activity	Count

Default Data - Diag 0 Values

Vehical Detector

Diagnostic Value 1			
Max	No	Erratic	
Detector	Presence	Activity	Count

Default Data - No Diag 1 Values

Special Detector

Diagnostic Value 0			
Max	No	Erratic	
Detector	Presence	Activity	Count

Default Data - No Diag 0 Valu

Pedestrian Detector				Pedestrian Detector				Special Detector			
Diagnostic Value 0				Diagnostic Value 1				Diagnostic Value 1			
	Max	No	Erratic		Max	No	Erratic		Max	No	Erratic
Detector	Presence	Activity	Count	Detector	Presence	Activity	Count	Detector	Presence	Activity	Count
Default Data - No Diag 0 Values				Default Data - No Diag 1 Values				Default Data - No Diag 1 Values			
Speed Trap Data								Speed Trap			
Speed Trap:								Low Treshold			
Measurement:				Dial/Split/Offset				Speed Trap			
Detector 1				//				High Treshold			
Detector_2				Default Data							
Distance :											
Default Data											
Volume Detector Data											
Report Interval											
0											
Volume Controller											
Detector Detector											
Number Channel											
Default Data											

APPENDIX C – Synchro Printouts

Gainesville, GA (SR 53/Dawsonville Hwy) 2017 Existing AM
1: SR 53/Dawsonville Hwy & commercial dwy/Site Driveway

Intersection

Int Delay, s/veh 2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕		↕	↕		↕	↕	↕
Traffic Vol, veh/h	12	1	1	1	0	0	7	610	5	5	1851	2
Future Vol, veh/h	12	1	1	1	0	0	7	610	5	5	1851	2
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	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	100	-	-	80	-	360
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	1	0
Mvmt Flow	14	1	1	1	0	0	8	693	6	6	2103	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2478	2830	1052	1776	2827	349	2103	0	0	699	0	0
Stage 1	2115	2115	-	712	712	-	-	-	-	-	-	-
Stage 2	363	715	-	1064	2115	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	16	18	226	53	18	653	265	-	-	907	-	-
Stage 1	53	92	-	394	439	-	-	-	-	-	-	-
Stage 2	634	438	-	242	92	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	16	17	226	49	17	653	265	-	-	907	-	-
Mov Cap-2 Maneuver	16	17	-	49	17	-	-	-	-	-	-	-
Stage 1	51	91	-	382	426	-	-	-	-	-	-	-
Stage 2	615	425	-	236	91	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s \$	483.4	80.2	0.2	0
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBREBLn	EBLn	WBLn	SBL	SBT	SBR
Capacity (veh/h)	265	-	-	16	226	49	907	-
HCM Lane V/C Ratio	0.03	-	-	0.9230	0.0050	0.0230	0.006	-
HCM Control Delay (s)	19	-	-	\$ 519	21	80.2	9	-
HCM Lane LOS	C	-	-	F	C	F	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.3	0	0.1	0	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Gainesville, GA (SR 53/Dawsonville Hwy) 2017 Existing AM

2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	295	159	151	45	47	228	488	58	34	1291	675
v/c Ratio	1.02	0.66	0.40	0.21	0.25	0.62	0.26	0.06	0.25	0.75	0.61
Control Delay	109.1	38.4	3.5	35.5	33.4	56.5	16.2	0.1	55.2	28.7	4.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	109.1	38.4	3.5	35.5	33.4	56.5	16.2	0.1	55.2	28.7	4.3
Queue Length 50th (ft)	-120	57	0	26	18	82	106	0	24	403	0
Queue Length 95th (ft)	#212	123	0	52	50	125	162	0	55	517	45
Internal Link Dist (ft)		546			135		841			829	
Turn Bay Length (ft)	180		475			400		240	250		575
Base Capacity (vph)	290	560	653	380	738	402	1849	988	223	1714	1100
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.02	0.28	0.23	0.12	0.06	0.57	0.26	0.06	0.15	0.75	0.61

Intersection Summary

- ~ 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.

Gainesville, GA (SR 53/Dawsonville Hwy) 2017 Existing AM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	251	38	225	38	23	17	194	415	49	29	1097	574
Future Volume (veh/h)	251	38	225	38	23	17	194	415	49	29	1097	574
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
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
Adj Sat Flow, veh/h/ln	1810	1830	1881	1782	1779	1872	1863	1727	1900	1776	1881	1863
Adj Flow Rate, veh/h	295	0	295	45	27	20	228	488	58	34	1291	675
Adj No. of Lanes	2	0	2	1	1	0	2	2	1	1	2	1
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	5	11	1	5	9	9	2	10	0	7	1	2
Cap, veh/h	311	0	348	190	58	43	307	1799	881	51	1778	787
Arrive On Green	0.09	0.00	0.11	0.03	0.06	0.06	0.09	0.55	0.55	0.03	0.50	0.50
Sat Flow, veh/h	3447	0	3198	1698	951	704	3442	3282	1607	1691	3574	1582
Grp Volume(v), veh/h	295	0	295	45	0	47	228	488	58	34	1291	675
Grp Sat Flow(s),veh/h/ln	1723	0	1599	1698	0	1655	1721	1641	1607	1691	1787	1582
Q Serve(g_s), s	9.0	0.0	7.1	2.6	0.0	2.9	6.8	8.3	1.8	2.1	29.9	22.6
Cycle Q Clear(g_c), s	9.0	0.0	7.1	2.6	0.0	2.9	6.8	8.3	1.8	2.1	29.9	22.6
Prop In Lane	1.00		1.00	1.00		0.43	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	311	0	348	190	0	101	307	1799	881	51	1778	787
V/C Ratio(X)	0.95	0.00	0.85	0.24	0.00	0.46	0.74	0.27	0.07	0.67	0.73	0.86
Avail Cap(c_a), veh/h	311	0	1084	465	0	749	418	1799	881	233	1778	787
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.7	0.0	25.6	44.2	0.0	47.8	46.8	12.6	11.2	50.6	20.8	7.6
Incr Delay (d2), s/veh	37.6	0.0	5.9	0.7	0.0	3.4	4.8	0.4	0.1	20.4	2.6	11.7
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	5.9	0.0	4.1	1.2	0.0	1.4	3.4	3.8	0.8	1.3	15.4	12.2
LnGrp Delay(d),s/veh	85.3	0.0	31.5	44.9	0.0	51.2	51.6	13.0	11.3	71.0	23.5	19.3
LnGrp LOS	F		C	D		D	D	B	B	E	C	B
Approach Vol, veh/h	590				92		774		2000			
Approach Delay, s/veh	58.4				48.1		24.2		22.9			
Approach LOS	E				D		C		C			
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.7	65.0	11.0	18.8	16.6	59.0	16.0	13.7				
Change Period (Y+Rc), s	7.5	* 7.2	7.3	7.3	* 7.2	6.6	6.5	7.3				
Max Green Setting (Gmax), s	45	* 50	20.7	35.7	* 13	52.4	9.5	47.7				
Max Q Clear Time (g_c+l), s	4.1	10.3	4.6	9.1	8.8	31.9	11.0	4.9				
Green Ext Time (p_c), s	0.0	8.1	0.1	1.5	0.6	17.6	0.0	1.5				

Intersection Summary

HCM 2010 Ctrl Delay	29.9
HCM 2010 LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

Gainesville, GA (SR 53/Dawsonville Hwy) 2017 Existing PM
1: SR 53/Dawsonville Hwy & commercial dwy/Site Driveway

Intersection

Int Delay, s/veh 6.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕		↕	↕		↕	↕	↕
Traffic Vol, veh/h	21	0	14	1	0	3	18	2105	8	3	1469	11
Future Vol, veh/h	21	0	14	1	0	3	18	2105	8	3	1469	11
Conflicting Peds, #/hr	0	0	0	0	0	0	3	0	1	1	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	100	-	-	80	-	360
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	2	0
Mvmt Flow	22	0	14	1	0	3	19	2170	8	3	1514	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2646	3740	760	2975	3736	1090	1517	0	0	2179	0	0
Stage 1	1524	1524	-	2212	2212	-	-	-	-	-	-	-
Stage 2	1122	2216	-	763	1524	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	~ 12	4	353	6	4	214	446	-	-	248	-	-
Stage 1	126	182	-	46	82	-	-	-	-	-	-	-
Stage 2	223	82	-	367	182	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 11	4	352	6	4	214	446	-	-	248	-	-
Mov Cap-2 Maneuver	~ 11	4	-	6	4	-	-	-	-	-	-	-
Stage 1	120	179	-	44	78	-	-	-	-	-	-	-
Stage 2	210	78	-	348	179	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s \$ 684.8		203.1	0.1	0
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBREBLn	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	446	-	-	11	352	22	248	-
HCM Lane V/C Ratio	0.042	-	-	1.968	0.041	0.187	0.012	-
HCM Control Delay (s)	13.4	-	-	\$-1130.9	15.7	203.1	19.7	-
HCM Lane LOS	B	-	-	F	C	F	C	-
HCM 95th %tile Q(veh)	0.1	-	-	3.6	0.1	0.6	0	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Gainesville, GA (SR 53/Dawsonville Hwy) 2017 Existing PM

2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	738	269	238	109	186	398	1328	70	64	924	491
v/c Ratio	0.96	0.59	0.42	0.39	0.77	1.36	0.91	0.10	0.46	0.68	0.54
Control Delay	83.1	52.9	7.3	36.6	73.5	232.9	53.0	0.3	78.3	42.6	5.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	83.1	52.9	7.3	36.6	73.5	232.9	53.0	0.3	78.3	42.6	5.0
Queue Length 50th (ft)	376	234	0	70	151	-266	670	0	62	399	0
Queue Length 95th (ft)	#549	352	73	114	240	#402	#963	0	115	517	82
Internal Link Dist (ft)		546			135		841			829	
Turn Bay Length (ft)	180		475			400		240	250		575
Base Capacity (vph)	765	455	570	570	333	292	1465	696	320	1362	911
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.96	0.59	0.42	0.19	0.56	1.36	0.91	0.10	0.20	0.68	0.54

Intersection Summary

- ~ 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.

Gainesville, GA (SR 53/Dawsonville Hwy) 2017 Existing PM

2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	723	181	316	107	85	97	390	1301	69	63	906	481
Future Volume (veh/h)	723	181	316	107	85	97	390	1301	69	63	906	481
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
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
Adj Sat Flow, veh/h/ln	1881	1881	1881	1835	1844	1872	1881	1881	1845	1863	1863	1863
Adj Flow Rate, veh/h	738	288	254	109	87	99	398	1328	70	64	924	491
Adj No. of Lanes	2	1	1	1	1	0	2	2	1	1	2	1
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	1	1	1	2	2	2	1	1	3	2	2	2
Cap, veh/h	782	510	433	274	99	113	295	1500	652	83	1371	612
Arrive On Green	0.22	0.27	0.27	0.07	0.13	0.13	0.08	0.42	0.42	0.05	0.39	0.39
Sat Flow, veh/h	3583	1881	1597	1747	788	896	3476	3574	1554	1774	3539	1578
Grp Volume(v), veh/h	738	288	254	109	0	186	398	1328	70	64	924	491
Grp Sat Flow(s),veh/h/ln	1792	1881	1597	1747	0	1684	1738	1787	1554	1774	1770	1578
Q Serve(g_s), s	30.6	19.9	15.6	8.1	0.0	16.4	12.8	51.7	4.1	5.4	32.6	20.9
Cycle Q Clear(g_c), s	30.6	19.9	15.6	8.1	0.0	16.4	12.8	51.7	4.1	5.4	32.6	20.9
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	782	510	433	274	0	212	295	1500	652	83	1371	612
V/C Ratio(X)	0.94	0.56	0.59	0.40	0.00	0.88	1.35	0.89	0.11	0.77	0.67	0.80
Avail Cap(c_a), veh/h	796	510	433	592	0	309	295	1500	652	324	1371	612
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.0	47.3	26.9	52.2	0.0	64.7	69.0	40.4	26.6	71.0	38.3	10.3
Incr Delay (d2), s/veh	19.3	1.5	2.1	1.0	0.0	17.4	177.6	8.0	0.3	19.6	2.7	10.7
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	17.3	10.5	7.9	3.9	0.0	8.7	13.4	27.1	1.8	3.1	16.4	14.2
LnGrp Delay(d),s/veh	77.3	48.8	29.0	53.1	0.0	82.0	246.6	48.4	26.9	90.6	40.9	21.0
LnGrp LOS	E	D	C	D		F	F	D	C	F	D	C
Approach Vol, veh/h	1280				295				1796			
Approach Delay, s/veh	61.3				71.4				91.5			
Approach LOS	E				E				F			
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.6	70.4	17.6	48.2	20.0	65.0	39.4	26.3				
Change Period (Y+Rc), s	7.5	* 7.2	7.3	7.3	* 7.2	6.6	6.5	7.3				
Max Green Setting (Gmax), s	45	* 43	37.7	22.7	* 13	58.4	33.5	27.7				
Max Q Clear Time (g_c+I), s	34	53.7	10.1	21.9	14.8	34.6	32.6	18.4				
Green Ext Time (p_c), s	0.2	0.0	0.3	0.4	0.0	15.6	0.3	0.7				

Intersection Summary

HCM 2010 Ctrl Delay	65.5
HCM 2010 LOS	E

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future Background AM
1: SR 53/Dawsonville Hwy & commercial dwy/Site Driveway

Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕		↕	↕	↕	↕	↕	↕
Traffic Vol, veh/h	12	1	1	1	0	0	7	622	5	5	1888	2
Future Vol, veh/h	12	1	1	1	0	0	7	622	5	5	1888	2
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	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	100	-	-	80	-	360
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	1	0
Mvmt Flow	14	1	1	1	0	0	8	707	6	6	2145	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2526	2885	1073	1811	2883	356	2145	0	0	713	0	0
Stage 1	2157	2157	-	726	726	-	-	-	-	-	-	-
Stage 2	369	728	-	1085	2157	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	14	16	219	50	16	646	255	-	-	896	-	-
Stage 1	50	88	-	387	433	-	-	-	-	-	-	-
Stage 2	629	432	-	235	88	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	14	15	219	46	15	646	255	-	-	896	-	-
Mov Cap-2 Maneuver	14	15	-	46	15	-	-	-	-	-	-	-
Stage 1	48	87	-	375	419	-	-	-	-	-	-	-
Stage 2	609	418	-	229	87	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	\$ 581.2	85.2	0.2	0
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBREBLn	NBEWLn	NBWLn1	SBL	SBT	SBR
Capacity (veh/h)	255	-	-	14	219	46	896	-
HCM Lane V/C Ratio	0.031	-	-	1.0550	0.0050	0.0250	0.006	-
HCM Control Delay (s)	19.6	-	\$ 624.2	21.5	85.2	9	-	-
HCM Lane LOS	C	-	F	C	F	A	-	-
HCM 95th %tile Q(veh)	0.1	-	2.4	0	0.1	0	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future Background AM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	301	163	154	46	47	233	498	59	35	1316	688
v/c Ratio	1.05	0.67	0.41	0.22	0.25	0.63	0.27	0.06	0.26	0.77	0.62
Control Delay	115.2	39.2	3.7	35.5	33.1	57.0	16.5	0.1	55.6	29.6	4.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	115.2	39.2	3.7	35.5	33.1	57.0	16.5	0.1	55.6	29.6	4.4
Queue Length 50th (ft)	~126	61	0	26	18	84	110	0	24	418	0
Queue Length 95th (ft)	#220	126	0	53	50	128	167	0	57	536	46
Internal Link Dist (ft)		546			135		841			829	
Turn Bay Length (ft)	180		475			400		240	250		575
Base Capacity (vph)	288	558	651	379	736	400	1844	985	223	1707	1106
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.05	0.29	0.24	0.12	0.06	0.58	0.27	0.06	0.16	0.77	0.62

Intersection Summary

- ~ 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.

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future Background AM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	256	39	230	39	23	17	198	423	50	30	1119	585
Future Volume (veh/h)	256	39	230	39	23	17	198	423	50	30	1119	585
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
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
Adj Sat Flow, veh/h/ln	1810	1830	1881	1782	1779	1872	1863	1727	1900	1776	1881	1863
Adj Flow Rate, veh/h	301	0	302	46	27	20	233	498	59	35	1316	688
Adj No. of Lanes	2	0	2	1	1	0	2	2	1	1	2	1
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	5	11	1	5	9	9	2	10	0	7	1	2
Cap, veh/h	310	0	348	191	58	43	312	1799	881	51	1775	786
Arrive On Green	0.09	0.00	0.11	0.04	0.06	0.06	0.09	0.55	0.55	0.03	0.50	0.50
Sat Flow, veh/h	3447	0	3198	1698	951	704	3442	3282	1607	1691	3574	1582
Grp Volume(v), veh/h	301	0	302	46	0	47	233	498	59	35	1316	688
Grp Sat Flow(s),veh/h/ln	1723	0	1599	1698	0	1655	1721	1641	1607	1691	1787	1582
Q Serve(g_s), s	9.2	0.0	7.3	2.7	0.0	2.9	7.0	8.5	1.8	2.2	31.0	23.5
Cycle Q Clear(g_c), s	9.2	0.0	7.3	2.7	0.0	2.9	7.0	8.5	1.8	2.2	31.0	23.5
Prop In Lane	1.00		1.00	1.00		0.43	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	310	0	348	191	0	102	312	1799	881	51	1775	786
V/C Ratio(X)	0.97	0.00	0.87	0.24	0.00	0.46	0.75	0.28	0.07	0.68	0.74	0.88
Avail Cap(c_a), veh/h	310	0	1082	464	0	748	417	1799	881	232	1775	786
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.9	0.0	25.6	44.3	0.0	47.8	46.8	12.7	11.2	50.7	21.2	7.8
Incr Delay (d2), s/veh	42.9	0.0	6.9	0.7	0.0	3.4	5.2	0.4	0.1	20.8	2.8	13.1
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	6.2	0.0	4.2	1.3	0.0	1.4	3.5	4.0	0.8	1.3	15.9	12.9
LnGrp Delay(d),s/veh	90.8	0.0	32.5	45.0	0.0	51.2	52.0	13.1	11.3	71.5	24.0	20.9
LnGrp LOS	F		C	D		D	D	B	B	E	C	C
Approach Vol, veh/h	603				93				790			
Approach Delay, s/veh	61.6				48.1				24.4			
Approach LOS	E				D				C			
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.7	65.1	11.0	18.8	16.8	59.0	16.0	13.8				
Change Period (Y+Rc), s	7.5	* 7.2	7.3	7.3	* 7.2	6.6	6.5	7.3				
Max Green Setting (Gmax),s	45	* 50	20.7	35.7	* 13	52.4	9.5	47.7				
Max Q Clear Time (g_c+I),s	4.2	10.5	4.7	9.3	9.0	33.0	11.2	4.9				
Green Ext Time (p_c), s	0.0	8.3	0.1	1.5	0.6	17.0	0.0	1.6				
Intersection Summary												
HCM 2010 Ctrl Delay	31.0											
HCM 2010 LOS	C											

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future Background PM
1: SR 53/Dawsonville Hwy & commercial dwy/Site Driveway

Intersection

Int Delay, s/veh 7.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕		↕	↕		↕	↕	↕
Traffic Vol, veh/h	21	0	14	1	0	3	18	2147	8	3	1498	11
Future Vol, veh/h	21	0	14	1	0	3	18	2147	8	3	1498	11
Conflicting Peds, #/hr	0	0	0	0	0	0	3	0	1	1	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	100	-	-	80	-	360
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	2	0
Mvmt Flow	22	0	14	1	0	3	19	2213	8	3	1544	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2698	3814	775	3034	3810	1112	1547	0	0	2223	0	0
Stage 1	1554	1554	-	2256	2256	-	-	-	-	-	-	-
Stage 2	1144	2260	-	778	1554	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	~ 11	4	345	6	4	206	434	-	-	238	-	-
Stage 1	121	176	-	43	78	-	-	-	-	-	-	-
Stage 2	216	78	-	360	176	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 10	4	344	5	4	206	434	-	-	238	-	-
Mov Cap-2 Maneuver	~ 10	4	-	5	4	-	-	-	-	-	-	-
Stage 1	115	173	-	41	75	-	-	-	-	-	-	-
Stage 2	203	75	-	341	173	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	\$ 771.2	240.9	0.1	0
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBREBLn	EBLn	WBLn	SBL	SBT	SBR
Capacity (veh/h)	434	-	-	10 344	19 238	-	-	-
HCM Lane V/C Ratio	0.043	-	-	2.1650.042	0.217 0.013	-	-	-
HCM Control Delay (s)	13.7	-	-	\$-1274.7 15.9240.9	20.3	-	-	-
HCM Lane LOS	B	-	-	F C F	C	-	-	-
HCM 95th %tile Q(veh)	0.1	-	-	3.7 0.1 0.6	0	-	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future Background PM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	752	275	243	111	190	406	1354	71	65	943	501
v/c Ratio	0.99	0.60	0.42	0.40	0.78	1.39	0.93	0.10	0.47	0.69	0.55
Control Delay	87.6	53.4	7.3	36.6	74.2	244.2	55.5	0.3	78.5	43.3	5.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	87.6	53.4	7.3	36.6	74.2	244.2	55.5	0.3	78.5	43.3	5.1
Queue Length 50th (ft)	387	242	0	71	156	-276	695	0	63	412	0
Queue Length 95th (ft)	#565	362	75	116	246	#411	#993	0	117	532	82
Internal Link Dist (ft)		546			135		841			829	
Turn Bay Length (ft)	180		475			400		240	250		575
Base Capacity (vph)	763	457	574	570	332	292	1460	694	320	1359	916
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.99	0.60	0.42	0.19	0.57	1.39	0.93	0.10	0.20	0.69	0.55

Intersection Summary

- ~ 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.

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future Background PM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	737	185	322	109	87	99	398	1327	70	64	924	491
Future Volume (veh/h)	737	185	322	109	87	99	398	1327	70	64	924	491
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
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
Adj Sat Flow, veh/h/ln	1881	1881	1881	1835	1844	1872	1881	1881	1845	1863	1863	1863
Adj Flow Rate, veh/h	752	294	259	111	89	101	406	1354	71	65	943	501
Adj No. of Lanes	2	1	1	1	1	0	2	2	1	1	2	1
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	1	1	1	2	2	2	1	1	3	2	2	2
Cap, veh/h	790	517	439	276	101	115	293	1486	646	84	1362	608
Arrive On Green	0.22	0.27	0.27	0.07	0.13	0.13	0.08	0.42	0.42	0.05	0.38	0.38
Sat Flow, veh/h	3583	1881	1597	1747	789	895	3476	3574	1554	1774	3539	1578
Grp Volume(v), veh/h	752	294	259	111	0	190	406	1354	71	65	943	501
Grp Sat Flow(s),veh/h/ln	1792	1881	1597	1747	0	1684	1738	1787	1554	1774	1770	1578
Q Serve(g_s), s	31.4	20.4	16.0	8.3	0.0	16.8	12.8	54.0	4.2	5.5	33.9	21.8
Cycle Q Clear(g_c), s	31.4	20.4	16.0	8.3	0.0	16.8	12.8	54.0	4.2	5.5	33.9	21.8
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	790	517	439	276	0	216	293	1486	646	84	1362	608
V/C Ratio(X)	0.95	0.57	0.59	0.40	0.00	0.88	1.38	0.91	0.11	0.77	0.69	0.82
Avail Cap(c_a), veh/h	791	517	439	589	0	307	293	1486	646	322	1362	608
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.3	47.3	26.9	52.2	0.0	65.0	69.5	41.7	27.1	71.5	39.1	10.6
Incr Delay (d2), s/veh	21.1	1.5	2.1	1.0	0.0	18.4	192.9	9.9	0.3	19.4	2.9	12.1
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	7.9	10.8	8.1	4.1	0.0	8.9	14.0	28.8	1.9	3.2	17.1	14.8
LnGrp Delay(d),s/veh	79.5	48.8	29.1	53.2	0.0	83.4	262.4	51.6	27.5	90.9	42.0	22.6
LnGrp LOS	E	D	C	D		F	F	D	C	F	D	C
Approach Vol, veh/h	1305				301				1831			
Approach Delay, s/veh	62.6				72.3				97.4			
Approach LOS	E				E				F			
									D			
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.7	70.3	17.8	49.0	20.0	65.0	39.9	26.8				
Change Period (Y+Rc), s	7.5	* 7.2	7.3	7.3	* 7.2	6.6	6.5	7.3				
Max Green Setting (Gmax), s	43	37.7	22.7	* 13	58.4	33.5	27.7					
Max Q Clear Time (g_c+l), s	56.0	10.3	22.4	14.8	35.9	33.4	18.8					
Green Ext Time (p_c), s	0.2	0.0	0.3	0.1	0.0	15.2	0.0	0.7				

Intersection Summary

HCM 2010 Ctrl Delay	68.5
HCM 2010 LOS	E

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future with Project AM
1: SR 53/Dawsonville Hwy & commercial dwy/Site Driveway

Intersection

Int Delay, s/veh 6.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕	↕	↕	↕	↕	↕	↕	↕
Traffic Vol, veh/h	12	1	1	22	0	25	7	622	39	47	1888	2
Future Vol, veh/h	12	1	1	22	0	25	7	622	39	47	1888	2
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	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	150	100	-	300	80	-	360
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	1	0
Mvmt Flow	14	1	1	25	0	28	8	707	44	53	2145	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2621	2975	1073	1903	2975	353	2145	0	0	707	0	0
Stage 1	2252	2252	-	723	723	-	-	-	-	-	-	-
Stage 2	369	723	-	1180	2252	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	~ 12	14	219	43	14	649	255	-	-	901	-	-
Stage 1	43	79	-	388	434	-	-	-	-	-	-	-
Stage 2	629	434	-	205	79	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 11	13	219	37	13	649	255	-	-	901	-	-
Mov Cap-2 Maneuver	~ 11	13	-	37	13	-	-	-	-	-	-	-
Stage 1	42	74	-	376	420	-	-	-	-	-	-	-
Stage 2	583	420	-	189	74	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s \$ 800.8		106.9	0.2	0.2
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBREBLn	EBLn2	WBLn	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	255	-	-	11	219	37	649	901	-
HCM Lane V/C Ratio	0.031	-	-	1.34	30.005	0.67	60.044	0.059	-
HCM Control Delay (s)	19.6	-	-	\$ 860.8	21.5	216.2	10.8	9.2	-
HCM Lane LOS	C	-	-	F	C	F	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.6	0	2.4	0.1	0.2	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future with Project AM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	318	163	154	46	47	233	521	59	35	1331	699
v/c Ratio	1.10	0.67	0.41	0.22	0.25	0.63	0.28	0.06	0.26	0.78	0.63
Control Delay	131.2	39.2	3.7	35.5	33.1	57.0	16.7	0.1	55.6	29.9	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	131.2	39.2	3.7	35.5	33.1	57.0	16.7	0.1	55.6	29.9	4.5
Queue Length 50th (ft)	~139	61	0	26	18	84	116	0	24	426	0
Queue Length 95th (ft)	#234	126	0	53	50	128	175	0	57	545	46
Internal Link Dist (ft)		546			135		841			829	
Turn Bay Length (ft)	180		475			400		240	250		575
Base Capacity (vph)	288	558	651	379	736	400	1844	985	223	1707	1111
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.10	0.29	0.24	0.12	0.06	0.58	0.28	0.06	0.16	0.78	0.63

Intersection Summary

- ~ 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.

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future with Project AM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	270	39	230	39	23	17	198	443	50	30	1131	594
Future Volume (veh/h)	270	39	230	39	23	17	198	443	50	30	1131	594
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
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
Adj Sat Flow, veh/h/ln	1810	1830	1881	1782	1779	1872	1863	1727	1900	1776	1881	1863
Adj Flow Rate, veh/h	318	0	302	46	27	20	233	521	59	35	1331	699
Adj No. of Lanes	2	0	2	1	1	0	2	2	1	1	2	1
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	5	11	1	5	9	9	2	10	0	7	1	2
Cap, veh/h	310	0	348	191	58	43	312	1799	881	51	1775	786
Arrive On Green	0.09	0.00	0.11	0.04	0.06	0.06	0.09	0.55	0.55	0.03	0.50	0.50
Sat Flow, veh/h	3447	0	3198	1698	951	704	3442	3282	1607	1691	3574	1582
Grp Volume(v), veh/h	318	0	302	46	0	47	233	521	59	35	1331	699
Grp Sat Flow(s),veh/h/ln	1723	0	1599	1698	0	1655	1721	1641	1607	1691	1787	1582
Q Serve(g_s), s	9.5	0.0	7.3	2.7	0.0	2.9	7.0	9.0	1.8	2.2	31.5	24.2
Cycle Q Clear(g_c), s	9.5	0.0	7.3	2.7	0.0	2.9	7.0	9.0	1.8	2.2	31.5	24.2
Prop In Lane	1.00		1.00	1.00		0.43	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	310	0	348	191	0	102	312	1799	881	51	1775	786
V/C Ratio(X)	1.02	0.00	0.87	0.24	0.00	0.46	0.75	0.29	0.07	0.68	0.75	0.89
Avail Cap(c_a), veh/h	310	0	1082	464	0	748	417	1799	881	232	1775	786
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	48.0	0.0	25.6	44.3	0.0	47.8	46.8	12.8	11.2	50.7	21.3	7.9
Incr Delay (d2), s/veh	57.6	0.0	6.9	0.7	0.0	3.4	5.2	0.4	0.1	20.8	3.0	14.3
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	7.0	0.0	4.2	1.3	0.0	1.4	3.5	4.2	0.8	1.3	16.3	13.5
LnGrp Delay(d),s/veh	105.7	0.0	32.5	45.0	0.0	51.2	52.0	13.2	11.3	71.5	24.3	22.3
LnGrp LOS	F		C	D		D	D	B	B	E	C	C
Approach Vol, veh/h	620				93				813			
Approach Delay, s/veh	70.1				48.1				24.2			
Approach LOS	E				D				C			
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.7	65.1	11.0	18.8	16.8	59.0	16.0	13.8				
Change Period (Y+Rc), s	7.5	* 7.2	7.3	7.3	* 7.2	6.6	6.5	7.3				
Max Green Setting (Gmax),s	45	* 50	20.7	35.7	* 13	52.4	9.5	47.7				
Max Q Clear Time (g_c+I),s	4.2	11.0	4.7	9.3	9.0	33.5	11.5	4.9				
Green Ext Time (p_c), s	0.0	8.6	0.1	1.5	0.6	16.7	0.0	1.6				
Intersection Summary												
HCM 2010 Ctrl Delay	32.8											
HCM 2010 LOS	C											

**Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future with Project PM
1: SR 53/Dawsonville Hwy & commercial dwy/Site Driveway**

Intersection

Int Delay, s/veh 298.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕	↕	↕	↕	↕	↕	↕	↕
Traffic Vol, veh/h	21	0	14	78	0	105	18	2107	102	95	1471	11
Future Vol, veh/h	21	0	14	78	0	105	18	2107	102	95	1471	11
Conflicting Peds, #/hr	0	0	0	0	0	0	3	0	1	1	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	150	100	-	300	80	-	360
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	2	0
Mvmt Flow	22	0	14	80	0	108	19	2172	105	98	1516	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2838	3925	761	3164	3925	1087	1519	0	0	2173	0	0
Stage 1	1715	1715	-	2210	2210	-	-	-	-	-	-	-
Stage 2	1123	2210	-	954	1715	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	~ 8	3	352	~ 5	3	215	445	-	-	249	-	-
Stage 1	96	147	-	~ 46	83	-	-	-	-	-	-	-
Stage 2	223	83	-	282	147	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 3	2	351	~ 3	2	215	445	-	-	249	-	-
Mov Cap-2 Maneuver	~ 3	2	-	~ 3	2	-	-	-	-	-	-	-
Stage 1	92	89	-	~ 44	79	-	-	-	-	-	-	-
Stage 2	106	79	-	164	89	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s\$ 3020.1		\$ 5968.5	0.1	1.7
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBREBLn	EBLn2	WBLn	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	445	-	-	3	351	3	215	249	-
HCM Lane V/C Ratio	0.042	-	-	7.216	0.042	16.804	0.503	0.393	-
HCM Control Delay (s)	13.4	-	\$-5023.1	\$-13952.3	15.7	37.6	28.5	-	-
HCM Lane LOS	B	-	-	F	C	F	E	D	-
HCM 95th %tile Q(veh)	0.1	-	-	4.2	0.1	12.2	2.6	1.8	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future with Project PM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy



Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	773	275	243	111	190	406	1388	71	65	973	522
v/c Ratio	1.01	0.60	0.42	0.40	0.78	1.39	0.95	0.10	0.47	0.72	0.56
Control Delay	93.6	53.4	7.3	36.6	74.2	244.2	58.6	0.3	78.5	44.1	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	93.6	53.4	7.3	36.6	74.2	244.2	58.6	0.3	78.5	44.1	5.2
Queue Length 50th (ft)	~408	242	0	71	156	~276	~728	0	63	430	0
Queue Length 95th (ft)	#589	362	75	116	246	#411	#1031	0	117	553	83
Internal Link Dist (ft)		546			135		841			829	
Turn Bay Length (ft)	180		475			400		240	250		575
Base Capacity (vph)	763	457	574	570	332	292	1460	694	320	1359	929
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.01	0.60	0.42	0.19	0.57	1.39	0.95	0.10	0.20	0.72	0.56

Intersection Summary

- ~ 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.

Gainesville, GA (SR 53/Dawsonville Hwy) 2018 Future with Project PM
2: SR 53/Dawsonville Hwy & SR 53/McEver Rd/Lakeshore Marketplace dwy

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	758	185	322	109	87	99	398	1360	70	64	954	512
Future Volume (veh/h)	758	185	322	109	87	99	398	1360	70	64	954	512
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
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
Adj Sat Flow, veh/h/ln	1881	1881	1881	1835	1844	1872	1881	1881	1845	1863	1863	1863
Adj Flow Rate, veh/h	773	294	259	111	89	101	406	1388	71	65	973	522
Adj No. of Lanes	2	1	1	1	1	0	2	2	1	1	2	1
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	1	1	1	2	2	2	1	1	3	2	2	2
Cap, veh/h	791	517	439	276	101	115	293	1486	646	84	1362	607
Arrive On Green	0.22	0.27	0.27	0.07	0.13	0.13	0.08	0.42	0.42	0.05	0.38	0.38
Sat Flow, veh/h	3583	1881	1597	1747	789	895	3476	3574	1554	1774	3539	1578
Grp Volume(v), veh/h	773	294	259	111	0	190	406	1388	71	65	973	522
Grp Sat Flow(s),veh/h/ln	1792	1881	1597	1747	0	1684	1738	1787	1554	1774	1770	1578
Q Serve(g_s), s	32.5	20.4	16.0	8.3	0.0	16.8	12.8	56.3	4.2	5.5	35.4	23.1
Cycle Q Clear(g_c), s	32.5	20.4	16.0	8.3	0.0	16.8	12.8	56.3	4.2	5.5	35.4	23.1
Prop In Lane	1.00		1.00	1.00		0.53	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	791	517	439	276	0	216	293	1486	646	84	1362	607
V/C Ratio(X)	0.98	0.57	0.59	0.40	0.00	0.88	1.39	0.93	0.11	0.77	0.71	0.86
Aval Cap(c_a), veh/h	791	517	439	589	0	307	293	1486	646	321	1362	607
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.8	47.3	26.9	52.2	0.0	65.0	69.5	42.4	27.1	71.5	39.6	10.8
Incr Delay (d2), s/veh	26.4	1.5	2.1	1.0	0.0	18.4	193.1	12.2	0.3	19.4	3.2	14.7
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	19.0	10.8	8.1	4.1	0.0	8.9	14.0	30.3	1.9	3.2	17.9	15.8
LnGrp Delay(d),s/veh	85.2	48.8	29.1	53.2	0.0	83.4	262.6	54.5	27.5	90.9	42.8	25.5
LnGrp LOS	F	D	C	D		F	F	D	C	F	D	C
Approach Vol, veh/h	1326				301				1865			
Approach Delay, s/veh	66.2				72.3				98.8			
Approach LOS	E				E				F			
									D			
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.7	70.3	17.8	49.0	20.0	65.0	40.0	26.8				
Change Period (Y+Rc), s	7.5	* 7.2	7.3	7.3	* 7.2	6.6	6.5	7.3				
Max Green Setting (Gmax), s	43	37.7	22.7	* 13	58.4	33.5	27.7					
Max Q Clear Time (g_c+I), s	58.3	58.3	10.3	22.4	14.8	37.4	34.5	18.8				
Green Ext Time (p_c), s	0.2	0.0	0.3	0.1	0.0	14.9	0.0	0.7				

Intersection Summary

HCM 2010 Ctrl Delay	70.2
HCM 2010 LOS	E

Notes

User approved volume balancing among the lanes for turning movement.

* HCM 2010 computational engine requires equal clearance times for the phases crossing the barrier.

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 8/31/2017

Presenter: Matt Tate

Item of Business: **Public Hearing Item for the September 19, 2017 Council Meeting**
Request from **JH Homes, Inc.** to rezone a 21.87± acres tract located on the east side of South Enota Drive, having frontage on Smokey Mountain Springs Lane and Pearce Way (a/k/a **1024, 1030 and 1037 Pearce Way NE; 0 South Enota Drive NE**) from Office and Institutional (O-I) to Residential-II (R-II). **Ward Number: Two.** Tax Parcel Number(s): 01-083-001-005, 151, 152 and 153. **Request: 65 residential townhomes.**

Meeting Date: 9/14/2017

Purpose of Request:

The applicant is proposing to rezone the subject property for 65 residential townhomes. The property was previously rezoned in 2003 for medical and professional offices. The proposed townhomes will contain two car garages and the exterior materials of the units will consist of brick, cement siding board and batten shake. The conceptual design of the townhome community provides access from Pearce Way and Smokey Mountain Springs Lane and includes as many as 14 buildings containing three to six townhome units per building. The property contains no structures but includes all of Pearce Way and a portion of Smokey Mountain Springs Lane which are intended to be dedicated to the City of Gainesville. The property is located within the Limestone Parkway Overlay Zone and the surrounding uses include medical offices, Smokey Springs Retirement apartment homes, CVS Pharmacy, First Presbyterian Church and single-family homes.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with eight conditions.

PAB recommended approval with eight conditions.

See the PAB Recommendation Report for details and excerpts from the PAB meeting minutes.

SAMPLE MOTIONS:

Approval

I move to approve first reading of an ordinance to rezone the subject property from Office and Institutional to Residential-II with eight conditions.

Denial

I move to deny the rezoning request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description		Type
	Legal Ad	Legal Ad
	PAB Recommendation Report	Report
	Proposed Rezoning Ordinance	Ordinance
	Location Maps	Backup Material
	Narrative	Backup Material
	Survey	Backup Material
	Concept Plan	Backup Material
	Architectural Rendering	Backup Material
	Letter from Thomas Rasmussen	Backup Material

LEGAL AD
Gainesville City Council

Publish Sunday, September 3, 2017
THE TIMES

**NOTICE OF PUBLIC HEARING ON PROPOSED
AMENDMENTS TO THE GAINESVILLE ZONING MAP**

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, September 19, 2017 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:

- 1) Request from **Lidl US Operations, LLC** to rezone a 6.854± acres tract located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard (a/k/a **0 and 1010 Dawsonville Highway**) from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 01-115-001-002 and 061
Request: Grocery store
- 2) Request from **JH Homes, Inc.** to rezone a 21.87± acres tract located on the east side of South Enota Drive, having frontage on Smokey Mountain Springs Lane and Pearce Way (a/k/a **1024, 1030 and 1037 Pearce Way NE; 0 South Enota Drive NE**) from Office and Institutional (O-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-083-001-005, 151, 152 and 153
Request: 65 residential townhomes

Additional information is available from the Community Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})
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Applicant	JH Homes, Inc.
Property Owner	Pearce Associates, LTD
Location	1024, 1030 and 1037 Pearce Way NE; 0 South Enota Drive NE
Request	Rezone from O-I to R-II
Size	21.87± acres
Ward	Two
Proposed Use	Residential townhomes
Planning Division Staff Recommendation	Approval, with conditions
Planning and Appeals Board Recommendation	Approval, with conditions
Date	August 8, 2017

The conceptual design of the townhome community includes as many as 14 buildings containing three to six townhome units per building. Each townhome will be a minimum of 24-feet wide with two car garages. The exterior materials of the townhomes will consist of brick fronts with the remaining portion to be made up of cement siding board and batten shake to meet the requirements of the Limestone Parkway Overlay Zone standards. According to the applicant, the anticipated price for each unit will start in the low \$200K range. Access is proposed from Pearce Way and Smokey Mountain Springs Lane to South Enota Drive. The rear portion of the property is partially located within a flood plain area and within a Georgia Power easement which will remain as a natural buffer area adjacent to The Woodlands on Lake Brenau Subdivision.

- **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	CVS Pharmacy; Future O'Reilly Auto Parts; Georgia Power substation	Office and Institutional (O-I) Neighborhood Business (N-B) Residential-I (R-I)
South	Smokey Springs Retirement Community; First Presbyterian Church	Planned Unit Development (P-U-D) Residential-I (R-I)
East	The Woodlands on Lake Brenau Sub.; Single-family homes	Planned Unit Development (P-U-D)
West	Single-family homes; Dermatology Associates; Northeast Georgia Physicians Group; Arthritis Center of North Georgia	Residential-I (R-I) Office and Institutional (O-I)

▪ **Other Departmental Comments**

According to the Public Works Department, solid waste pick up will be provided by the City of Gainesville.

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2017 – A request by Hanh My Thi Doan for a special use within Office and Institutional (O-I) on a 0.52± acre tract located at 502 South Enota Drive for a nail salon was denied.

2016 – A request by O'Reilly Automotive Stores, Inc. to rezone a 1.29± acre tract located at 1446 Park Hill Drive from Office and Institutional (O-I) to Neighborhood Business (N-B) for an auto parts store was approved with conditions.

2016 – A request by Andrew Hothem to rezone a 0.48± acre tract located at 1490 Park Hill Drive from Residential-I (R-I) to Residential-II (R-II) for a two-family residence was approved with conditions.

2014 – A request by Beehive Homes of Gainesville to rezone a 2.0± acre tract located at 1351 Park Hill Drive from Residential-I (R-I) to Residential-II (R-II) for an assisted living facility was approved with conditions.

2013 – A request by Ketan / Gopalji Patel to rezone a 1.26± acre tract located at 1572, 1582 and 1586 Park Hill Drive from Residential-II (R-II) and Office and Institutional (O-I) to General Business (G-B) for a professional office and commercial use was approved with conditions.

2012 – A request by The Atlanta Botanical Garden, Inc. to amend existing Planned Unit Development (P-U-D) zoning located at 351 Lake Hill Drive for a Woodland / Botanical Garden was approved with conditions.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The subject property is surrounded by a mixture of residential, institutional, office and commercial uses which are zoned Residential-I (R-I), Planned Unit Development (P-U-D), Office and Institutional (O-I) and Neighborhood Business (N-B). The proposed townhome community would serve as a transitional use between the adjacent office and residential uses and will provide for a type of housing that is not currently available within the surrounding area.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The property is undeveloped except for existing road and utility infrastructure. There is a significant natural buffer area that will remain adjacent to The Woodlands on Lake Brenau subdivision. There should be limited adverse impacts created by the development; however, the adjacent medical office uses and senior retirement apartment community located off of Smokey Mountain Springs Way / Pearce Way would be impacted most by the proposal. The proposed townhomes will produce additional traffic and parking needs. The adjacent medical offices currently utilize Pearce Way during normal business hours for employee parking needs.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The proposal appears to be consistent with the Comprehensive Plan. The development is within density range (2.97 dwelling units per acre), and is conducive given its proximity to a mixture of residential and non-residential uses.

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Mixed Use General* land use category. This category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential. As well, the rear portion of the property that is shown to remain undeveloped is located within the *Parks / Recreation / Conservation* land use category. This category includes areas containing or planned for parks and recreation facilities, permanently designated open space, and conservation areas, including buffers along water ways and other environmental features.

According to the Character Area map for the City of Gainesville, the subject property is located within the Traditional Neighborhoods Character Area specifically within the Northern Neighborhoods subarea. The vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. The traditional neighborhoods should have a range of housing that meets the needs of different household types, sizes and incomes. Land uses allowed in the Northern Neighborhoods subarea include low-density and medium-density residential, and mixed-use / commercial.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The subject property is zoned for professional office purposes and has remained in its current state for over 7 years. The subject property is zoned Office and Institutional (O-I) which is primarily intended for a variety of professional offices, institutions, and public offices not involving the sale, wholesale, storage, or processing of merchandise. Multi-family residences or townhome uses require special use approval. The applicant is proposing to downzone the property to a zoning of Residential-II (R-II) for the proposed use.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposal should have minimal impacts to the existing public facilities. City water and public safety services are currently provided to the property. Gainesville Fire Station #2 is located off of Holly Drive and is approximately 1.6± miles from the subject property.

The 65-unit townhome community is not proposed as an age restricted community and therefore will have some minimal impacts to the school system depending on the final number of two and three bedroom units proposed.

As stated previously, the proposal will increase traffic along Smokey Mountain Springs Way / Pearce Way at its intersection with South Enota Drive. According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed use on average would generate 380± new trips per day, 29± A.M. peak hour trips and 35± P.M. peak hour trips.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

Property near the intersection of Park Hill Drive and South Enota Drive has experienced steady professional office, medical office and neighborhood retail growth within the last 20 years. The proposal would provide for in-town, housing that could serve nearby employment centers including Northeast Georgia Medical Center. While the adjacent property has functioned as small mixed use development, the subject property has remained stagnant for many years.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Due to the Comprehensive Land Use Plan and the mixture of surrounding uses, the proposed rezoning request appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request based on the Comprehensive Plan and the mixture of residential and non-residential uses.

Conditions

1. The use of the property shall be limited to a maximum of 65 residential townhome or condominium units. Apartments are not an approved use for the property.
2. The proposed residential townhomes shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, pitched roofs and two car garages.
3. No direct access shall be allowed from South Enota Drive or Woodland Way.
4. All access point design and sidewalk installation along Pearce Way and Smokey Mountain Springs Way must be reviewed and approved by the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.
5. In addition to the driveway and garage parking provided for each townhome unit, a minimum of 10 guest parking spaces shall be provided within the proposed development. The final location of the guest parking spaces shall be determined by the Gainesville Public Works Director.
6. The property frontage along South Enota Drive shall be landscaped and maintained according to the requirement of Article 9-16 of the Gainesville Unified Land Development Code.
7. The existing vegetated buffer areas adjacent to Smokey Springs Retirement Community, The Woodlands on Lake Brenau, CVS and the Georgia Power substation shall be retained where possible. Additional evergreen buffer trees shall be planted within the perimeter buffer areas and adjacent to detention pond areas where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The number, location, spacing, size and type

of trees planted shall be subject to Community Development Department Director approval.

8. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Excerpts from the August 8, 2017 PAB Meeting Minutes

Applicant Presentation: Cameron Henderson, 3233 Lee Drive, Buford, stated he was with JH Homes, a small single-family builder out of Buford. He stated they build in Buford and north to the Commerce area and like the small town feel of communities. Mr. Henderson stated they are excited about the units they are proposing which are a nice product and not currently available in the City of Gainesville. He stated the existing buffer would remain in the conservation area and would be undisturbed, noting the construction would be approximately 200-feet from the Woodland subdivision. Mr. Henderson stated they would install additional trees and buffer materials along the businesses that front Pearce Way. He stated they were agreeable with all conditions as proposed by staff and they were very excited about the project and want to get started as quickly as possible.

Will Cobb, Norton Agency, 434 Green Street, stated the current property owners have owned the property for over 80 years and they graded and marketed the property in 2003 for office use. He stated they have come up with a good plan and JH Homes puts out a good product. He stated through Rob Lawson, a resident in The Woodlands on Lake Brenau, obtained a flyer distributed in the neighborhood and they met with them last Thursday night to discuss any issues. From those discussions, he confirmed there would not be any access roads connecting The Woodlands on Lake Brenau subdivision to the proposed development. There would be new streets constructed off of and between Pearce Way and Smokey Mountain Springs Lane. He also confirmed that the townhomes would only be constructed in the location of the existing graded pads on the subject property, noting the density of the proposed project is considerably less than what it would be if the entire acreage could be utilized. Mr. Cobb requested to reserve rebuttal time.

FAVOR: None

OPPOSE: Nicole Graff, 1600 Woodland Way, stated the meeting Mr. Cobb spoke of was held at her home and while he did clear up some things, the neighborhood still had the following concerns: Crime and traffic were some main concerns which Ron Cosgrove will address; noise and privacy, specifically the possibility of people crossing over from the townhomes into The Woodlands on Lake Brenau subdivision since there is a utility easement access road they could easily access; the type of Homeowners Association they may have, specifically rental versus owner, and whether that type could change in the future. She shared an example of her mother buying a townhome in a nice neighborhood and within four years, they changed to rentals and the neighborhood deteriorated quickly; wildlife concerns about animals being pushed into the neighborhood because of the development; some residents are researching restoring the lake that used to be there; her view in the winter would now be townhomes instead of beautiful landscape; decreased property values; and the rezoning could make it easier for additional housing in the future. Mrs. Graff stated before they purchased their home, she contacted the City and was told that nothing would be built behind her home because it was a natural buffer. She stated she was shocked to see the property was even zoned Office and Institutional and all the neighbors were confused and upset about it. She asked for more time

to look into the request to better understand it since they have only known about the request for two weeks and was concerned.

Ron Cosgrove, 1569 Woodland Way, stated he was retired from the City of Gainesville Police Department after serving for 25 years. He shared what it meant to him to be a Gainesvillian. Mr. Cosgrove stated they enjoy the wildlife in the area which would go away if this development occurs. He stated the community had not had time to develop a plan as to what they should or should not do, but noted the neighborhood consists of 42 homes with residents primarily aged 55 and older. He stated he was the immediate past president of the Homeowners Association and clarified that Brenau Point was not a part of The Woodlands on Lake Brenau subdivision, noting the subdivision was built primarily for estate homes for older residents. Mr. Cosgrove stated the house Todd and Nicole Graff live in was supposed to be the clubhouse but was never turned into one. He didn't want to see the name of the subdivision changed to The Townhouses on Lake Brenau. He shared the following concerns: Crime and what could happen within this development; the density of traffic on secondary roadways; and City ordinances would be violated because the new residents simply would not know the ordinances. He stated they are considering the possibility of placing Lake Brenau on the National Historic Registry as well as reclaim the lake. He stated it would take hundreds of thousands of dollars to complete a required federal study to reclaim the lake and they cannot put that much money into it. However, at a minimum, it could be required to remain as is. He asked the Board to table the request for 30 days in order for the neighborhood to have time to come up with a plan. He asked that the area be left in its pristine condition.

Cheryl Lance, 1536 Woodland Court, elaborated about the zoning conditions and the wording about the natural buffer not being disturbed. However, she suggested an additional condition be included that no nature trails, benches or parks would be placed in the wetlands area. She did not want just a promise from the developer that it wouldn't happen or even that it would be addressed by the Homeowners Association. She stated it would be a shame if the dam was never rebuilt and the lake restored, but the wetlands are beautiful with the natural stream running through there and wildlife in the area. They hoped to have the wetlands designated as a historic landmark but they need more time to do so. Ms. Lance also proposed a privacy fence. She stated the developer showed up to the community meeting uninvited. She wanted to see the natural buffer remain.

REBUTTAL: Chairman Carter reviewed a punch list of items addressed in opposition and gave the applicant time for rebuttal.

Will Cobb addressed the following concerns: All traffic associated with the proposed development would be on South Enota Drive and would not affect The Woodlands on Lake Brenau subdivision; wildlife can be seen all over the City of Gainesville; they are cognizant of the area and are asking for a down zoning for the property and reiterated they would only be building on the currently graded pads. As the property is currently zoned, there could be offices there with lights and dumpsters; the City was correct when they told Mrs. Graff that nothing would be built behind her home because the wetlands area is not a buildable area, noting the "anchor" part of the development, as shown on the location maps, would not be disturbed; the applicant is requesting 65 townhomes and would not ask for more in the future because of the wetlands and the topography of the land and because the buildable area of the property is limited; and there was also a powerline on the back side of The Woodlands on Lake Brenau property.

Cameron Henderson stated they would have a Homeowners Association and are open to putting a rent cap in the covenants to limit the number of townhomes which could be rentals after the initial sale. He stated their intentions are not to build a cheap product to attract criminals and believe they can demand a good square foot selling price for the units. Mr. Cobb

stated that Norton has completed studies and believe they can get \$200,000 for the townhomes and plan to market to professionals such as doctors, nurses, and teachers.

Chairman Carter commented and Planning Manager Matt Tate confirmed that adding more units to the development would require going through the process again as the number of units is limited in the conditions.

Upon inquiry by Vice-Chair Fleming, Mr. Cobb identified the wetlands area on the location map which would not be disturbed.

Board Member Thompson asked for clarification on whether the units would be rentals or marketed and sold. Mr. Henderson stated they would be marketed and sold as single-family homes.

Vice-Chair Fleming stated they would maintain the value of the property if only a small percentage of the units that were sold could be rented thereafter.

Planning and Appeals Board Comments: Chairman Carter asked staff to clarify the final plat process for a development and how greenspace is designated on the final plat. Planning Manager Matt Tate stated the developer would submit a land development plan including building locations, interior roads, notes shown on the plans to designate any undisturbed areas, as well as any zoning conditions. With the plans and the plat recorded for the property, it would restrict and keep the area as an undisturbed buffer. He stated that it would be unlikely for the developer to add any other units with this proposed development because of the wetlands, but reiterated they would have to go through the process again to seek approval for any future developments for the subject property.

There was a motion to recommend approval of the request to rezone the subject property from Office and Institutional (O-I) to Residential-II (R-II) with the following conditions as proposed by staff:

Conditions

- 1. The use of the property shall be limited to a maximum of 65 residential townhome or condominium units. Apartments are not an approved use for the property.**
- 2. The proposed residential townhomes shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, pitched roofs and two car garages.**
- 3. No direct access shall be allowed from South Enota Drive or Woodland Way.**
- 4. All access point design and sidewalk installation along Pearce Way and Smokey Mountain Springs Way must be reviewed and approved by the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.**
- 5. In addition to the driveway and garage parking provided for each townhome unit, a minimum of 10 guest parking spaces shall be provided within the proposed development. The final location of the guest parking spaces shall be determined by the Gainesville Public Works Director.**
- 6. The property frontage along South Enota Drive shall be landscaped and maintained according to the requirement of Article 9-16 of the Gainesville Unified Land Development Code.**

7. The existing vegetated buffer areas adjacent to Smokey Springs Retirement Community, The Woodlands on Lake Brenau, CVS and the Georgia Power substation shall be retained where possible. Additional evergreen buffer trees shall be planted within the perimeter buffer areas and adjacent to detention pond areas where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
8. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Motion made by Board Member White

Motion seconded by Board Member Martin

Vote – 7 favor

First Reading: _____
Passed: _____

AN ORDINANCE

No. 2017-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 21.87± ACRES TRACT LOCATED ON THE EAST SIDE OF SOUTH ENOTA DRIVE, HAVING FRONTAGE ON SMOKEY MOUNTAIN SPRINGS LANE AND PEARCE WAY (A/K/A 1024, 1030 AND 1037 PEARCE WAY NE; 0 SOUTH ENOTA DRIVE NE) FROM OFFICE AND INSTITUTIONAL (O-I) TO RESIDENTIAL-II, WITH CONDITIONS (R-II-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to Zoning Map)

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I.

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Residential-II, with conditions (R-II-c)**.

Conditions

- 1. The use of the property shall be limited to a maximum of 65 residential townhome or condominium units. Apartments are not an approved use for the property.**
- 2. The proposed residential townhomes shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, pitched roofs and two car garages.**
- 3. No direct access shall be allowed from South Enota Drive or Woodland Way.**
- 4. All access point design and sidewalk installation along Pearce Way and Smokey Mountain Springs Way must be reviewed and approved by the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.**
- 5. In addition to the driveway and garage parking provided for each townhome unit, a minimum of 10 guest parking spaces shall be provided within the proposed development. The final location of the guest parking spaces shall be determined by the Gainesville Public Works Director.**
- 6. The property frontage along South Enota Drive shall be landscaped and maintained according to the requirement of Article 9-16 of the Gainesville Unified Land Development Code.**

7. The existing vegetated buffer areas adjacent to Smokey Springs Retirement Community, The Woodlands on Lake Brenau, CVS and the Georgia Power substation shall be retained where possible. Additional evergreen buffer trees shall be planted within the perimeter buffer areas and adjacent to detention pond areas where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
8. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Legal Description

All that tract or parcel of land lying in and being in Land Lots 132 and 138 of the 9th Land District of the City of Gainesville, Hall County, Georgia; being more particularly described as follows:

BEGINNING at a ¾ inch crimp top pin found on the northerly right-of-way of South Enota Drive, being an 80 foot right-of-way, said point being 322.91 feet plus or minus from the right-of-way monument on U. S. Highway 129.

Thence North 44 degrees 28 minutes 14 seconds East for a distance of 45.63 feet leaving the right-of-way of South Enota Drive along the property line of now or formerly CVS GA, LLC;

Thence North 44 degrees 12 minutes 59 seconds East for a distance of 152.48 feet to a ½ inch rebar found;

Thence North 64 degrees 04 minutes 01 seconds East for a distance of 280.82 feet to a ½ inch rebar found;

Thence North 57 degrees 32 minutes 45 seconds East for a distance of 72.89 feet to a 2 inch crimp top pin found;

Thence North 60 degrees 00 minutes 00 seconds East for a distance of 519.59 feet along the property line of now or formerly Georgia Power Company to a ¼ inch rebar found;

Thence South 40 degrees 23 minutes 53 seconds East for a distance of 918.43 feet along the property line of now or formerly The Woodlands on Lake Brenau to a ½ inch rebar found;

Thence North 49 degrees 36 minutes 06 seconds East for a distance of 46.60 feet to a ½ inch rebar found at the 50 foot right-of-way of Woodland Way;

Thence 10.40 feet along an arc having a chord bearing of South 06 degrees 25 minutes 38 seconds West with a radius of 15 feet to a point at the 50 foot right-of-way of Woodland Way;

Thence 77.49 feet along an arc having a chord bearing of South 18 degrees 06 minutes 59 seconds West with a radius of 50 feet to a point at the 50 foot right-of-way of Woodland Way;

Thence South 11 degrees 40 minutes 26 seconds East for a distance of 157.95 feet along the property line of now or formerly The Woodlands on Lake Brenau to a ½ inch rebar found;

Thence South 45 degrees 58 minutes 10 seconds East for a distance of 144.71 feet to a ½ inch rebar found;

Thence South 84 degrees 13 minutes 53 seconds East for a distance of 76.39 feet to a ½ inch rebar found;

Thence North 13 degrees 24 minutes 22 seconds East for a distance of 111.52 feet to a ½ inch rebar found;

Thence North 49 degrees 36 minutes 07 seconds East for a distance of 128.50 feet to a ½ inch rebar found;

Thence South 86 degrees 21 minutes 27 seconds East for a distance of 125.00 feet to a ½ inch rebar found;

ORDINANCE NO. 2017-___

Thence South 43 degrees 21 minutes 27 seconds East for a distance of 70.98 feet to a ½ inch rebar found;
Thence South 50 degrees 51 minutes 57 seconds East for a distance of 45.23 feet along the property line of now or formerly Sherwood Heights Subdivision to a ½ inch rebar found;
Thence South 35 degrees 28 minutes 39 seconds West for a distance of 382.84 feet to a ½ inch rebar found;
Thence South 79 degrees 07 minutes 02 seconds West for a distance of 570.97 feet along the property line of now or formerly First Presbyterian Church Trustee's to a ½ inch rebar found;
Thence North 44 degrees 53 minutes 23 seconds East for a distance of 16.65 feet along the property line of now or formerly Gainesville Retirement Resources, LLC to a ½ inch rebar found;
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Thence North 65 degrees 57 minutes 51 seconds East for a distance of 46.23 feet to a ½ inch rebar found;
Thence North 63 degrees 48 minutes 43 seconds East for a distance of 43.79 feet to a ½ inch rebar found;
Thence North 53 degrees 44 minutes 19 seconds East for a distance of 12.25 feet to a ½ inch rebar found;
Thence North 41 degrees 39 minutes 32 seconds West for a distance of 331.69 feet to a ½ inch rebar found;
Thence North 59 degrees 44 minutes 20 seconds West for a distance of 325.21 feet to a point on the southerly line of proposed 50 foot access easement;
Thence North 59 degrees 01 minutes 13 seconds West for a distance of 58.00 feet to a point;
Thence North 30 degrees 56 minutes 08 seconds West for a distance of 50.00 feet to a point on the northerly line of proposed 50 foot access easement;
Thence South 59 degrees 02 minutes 07 seconds West for a distance of 139.65 feet to a ½ inch rebar found of now or formerly BB&T Investments;
Thence North 28 degrees 06 minutes 25 seconds West for a distance of 326.37 feet to a ½ inch rebar found of now or formerly Derm Development, LLC;
Thence South 68 degrees 18 minutes 36 seconds West for a distance of 398.36 feet to a ½ inch rebar found of the 80 foot right-of-way of South Enota Drive;
Thence North 59 degrees 01 minutes 56 seconds West for a distance of 237.09 feet to a ½ inch rebar found along 80 foot right-of-way of South Enota Drive and the POINT OF BEGINNING.

Together with and subject to easements and restrictions of record.

Said property contains 21.87 acres, more or less.

SECTION II.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV.

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

SECTION V.

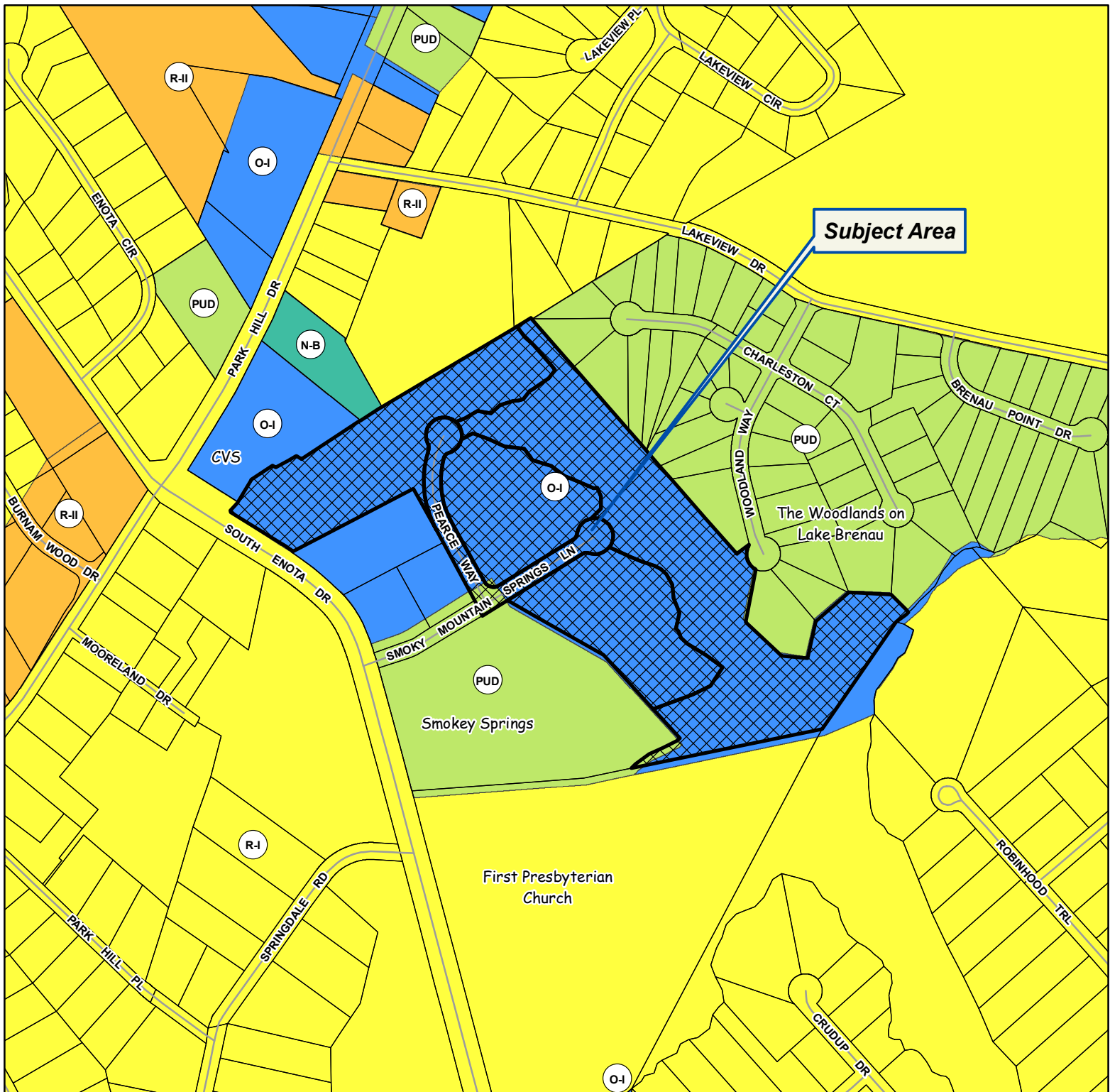
The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

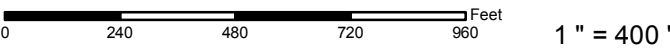
C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



Applicant:		JH HOMES, INC.		Gainesville Community Development Department	
REZONING REQUEST				 Subject Area	
	Request:		 		
	Rezone 21.87+/- acres tract from Office and Institutional (O-I) to Residential-II (R-II) for 65 residential townhomes				
	Subject Area Address: 1024, 1030, 1037 Pearce Way NE 0 South Enota Drive NE				
Meeting: 8/8/2017		Tax Parcel: 01-083-001-005, 151, 152, 153			
Prepared: 7/20/2017		Page 204 of 215			



Applicant:

JH HOMES, INC.

Gainesville Community Development Department

REZONING REQUEST

 Subject Area

Aerial from 2015



0 240 480 720 960 Feet

1" = 400'



Request:

Rezone 21.87+/- acres tract from Office and Institutional (O-I) to Residential-II (R-II) for 65 residential townhomes

Subject Area Address:

1024, 1030, 1037 Pearce Way NE
0 South Enota Drive NE

Meeting: 8/8/2017

Prepared: 7/20/2017

Tax Parcel: 01-083-001-005, 151, 152, 153

Page 205 of 215

The subject Property is currently zoned O&I. The purpose of this application is to rezone the reference property to Town Homes. This site consists of 21.87 +/-, which will be subdivided into 65 Town home lots

Site:

The site is located on South Enota Drive and South of State Route 129 within one mile of the Northeast Georgia Medical Center. This 21.87 acre site falls inside the Limestone Corridors and will be planned to follow all applicable requirements. The site adjoins Select Commercial (SC) and Georgia Power Company on the north, Office Professional (OP) lots and Gainesville Retirement Resources LLC (PRD) to the west, the old Brenau Lake and Residential (R1) to the South and the Woodland on Lake Brenau (PRD) to the East.

Buildings:

Townhomes to be constructed primarily of brick fronts with remaining portion to be made up of cement siding, board and batten and shake. 2 car garage with a minimum width of 24 ft.

Signage:

Proposed signed to be installed at the intersection of Pearce Way and Smoky Mountain Springs Ln. Sing to be constructed of Brick.

Lighting:

Proposed lighting to be city standards.

Water & Sewer:

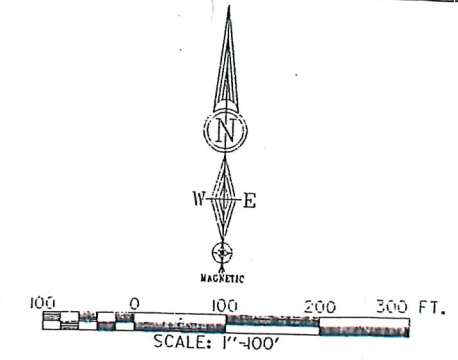
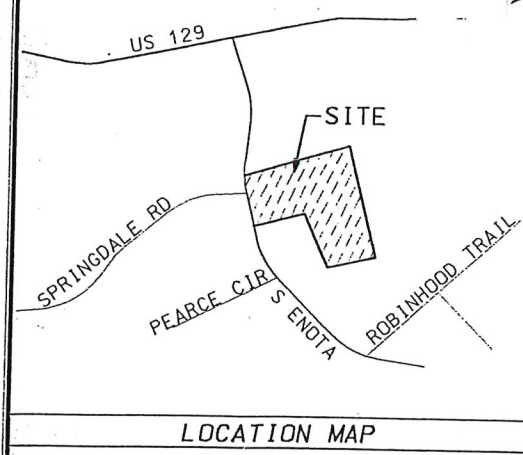
The City of Gainesville to service water and sewer.

Buffers and Landscaping:

The site consist of existing natural buffer to exist on the North, East and South property. Proposed buffer of 974 to be similar to 961.

Streets:

All proposed streets to be constructed to City of Gainesville standards.



LEGAL DESCRIPTION

All that tract or parcel of land lying in or being in Land Lots 132 & 138, 9th District Hall County, Georgia being more particularly described as follows:

Beginning at a 3/4" C.T.P.F. (Crimp Top Pin Found) on the Northerly R/W (Right-of-Way) of South Enota Drive being an 80' R/W said point being 322.91 feet plus or minus from R/W Monument of US Highway 129.

THENCE North 44 degrees 28 minutes 14 seconds East for a distance of 45.63 feet leaving the R/W of South Enota Drive along the Property line of now or formerly CVS GA, LLC

THENCE North 44 degrees 12 minutes 59 seconds East for a distance of 152.48 feet to a 1/2" R.B.F. (Rebar Found)

THENCE North 64 degrees 04 minutes 01 seconds East for a distance of 280.82 feet to a 1/2" R.B.F. (Rebar Found)

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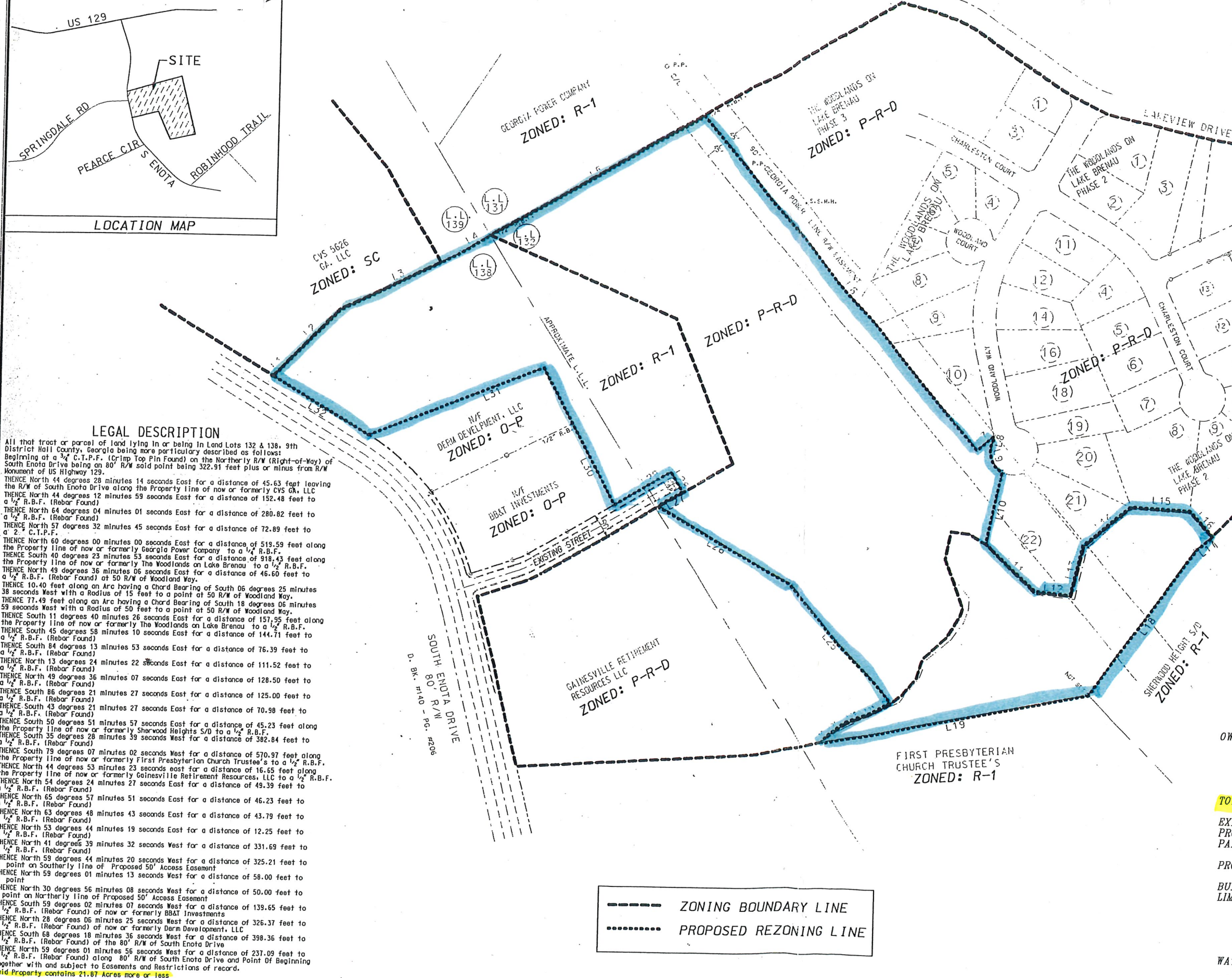
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THENCE North 59 degrees 01 minutes 56 seconds West for a distance of 237.09 feet to a 1/2" R.B.F. (Rebar Found) along 80' R/W of South Enota Drive and Point Of Beginning Together with and subject to Easements and Restrictions of record.

Said Property contains 21.87 Acres more or less



DESIGN INFORMATION:

OWNER/APPLICANT: PEARCE ASSOCIATES, LTD
1237 DIXON CIRCLE, NW
GAINESVILLE, GA 30501
c/o ROBERT W. LAWSON, JR.
(770) 536-4095

TOTAL TRACT = 21.87+ ACRES

EXISTING ZONING: R-1, RESIDENTIAL-ONE
PROPOSED ZONING: O-P, OFFICE AND PROFESSIONAL
PARCEL ID # - 01-083-001-005

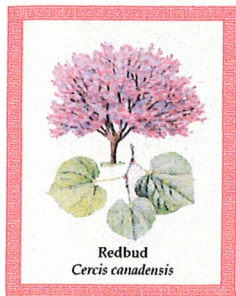
PROPOSED USE: MEDICAL AND PROFESSIONAL OFFICES

BUILDING SETBACK REQUIREMENTS:
LIMESTONE CORRIDOR -
50' FROM R/W ALONG SOUTH ENOTA
30' FROM R/W OF PROPOSED 60' ACCESS ESMT
10' SIDE YARD
25' REAR YARD (35' REQ'D BUFFER ABUTTING R-1)

WATER & SEWER: CITY OF GAINESVILLE

D.M. CANUPP AND ASSOCIATES 3767 OLD CORNELIA HIGHWAY GAINESVILLE, GEORGIA 30507 *770* 534-7746	
REVISION	
DATE	BY
SKETCH PLAT FOR: PEARCE ASSOCIATES, LTD	
LAND LOT 132 & 138, 9TH DISTRICT CITY OF GAINESVILLE, HALL COUNTY, GEORGIA	
DRAWN BY: D.M.C.	PROJECT NO.
CHECKED BY: A.M.F.	DATE: 9/23/03
DRAWING NUMBER C-1	





The Redbud Project A Model for Green Space Conservation

OFFICERS

President Thomas Reins

Vice president Jody Sanders

Secretary Carole Roslak

Treasurer Renette Todd

Corresponding Sec. Susan Wiley

Development Mary Gray

Financial Advisor Tom Reid

Legal Advisor Frank Armstrong

Executive Director M. Rasmussen

July 27, 2017

Department of Community Development

Planning and Appeal Board

Subject: Proposed 22 acre townhouse project on South Enota

BOARD of DIRECTORS

Suzanne Albright

Alan Borson

Stan Brown

Betsy Connell

Betty Daunhauer

Rev. Paul Evans

Mildred Fockele

Carroll Griffin

Michael Graham

Ronald Hollis Sr

Gina Miller

John O'Sullivan

Chris Semerjian

Caroline Silcox

Ken Slater

Pat Ware

Michael Wheeler

How will rainfall be managed on the 22 acre South Enota development site? The first priority must be to keep most rainfall on site using various green infrastructure techniques. Can the site accommodate 65 housing units?

In the past, standard practice has been to install storm sewer systems to carry rainfall off site. Now the preferred alternative is to keep rainfall on site where it falls, using green infrastructure (natural drainage paths, rain gardens and permeable paving). You are no doubt working with JH Homes on ways to keep rainfall on site. For example,

- 1) Locate most of the 14 buildings along the narrow swath of forest around the site perimeter, with rooftop runoff oriented toward the forest;
- 2) Build rain gardens along driveways and parking areas. Rain gardens may be marginally more costly than other landscaping; that cost is offset by lower maintenance over time and greater visual appeal to home buyers. Permeable paving is another option.

Complying with tightening state environmental regulations, cleaning runoff into Lake Lanier, easing the burden of maintaining our aging storm sewer system, maintaining expected quality of life for a growing population, and ensuring that long run economic growth is sustainable all require that keeping rainfall on development sites is a first priority.

Thomas H. Rasmussen

rasmussent@bellsouth.net

WWW.REDBUDPROJECT.ORG

PO Box 907614 Gainesville, Georgia 30501 678 989 1813

email: redbudproject@gmail.com

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/1/2017
Presenter: Linda MacGregor
Item of Business: Department of Water Resources September 2017 Update
Meeting Date: 9/14/2017

Purpose of Request:

To update City Council on ongoing and upcoming DWR projects and activities.

History/Background:

At the DWR Workshop in February 2017, the Council requested periodic updates on projects and operations.

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

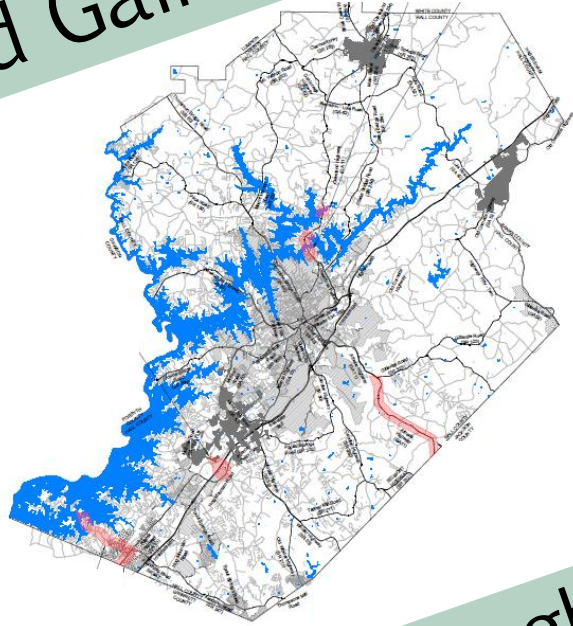
Administrative Comments:

ATTACHMENTS:

Description	Type
 September 2017 DWR Update	Presentation



Around Gainesville



Drought Status

- > Lake Lanier water level 5.5 feet below full pool, despite rise due to summer rainfall
- > Level 2 drought response in effect
 - Even addresses water Wednesdays and Saturdays
 - Odd addresses water Thursday and Sunday
 - Water before 10 AM and after 4 PM

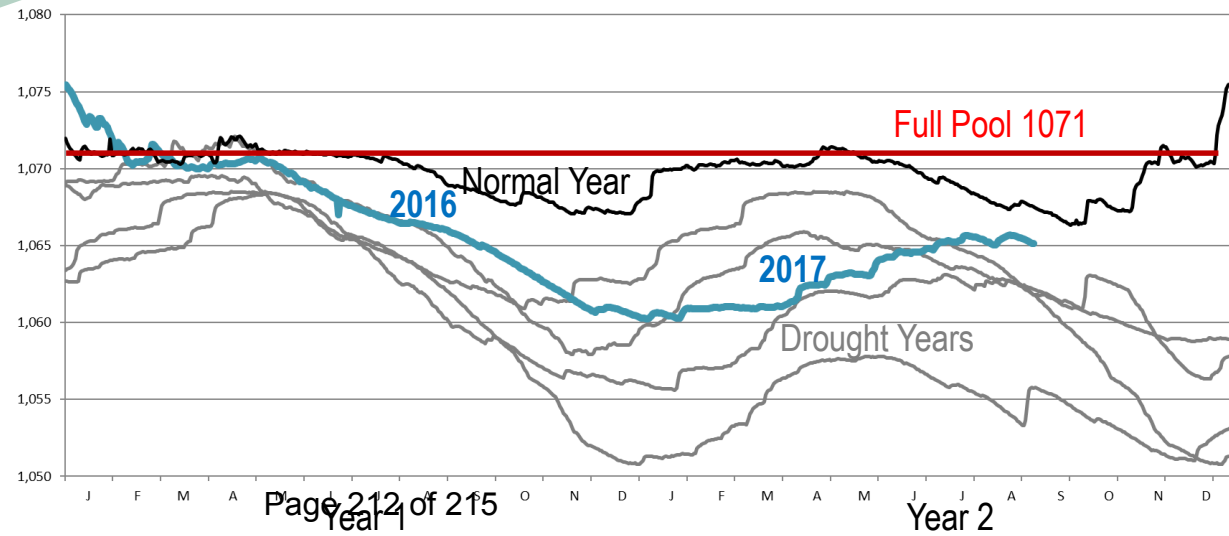


Utilities relocation for DOT projects at six locations

- > Construction through early 2020
- > Cost for utilities relocation ~\$14M



Lake Lanier Water Levels
Selected Two-Year Periods





Project Highlight

Riverside WTP Water Quality Building



Riverside WTP Water Quality Building

- › New building for safer chemical storage and handling
- › Removing noisy equipment on roof of existing building
- › Modernizes our oldest water treatment facility

Policy Issues

Regional/State Planning, Litigation

- › Supreme Court case: FL v GA on equitable apportionment - ruling expected by June 2018
- › Corps Water Control Manual granting Georgia's 2050 water supply request – appeals by Alabama and environmental groups
- › MNGWPD Regional Water Plans – 2017 plan updates approved
- › EPD working on Lanier nutrient limits which may mandate upgrades over the next few years
- › Monitoring activities in US Congress



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/8/2017
Presenter: Danny Dunagan
Item of Business: Appointment(s): Convention and Visitors Bureau Authority
Meeting Date: 9/14/2017

Purpose of Request:

The purpose of this request is to address positions with expired terms and to fill a vacant position.

History/Background:

Members of the authority are appointed to serve two-year terms. They follow the guidelines set forth in state legislation as well as the City Charter and Code of Ordinances.

Facts & Issues for Consideration:

Members are eligible to serve a maximum of three consecutive terms.

Department Recommendation:

The Mayor will make nominations for these positions.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 CVB Members	Backup Material

GAINESVILLE CONVENTION VISITORS BUREAU AUTHORITY

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Hotel/Motel Industry (Guest House Inn and Suites)	Singh <i>(Preferred Mailing)</i>	Jay	8/4/15 UE	7/19/2016	6/30/2018
Hotel/Motel Industry (Chairman)	Labriola	Richard	7/1/2014		6/30/2017
Restaurant/Food Establishment (Johnny's BBQ)	Ward	Tharpe	5/5/15 UE		6/30/2017
Attractions Industry (NE GA History Center)	Kyle	Glen	7/19/2016		6/30/2018
Attractions Industry (Vice Chairman)	House	Morgan	7/1/2014		6/30/2017
Virtue of Position	Cooper	Melvin	7/1/2014		Indefinite
Virtue of Position	Lackey	Bryan	11/30/2015		Indefinite

TERM: Two-year
(Est. Staggered Terms Initially)

CONTACT: Catiel Felts, Communications and Tourism Director

NOTES: Est. with HB 1132 executed by the Governor on April 29, 2014
Members eligible to succeed themselves for a maximum of three consecutive terms

UPDATED: Wednesday, July 20, 2016