

BUDGET PRESENTATIONS

Keep Hall Beautiful	Shanda Sexton
Elachee Nature Science Center	Sarah Bell
Brenau University Business Incubator	Matt Thomas

DEPARTMENT ISSUES

Fire	Ordinance: Amend Section 9-20-2-1 of the ULDC Entitled Fire Limits Established	Brandon Ellis
Community & Economic Development	Public Hearing Item: March 15, 2022 Council Meeting Transmittal of the 2040 Gainesville Comprehensive Plan Five-Year Update	Rusty Ligon / TSW Consultant
Community & Economic Development	Public Hearing Item: March 15, 2022 Council Meeting Transmittal of the FY2021 Annual Update to the CIE	Heather Deweese / Jessica Tullar
City Attorney	Public Hearing Item: March 15, 2022 Council Meeting Request from Clayton Properties Group, Inc. d/b/a Chafin Development for a permit to relocate an abandoned cemetery located on real property owned by Butler Property, LLC, which real property is more particularly described in a Limited Warranty Deed dated September 29, 2010, recorded at Deed Book 6749, Pages 226-241, Hall County, Georgia Deed Records, from said real property to Hillside Memorial Gardens, 1212 Hillside Gardens Lane, Gainesville, Georgia 30504.	Abb Hayes

CITY MANAGER ISSUES

International Women's Day Recognition	Angela Sheppard / Christina Santee
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MAYOR/COUNCIL ISSUES

Ex-Officio Report(s)	
Appointment: Convention & Visitors Bureau Authority	Sam Couvillon

CITY ATTORNEY ISSUES

Resolution: First Amendment to Intergovernmental Agreement with Gainesville Redevelopment Authority Relating to Sale of Golf Course Lots and Improvements to the Chattahoochee Golf Course	Abb Hayes
Resolution: Exchange of Real Property and Easement and Maintenance Agreement Between City of Gainesville and Midland Gainesville MF, LLC	Abb Hayes

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Date Submitted: 3/2/2022
Presenter: Shanda Sexton
Item of Business: Keep Hall Beautiful
Meeting Date: 3/10/2022

Purpose of Request:

To present the Keep Hall Beautiful Agency FY2023 Budget Presentation. The City of Gainesville contracts with various Agencies to provide additional services not provided by the City.

History/Background:

Historically, the City of Gainesville has contracted with Keep Hall Beautiful for beautification services on right-of-ways.

Facts & Issues for Consideration:

Historically, the annual agreement with Keep Hall Beautiful was \$20,000 for FY2021 and \$20,000 for FY2022, with quarterly disbursements. The FY2023 request is \$20,000.

Department Recommendation:

A continued agreement with Keep Hall Beautiful is requested by the Agency.

Department Director:

Jeremy Perry

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

No

Amount Requested:

\$20,000

Source of Funds:

Funding will be considered as the City's FY2023 budget is developed.

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Keep Hall Beautiful-FY23 Budget Request	Backup Material





FY 2023 City of Gainesville Funding Request and Budget Proposal

Our Mission: *“Working Together for a clean, **GREEN**, and healthy community.”*

Organization Description: Keep Hall Beautiful is a 501c3 and serves as the local certified affiliate of the national Keep America Beautiful System, as well as the state Keep Georgia Beautiful Foundation. KHB is dedicated to educating citizens about environmental stewardship, providing traditional and non-traditional recycling opportunities, developing, and fostering collaborative relationships with local and surrounding area organizations who support similar goals and missions, as well as providing a much-needed community service program focused on local roadside clean-ups and illegal dumpsite removal. Through our volunteer projects, citizens are involved in community clean-ups, beautification efforts, special events, recycling, and tree plantings.

1. Keep Hall Beautiful is requesting \$20,000 from the City of Gainesville
2. Please see attached FY2023 Budget Proposal and Comparison.
3. Please see attached FY2022 Financial Statement and Balance Sheet.
4. This year Keep Hall Beautiful again had several great accomplishments. This year Keep Hall Beautiful won three awards recognizing our organization for our hard work and dedication to our community. Keep Hall Beautiful received the Best of Hall Best Environmental Beautification Award and for the 4th year in a row, Keep Hall Beautiful was the recipient of two very prestigious awards within our local and national affiliations. Keep Hall Beautiful received the Keep Georgia Beautiful Governor’s Circle Award as well as the Keep America Beautiful President’s Circle Award! Our organization has facilitated as well as participated in a wide variety of programs, activities, and events throughout the year to achieve these goals, including but not limited to the following:

ANNUAL PROGRAMS & EVENTS:

- ❖ America Recycles Day – (Keep America Beautiful Program)
- ❖ Earth Day Events – Virtual Community Online Event
- ❖ Great American Cleanup – (Keep America Beautiful Program)
- ❖ Help The Hooch In Hall – (Team Up-2-Clean Up Event with Chattahoochee Riverkeeper)
- ❖ Rivers Alive – (partnered with City of Gainesville Water Department)
- ❖ Shore Sweep – (partnership with Lake Lanier Association)

- ❖ Sweep the Hooch – (partnership with Chattahoochee Riverkeepers)
- ❖ National Planting Day – (Keep American Beautiful Program) Performed on Square 2x's a year.
- ❖ Arbor Day - (partnership with the Greater Hall Chamber of Commerce)
- ❖ Bring One for the Chipper – (Collaboration with Hall County and City of Gainesville Solid Waste)
- ❖ Community Partnered Monthly Cleanup Events (LCO, Lanier Federal Credit Union, etc.)
- ❖ Homeschool Environmental/Beautification Workshops (partnered with 3C Tutoring Homeschool)
- ❖ Tire Amnesty Week – (Collaboration with Hall County Landfill)

ONGOING PROGRAMS & EVENTS:

- ❖ Yearly Community Index Reporting
- ❖ Monthly Community Event Clean-ups
- ❖ Daily Community Service Program – (In conjunction with Hall County Court Systems)

Keep Hall Beautiful also participates in several educational and community outreach projects, including but not limited to:

- ❖ **Presentations to Local Education and Civic Organizations** – i.e. Rotary Club, Riverside Military Academy, Lakeview Academy, 3C Tutoring, etc.
- ❖ **Expos and Fairs** – i.e. UNG Volunteer Fair, UNG Earth Day Event, West Hall Middle School Environmental Fair, Chamber Chase, Garden Expo, Chamber Networking Meetings, KHB Code Enforcement Roundtable Meetings, Gainesville Times New Year – New You Expo, Gainesville Times Best of Hall Expo – COVID did limit some of the participation in these events this year.
- ❖ **Active Presence on Local Committees, Boards, and Programs with Local Organizations** – i.e., Lanier Federal Credit Union Board Secretary, Leadership Hall County PAC Team Member, KHB Code Enforcement Roundtable Committee – executive, partner committees as well as the education and outreach, land, water and air/energy workgroups and the Chamber of Commerce Beautification Committee

Keep Hall Beautiful is dedicated to continued internal growth and development therefore participates in numerous professional development opportunities, including but not limited to:

- Annual KGB State Conferences
- Annual KAB National Conferences
- Annual Georgia Recycling Coalition Conference
- Webinars and Conference Calls – (KAB, KGB and GRC)
- Greater Hall Chamber of Commerce Leadership Hall County
- Local community information sessions and roundtables (Code Enforcement, Storm Water, Community Gardens, Chamber Meetings/After-hours & before-hours Events, etc.)

Through our various activities, programs, and events Keep Hall Beautiful has been able to fulfill the following:

Clean-Ups and Volunteer Services in a 12 Month Cycle - (January – December 2021)

- Utilized **4,320 hrs.** of Adult Volunteer/Community Service - (*Total Community Value of **\$107,555.04**)
 - **2,290 hrs.** within Gainesville City Limits – (*Total Community Value of **\$57,014.13**)
- Collected **8,247 lbs.** of recyclable materials off the roadsides and shorelines within Hall County
 - **6,407 lbs.** were within Gainesville City Limits
- Collected **107,747 lbs.** of litter and waste off the roadsides and shorelines within Hall County
 - **48,869 lbs.** were within Gainesville City Limits
- Collect **58 tires** off the roadsides and shorelines
- **532 Miles** Cleaned Within Hall County
 - **126 miles** cleaned within Gainesville City Limits
- **15 Illegal Dumpsites** cleared within Gainesville City Limits
- **12 Code Enforcement Request Completed** for City of Gainesville Code Enforcement Division
- Event projects and programs within City of Gainesville
 - Square Litter Pickup - **6x's**
 - Square Planting and Beautification – **5x's**
 - Arbor Day Program at Elachee Nature Science Center – Limited Attendance Due to COVID
 - Rivers Alive, held at Flat Creek – **1,140 lbs.**
 - Help the Hooch In Hall, held at Longwood Park – **740 lbs.**
 - Shore Sweep, held at Holly Park – **16,780 lbs.**
 - Sweep the Hooch, held at Holly Park – **13,120 lbs.**
- Educated thousands of residents regarding environmental stewardship through events promoting topics such as litter prevention, beautification, illegal dumping, recycling benefits and opportunities, water and energy conservation, composting, value of maintaining tree canopy, and more.

Keep Hall Beautiful continues to grow through its projects and programs. With the assistance of KHB's Governing Board Members, we have been able to accomplish many of the objectives set forth as Keep Hall Beautiful's organizational goals and internal aspirations. We now have a much larger participation and support network allowing us the opportunity to grow our programs and services and better utilize our resources.

5. Keep Hall Beautiful is dedicated to expanding educational opportunities and community/volunteer services. Due to COVID some educational partnerships were temporarily halted due to restrictions at schools, so we turned for partnerships that could offer educational opportunities in other approaches. The goals for this year's budget were based on the continuing trend of growth in our community, still with COVID in mind, as well as the continued necessity for community outreach and education of what our organization has to offer to our community.

****Please see attached Goals and Objectives FY2022 and FY2023 page comparison****

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6. Keep Hall Beautiful faces the same budgeting challenges as most local nonprofits. Therefore, proactive measures have been taken to prioritize and maximize the services currently being offered. We manage a three-budget system which allows us to ensure we are operationally sound and can grow our programs and services through our fundraising efforts. We consistently strive to be good stewards of our financial resources and provide a higher rate of return from our contributions. Currently, we are not financially relying on our reserves to balance our budget.
 7. Keep Hall Beautiful has taken extensive measures to ensure all goals, objectives, tasks, and efforts are in direct alignment with our mission of “Working together for a clean, GREEN, and healthy community.” We use any, and all opportunities to continue the growth of support and awareness around the importance of good environmental stewardship. We are continuously growing our programs, services, and resources and with the continued support along with funding from the City of Gainesville we are able to continue our mission and attain support and awareness from our efforts of doing and teaching environmental stewardship to our community members.

Thank you very much for your time and consideration!

Keep Hall Beautiful genuinely appreciates the support the City of Gainesville has shown us throughout the years.

We are proud to be a part of and serve such a beautiful and vibrant community.

		FY2022			FY2023	
		BUDGETED	FY2022 PROJECTED	DIFFERENCE	FY23 BUDGET REQUEST	
INCOME						
OPERATING INCOME						
4000 · Government Contributions						
	4010 · Hall County	\$ 120,438.00	\$ 120,438.00	\$ -	\$ 125,438.00	
	4011 · City of Gainesville	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	
	4012 · City of Oakwood	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	
	4013 · City of Flowery Branch		\$ 5,000.00	\$ (5,000.00)	\$ 5,000.00	
	Total 4000 · Government Contributions	\$ 145,438.00	\$ 150,438.00	\$ (5,000.00)	\$ 155,438.00	
4100 · Direct Public Support						
	4110 · Corporate/Business Contributions	\$ 2,500.00	\$ 25,115.00	\$ 22,615.00	\$ 2,500.00	
	4111 · Individual/Community Contributions	\$ 1,500.00	\$ 1,270.00	\$ (230.00)	\$ 1,500.00	
	4112 · Fundraiser	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	
	Total 4100 · Direct Public Support	\$ 9,000.00	\$ 31,385.00	\$ (22,385.00)	\$ 9,000.00	
4200 · Other Income						
	4210 · Board Dues	\$ 2,850.00	\$ 2,550.00	\$ (300.00)	\$ 2,850.00	2 Positions Open To Be Filled In FY-23
	4211 · Recycling ~ Scrap Metal	\$ 200.00	\$ 41.00	\$ (159.00)	\$ 50.00	
	Total 4200 · Other Income	\$ 3,050.00	\$ 2,591.00	\$ 459.00	\$ 2,900.00	
	TOTAL · OPERATING INCOME	\$ 157,488.00	\$ 184,414.00	\$ (26,926.00)	\$ 167,338.00	
OPERATING & ADMIN EXPENSES						
5000 · PAYROLL						
	5010 · Wages Gross	\$ 92,000.00	\$ 91,916.00	\$ 84.00	\$ 96,000.00	
	5011 · Employee(s) Bonus	\$ 4,400.00	\$ 4,421.00	\$ (21.00)	\$ 4,600.00	
	5030 · Payroll Taxes	\$ 7,800.00	\$ 7,675.00	\$ 125.00	\$ 8,800.00	
	5040 · Workers Comp & WC Insurance	\$ 4,400.00	\$ 4,678.00	\$ (278.00)	\$ 5,000.00	Yearly Increase In Insurance Rates
	5050 · Payroll Processing Fee	\$ 500.00	\$ 91.00	\$ 409.00	\$ 150.00	
	Total 5000 · PAYROLL	\$ 109,100.00	\$ 108,781.00	\$ 319.00	\$ 114,550.00	
5100 · BUSINESS EXPENSES						
5110 · Financial						
	5111 · Bank Fees	\$ -	\$ -	\$ -	\$ -	
	Total 5110 · Financial	\$ -	\$ -	\$ -	\$ -	
5120 · Professional Services						
	5121 · Accounting/Consulting	\$ 6,400.00	\$ 6,400.00	\$ -	\$ 6,400.00	
	5122 · Professional Services - Other	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	
	Total 5120 · Professional Services	\$ 10,400.00	\$ 10,400.00	\$ -	\$ 10,400.00	
5130 · Dues ~ Memberships ~ Fees						
	5131 · Dues & Memberships - Affiliations	\$ 1,200.00	\$ 1,180.00	\$ 20.00	\$ 1,200.00	Dues to KAB, KGB, GHCC, GRC, SGA
	Total 5130 · Dues ~ Memberships ~ Fees	\$ 1,200.00	\$ 1,180.00	\$ 20.00	\$ 1,200.00	
5140 · Misc. Expenses - Business						
	5141 · Liability Insurance	\$ 2,000.00	\$ 1,520.00	\$ 480.00	\$ 1,800.00	
	5142 · Donations (Arbor Day)	\$ 250.00	\$ 250.00	\$ -	\$ 250.00	
	Total 42040 · Misc. Expenses - Business	\$ 2,250.00	\$ 1,770.00	\$ 480.00	\$ 2,050.00	
	Total 5100 · BUSINESS EXPENSES	\$ 13,850.00	\$ 13,350.00	\$ 500.00	\$ 13,650.00	

				FY2022			FY2023	
				BUDGETED	FY2022 PROJECTED	DIFFERENCE	FY23 BUDGET REQUEST	
EXPENSES (Con't)								
5200 · OFFICE EXPENSES								
5210 · Office Space								
	5211 · Rent			\$ 3,240.00	\$ 3,240.00	\$ -	\$ 3,240.00	
	Total 5210 · Office Space			\$ 3,240.00	\$ 3,240.00	\$ -	\$ 3,240.00	
5220 · Telephone~Telecommunications								
	5222 · Telephone (Office & Cell Lines)			\$ 7,800.00	\$ 7,694.00	\$ 106.00	\$ 7,800.00	
	5223 · Internet			\$ 1,200.00	\$ 1,320.00	\$ (120.00)	\$ 1,450.00	Yearly Rate Increase
	5224 · Telephone - Repair & Upgrade			\$ 150.00	\$ 75.00	\$ 75.00	\$ 150.00	
	Total 5220 · Telephone~Telecommunications			\$ 9,150.00	\$ 9,089.00	\$ 61.00	\$ 9,400.00	
5230 · Computers & Office Equipment								
	5231 · Computer/Website - Cost & Services			\$ 2,000.00	\$ 2,516.00	\$ (516.00)	\$ 2,000.00	
	Total 5230 · Computers & Office Equipment			\$ 2,000.00	\$ 2,516.00	\$ (516.00)	\$ 2,000.00	
5240 · Printing								
	5241 · Printing & Publications			\$ 850.00	\$ 473.00	\$ 377.00	\$ 500.00	Brochures, Flyers, Advertising
	Total 5240 · Printing			\$ 850.00	\$ 473.00	\$ 377.00	\$ 500.00	
5250 · Office Provisions								
	5251 · Supplies - General (Printer Ink, Pens, Etc.)			\$ 850.00	\$ 759.00	\$ 91.00	\$ 850.00	
	5252 · Postage ~ Shipping ~ Box Rental			\$ 150.00	\$ 134.00	\$ 16.00	\$ 200.00	
	Total 5250 · Office Provisions			\$ 1,000.00	\$ 893.00	\$ 107.00	\$ 1,050.00	
	Total 5200 · OFFICE EXPENSES			\$ 16,240.00	\$ 16,211.00	\$ 29.00	\$ 16,190.00	
5300 · STAFF EXPENSES								
5310 · Auto Expense								
	5312 · Fuel			\$ 1,000.00	\$ 1,220.00	\$ (220.00)	\$ 1,400.00	Rising Cost In Fuel
	5313 · Auto Insurance			\$ 2,200.00	\$ 2,448.00	\$ (248.00)	\$ 2,650.00	Yearly Rate Increase
	5314 · Auto - Tags/Registration/Tires			\$ 1,800.00	\$ 1,532.00	\$ 268.00	\$ 1,800.00	
	Total 5310 · Auto Expense			\$ 5,000.00	\$ 5,200.00	\$ (200.00)	\$ 5,850.00	
5320 · Training & Development								
	5321 · Meetings~Conferences~Seminars			\$ 1,300.00	\$ 1,163.00	\$ 137.00	\$ 1,300.00	KGB, KAB, Gainesville Times, GHCC
	5322 · Travel Expenses			\$ 1,600.00	\$ 1,436.00	\$ 164.00	\$ 1,600.00	KGB, KAB Conferences
	Total 5320 · Training & Development			\$ 2,900.00	\$ 2,599.00	\$ 301.00	\$ 2,900.00	
5330 · Staff Expenses ~ Other								
	5331 · Meals & Meetings - Staff, Sponsors, Etc.			\$ 200.00	\$ 146.00	\$ 54.00	\$ 200.00	
	Total 5330 · Staff Expenses ~ Other			\$ 200.00	\$ 146.00	\$ 54.00	\$ 200.00	
	Total 5300 · STAFF EXPENSES			\$ 8,100.00	\$ 7,945.00	\$ 155.00	\$ 8,950.00	

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Keep Hall Beautiful

FY2022 & FY2023

Goals, Updates, and Comparison

Goals	2022	2022	2023
Expand Community Visibility	Objectives	Objective Status	Objectives
	1. Continuous improvements are always a must for community visibility. We plan on implementing quarterly newsletters. 2. Reach out to additional homeschool programs to grow our educational workshops. 3. Continue to promote our membership and sponsorship program to gain more community support & involvement.	1. Created & Implemented a new system that we placed on our website for the citizens to register/signup to receive our newsletter. 2. Due to COVID this goal unfortunately has not been achieved as we had envisioned. We are reevaluating our efforts in this area. 3. We gained a few new corporate sponsors & individual sponsorships with many new volunteers.	1. Social Media is a must for community visibility. Our goal is to work & promote our social media avenues harder this fiscal year. 2. Connect & continue partnerships with local businesses & organizations in our efforts to promote KHB's educational opportunities. 3. Promote our membership & sponsorship program to gain more community support & involvement thru networking opportunities and community outreach.
Expand Community Service and Litter Reduction Program	Objectives	Objective Status	Objectives
	1. Continue to improve our community service program by working with local organizations who want to volunteer. 2. Continue to expand and grow our "Keep Your Butts Off Our Roads", "Talkin' Trash" & "Team Up 2 Clean Up" campaigns. 3. Continue pursuing a plan for an app for citizens to reporting litter & illegal dumpsites. 4. Continue to market membership and sponsorship program to assist in growing community awareness, involvement, and memberships.	1. Partnered with new organizations, yes, even throughout COVID, for community cleanups who were looking to volunteer. 2. Due to COVID this goal was unfortunately not met to our expectation. Therefore, we plan to continue working in FY23 toward our goal. 3. Researched and met with other organizations. Haven't found a properly working app to fit our needs at this time, still pursuing this. 4. Promoted membership and sponsorship program, gained new corporate sponsors as well as individual sponsorships, bringing awareness to our organization.	1. Continue to improve our community service program by working with more organizations who want to volunteer. 2. Continue to expand and grow our "Keep Your Butts Off Our Roads", "Talkin' Trash" & "Team Up 2 Clean Up" campaigns. 3. Continue pursuing an app or possibility of a different option for citizens to report litter as well as illegal dumpsites. 4. Continue to market membership and sponsorship program to assist in growing community awareness, involvement, and memberships available with KHB.

Expand Volunteer Program

Objectives	Objective Status	Objectives
1. Provide volunteer registration form on new Website.	1. Created new form for volunteer registration and implemented on website.	1. Create a volunteer spotlight - monthly recognition program.
2. Create new daily volunteer programs for college and/or continuing education students.	2. Due to continued COVID restrictions this goal was not attainable. Therefore, we will continue working toward this goal in FY23.	2. Create new daily volunteer programs for college and/or continuing education students.
3. Grow partnership with UNG's Environmental Program.	3. Same as above...Will Continue to work on this in FY23.	3. Grow partnership with UNG's Environmental Program.
4. Work toward creating new partnerships with local non-profits with a similar mission to KHB's.	4. Partnered with Best Buy, Good News Clinic, Lake Lanier Association, Chattahoochee Riverkeeper, & GHCC to find good project matches.	4. Continue to foster and obtain new partnerships that have potential to increase volunteer involvement.

Grow Programs & Services

Objectives	Objective Status	Objectives
1. Develop educational program to teach about recycling, beautification, and other environmental projects.	1. Due to continued COVID restrictions this goal was not achieved. Therefore, we are restructuring this in FY23 to make it attainable.	1. Develop educational program to teach about recycling, beautification, and other environmental projects.
2. Explore becoming a Legacy Link worksite to supplement staff and work with UNG for internships.	2. Due to continued COVID restriction this goal was not met. Therefore, we are restructuring this in FY23 to make it attainable.	2. Explore options with UNG for internships for a Marketing & Social Media and an Environmental Education Program assistant.
3. Implementing a new fundraiser to grow our educational program as well as our community cleanup events. Greens for a GREEN Community Golf Tournament.	3. Still working on a good fit as not to interfere with other community fundraisers/events.	3. Implementing several new programs & fundraisers to assist in providing financial support, also providing the community new programs & services.
4. Implement a community member & volunteer social for all citizen's and sponsors involved in our program.	4. Due to continued COVID restrictions this goal was not attainable. Therefore, we are going to implement this in FY23.	4. Implement a community member & volunteer social for all citizen's and sponsors involved in KHB's program.

Date Submitted: 3/2/2022
Presenter: Sarah Bell
Item of Business: Elachee Nature Science Center
Meeting Date: 3/10/2022

Purpose of Request:

To present the Elachee Nature Science Center FY2023 Budget Presentation. The City of Gainesville contracts with various Agencies to provide additional services.

History/Background:

Historically, the City of Gainesville has contracted with Elachee Nature Science Center for environmental education and awareness.

Facts & Issues for Consideration:

Historically, the FY2016 Budget was \$10,000 and increased in FY2019 to \$17,000. For the FY2022 budget year, \$20,000 was requested. The budget request for FY2023 is \$30,000.

Department Recommendation:

A continued agreement with Elachee Nature Science Center is requested by the Agency.

Department Director:

Jeremy Perry

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

No

Amount Requested:

\$30,000

Source of Funds:

Funding will be considered as the City's FY2023 budget is developed.

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Elachee FY23 Budget Request	Backup Material

CITY OF GAINESVILLE
AGENCY REQUEST FORM – FY2023 BUDGET

The following should be addressed in your budget request. Please respond to the questions in narrative format following the same numbering presentation as below.

1. What is the amount of funding you are requesting from the City of Gainesville?
\$30,000
2. Attach your financial budget for next year, including a comparative to your current year budget.
Attached
3. Attach a copy of your current financial statement, including balance sheet.
Attached
4. Please discuss your agency's accomplishments over the past 12 months, focusing primarily on services and programs you provided using funding from the City of Gainesville.

Funding from the City of Gainesville is used for a variety of public opportunities, which are highlighted (along with other accomplishments) in the attachment.

5. Explain how you developed your goals for next year's budget. What do you hope to accomplish using the funding from the City of Gainesville?

As Elachee has been learning to thrive in the "new normal," the Board and staff have been focused on utilizing a relatively quieter period for school field trips and public visitation to assess our current state and identify opportunities for continuous improvement. As such, we have set enhancement of the public visitor experience as one of our global goals. Funding from the City of Gainesville has traditionally been used for public programming and exhibits. In keeping with this priority, Elachee plans to utilize the funding to enhance our current offerings for hikers and outdoor enthusiasts by providing new opportunities to serve our community through revitalized exhibits and more quality learning experiences, including additional Science Nights and Discovery Saturdays. We have also begun working to provide additional services to our senior population, with special attention to the fact that this group has been so impacted by the pandemic and needs safe opportunities to be together. The City of Gainesville support will help us ensure that experiences like these more deeply impact our community by allowing us to provide increased services and quality public education opportunities.

6. What challenges are you facing in developing next year's budget? To what level will you be relying on financial reserves to balance your budget?

As with all organizations, the uncertainty of the pandemic creates challenges with developing the budget. Surges of Covid in the community impact our program revenue from field trips, making it difficult to target how much income to budget. Stimulus programs that helped support Elachee's work during statewide closures are coming to an end, as well. With all of that said, the Board and staff have worked hard this year to create a balanced budget and control expenditures accordingly. Therefore, we have not utilized financial reserves and do not anticipate having to do so in the upcoming fiscal year.

7. Did you review programs/services to determine their necessity? How do they tie into your goals? Did you expand, add, decrease or eliminate programs/services? If so, what community and budget impact will the changes have?

Since onboarding of our new President, a comprehensive review of all programs and services has been ongoing. Services that do not directly align with our mission of promoting environmental understanding through education and conservation (such as wedding rentals) have been put on hold in order to evaluate effectiveness in fulfilling our goals. While this decision does impact our budget, we feel that it keeps us more aligned to our mission and increases our ability to concentrate on serving our community. In considering the increase in our funding request, it is important for City of Gainesville leadership to know that our goal is to continue to increase staff capacity to serve in other areas, enabling us to provide more offerings for our community while also planning for future expansion.

ENSC FY23 Proposed Budget		
	FY23	FY22
Income		
Program Revenue	912,000	850,000
Donations, Unrestricted	205,000	190,000
Donations, Restricted	55,000	50,000
Grants	126,000	30,000
Taxable Sales	30,000	30,000
Interest/Dividends	30,000	60,000
Total Income	1,358,000	1,210,000
Expense		
Cost of Goods Sold	5,000	5,000
Personnel Costs	855,000	853,000
Professional Services	20,000	10,000
Entertainment/Food	18,000	28,000
Maintenance/Repairs	30,000	30,000
Marketing	10,000	10,000
Supplies	58,000	48,000
Insurance	76,500	76,500
Travel	1,000	1,000
Other Fees	50,000	50,000
Staff Training	3,000	3,000
SEP-IRA	40,000	30,000
Technology	37,000	20,000
Utilities	41,000	33,000
Vehicles	4,000	3,000
Total Expense	1,248,500	1,200,500
Net Income	109,500	9,500

10:43 AM
01/12/22
Accrual Basis

ELACHEE NATURE SCIENCE CENTER

Balance Sheet

As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1000 · Unrestricted Cash	
1020.1 · Peach State account	78,598.89
1016 · PayPal Account	12,054.91
1011 · Petty Cash	947.98
1015 · UCB Checking Account-GenOp	421,684.25
Total 1000 · Unrestricted Cash	513,286.03
1001 · Restricted Cash Accounts	
1113 · Vanguard Account - Growth	1,003.51
1112 · Vanguard Account - Cash Flow	1,975.34
1111 · Vanguard Account - Liquidity	2,224,100.86
1012 · BB&T Stream Mitigation Account	4,610.18
Total 1001 · Restricted Cash Accounts	2,231,689.89
Total Checking/Savings	2,744,975.92
Accounts Receivable	
1050 · A/R Other	1,610.88
1102 · A/R Future Year Pledges	
1102.0 · A/R - AF Future Year Pledges	6,300.00
Total 1102 · A/R Future Year Pledges	6,300.00
Total Accounts Receivable	7,910.88
Other Current Assets	
1190 · Nature Shop Inventory	13,852.60
Total Other Current Assets	13,852.60
Total Current Assets	2,766,739.40
Fixed Assets	
1513 · Exhibit Improvements	93,420.69
1521 · Elachee Parking Station	98,725.80
1500 · Buildings	1,167,448.83
1502 · Equipment	89,147.25
1505 · Furniture and Equipment	78,754.79
1507 · Vehicles	78,499.87
1510 · Building Improvements	
1511 · Capital Campaign Improvements	54,724.81
1510 · Building Improvements - Other	245,015.57
Total 1510 · Building Improvements	299,740.38
1512 · Land Improvements	562,988.99
1550 · Accumulated Depreciation	-1,166,777.05
Total Fixed Assets	1,301,949.55
Other Assets	
1620 · Intangible Assets	
1622 · Amortization of Intangible Asse	-9,000.00
1620 · Intangible Assets - Other	9,000.00
Total 1620 · Intangible Assets	0.00
1600 · Prepaid Expenses	818.98
1625 · Stream Mitig. Costs Capitalized	184,105.38
1630 · Investment in Land	21,588.81
Total Other Assets	206,513.17
TOTAL ASSETS	4,275,202.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	

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01/12/22
Accrual Basis

ELACHEE NATURE SCIENCE CENTER

Balance Sheet

As of December 31, 2021

	Dec 31, 21
2000 · Accounts Payable	12,966.50
Total Accounts Payable	12,966.50
Credit Cards	
2510 · Chase Business Card	2,104.57
2511 · Office Depot	5.00
2512 · Lowe's card	237.76
Total Credit Cards	2,347.33
Other Current Liabilities	
2110 · Sales Tax Payable	-64.97
2115 · Salaries & Wages Payable	33,768.86
2120 · SEP-IRA Contribution Payable	18,610.27
2122 · 403(B) payable	2,168.79
Total Other Current Liabilities	54,482.95
Total Current Liabilities	69,796.78
Long Term Liabilities	
2500 · Deferred Income	140.00
Total Long Term Liabilities	140.00
Total Liabilities	69,936.78
Equity	
3010 · Net Assets w/o Donor Restrict	1,732,850.99
3020 · Net Assets with Donor Restrict	119,643.60
3030 · Net Assets Board Designated	620,513.63
32000 · Retained Earnings	963,169.39
Net Income	769,087.73
Total Equity	4,205,265.34
TOTAL LIABILITIES & EQUITY	4,275,202.12

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01/12/22

Accrual Basis

ELACHEE NATURE SCIENCE CENTER

Profit & Loss Statement, FY2022, YTD

June through December 2021

	Jun - Dec 21	Jun - Dec 20	\$ Change	% Change
Income				
4000.38 · 2-3 Nature Academy Revenue	51,894.95	2,393.00	49,501.95	2,068.6%
4023 · Sale of Vehicles	9,000.00	0.00	9,000.00	100.0%
4056 · Other Income	203,310.35	188,600.00	14,710.35	7.8%
4600.1 · PS Management Fee	14,000.00	7,000.00	7,000.00	100.0%
4019.1 · Parking Pass - Daily	27,116.02	43,340.53	-16,224.51	-37.4%
4019 · Annual Parking Pass	24,995.00	31,780.01	-6,785.01	-21.4%
4000 · Program Revenue				
4000.1 · CWAPC Management Fee	40,000.00	30,000.00	10,000.00	33.3%
4000.2 · Camp Revenue	168,417.63	44,885.50	123,532.13	275.2%
4000.3 · Preschool Revenue				
4000.33 · K-1 Nature Academy Revenue	92,895.73	80,702.66	12,193.07	15.1%
4000.3 · Preschool Revenue - Other	86,659.88	76,092.22	10,567.66	13.9%
Total 4000.3 · Preschool Revenue	179,555.61	156,794.88	22,760.73	14.5%
4000.4 · Other Program Revenue	3,000.00	1,500.00	1,500.00	100.0%
Total 4000 · Program Revenue	390,973.24	233,180.38	157,792.86	67.7%
4002 · Ticket Sales/Sponsors				
4002.8 · Fundraiser Sponsorships - Fligh	7,800.00	6,850.00	950.00	13.9%
4002.3 · Other Sponsorships	7,100.00	6,000.00	1,100.00	18.3%
Total 4002 · Ticket Sales/Sponsors	14,900.00	12,850.00	2,050.00	16.0%
4007 · Donations				
4007.72 · Donations and Grants, Res.	70,849.01	124,980.00	-54,130.99	-43.3%
4007.22 · Donations - Annual Sponsors	0.00	30,000.00	-30,000.00	-100.0%
4007.98 · In Kind Donations	14,000.00	0.00	14,000.00	100.0%
4007.11 · Donations - FTN Projects	40,529.48	0.00	40,529.48	100.0%
4007.1 · Donations - Annual Fund, Unres	168,449.58	153,432.56	15,017.02	9.8%
4007.6 · Donations -Scholarships, Res				
4007.69 · Donations - FTN ENA Scholarship	1,000.00	0.00	1,000.00	100.0%
Total 4007.6 · Donations -Scholarships, Res	1,000.00	0.00	1,000.00	100.0%
4007.7 · Donations - Restricted				
4007.71 · Donations AF Restricted	0.00	300.00	-300.00	-100.0%
4007.7 · Donations - Restricted - Other	0.00	625.00	-625.00	-100.0%
Total 4007.7 · Donations - Restricted	0.00	925.00	-925.00	-100.0%
4007.8 · Memorial Gifts, Unres	0.00	2,550.00	-2,550.00	-100.0%
4007.9 · Donations - Earthshare	0.00	1,543.67	-1,543.67	-100.0%
Total 4007 · Donations	294,828.07	313,431.23	-18,603.16	-5.9%
4008 · Admission -Museum/Self Guided	0.00	2,944.40	-2,944.40	-100.0%
4010 · Contract - School Program	154,585.00	52,484.00	102,101.00	194.5%
4011 · Noncontract - School Program	26,734.20	5,151.30	21,582.90	419.0%
4015 · Public Education Revenue				
4015.1 · Event Registrations-NEON	0.00	1,470.00	-1,470.00	-100.0%

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Accrual Basis

ELACHEE NATURE SCIENCE CENTER

Profit & Loss Statement, FY2022, YTD

June through December 2021

	Jun - Dec 21	Jun - Dec 20	\$ Change	% Change
4015 · Public Education Revenue - Other				
Total 4015 · Public Education Revenue	24,280.18	20,180.00	4,100.18	20.3%
4018 · Membership Fees	24,280.18	21,650.00	2,630.18	12.2%
4020 · Rental Income	4,495.00	5,850.00	-1,355.00	-23.2%
4021 · House and Office Rental Income	12,055.00	11,618.50	436.50	3.8%
4022 · Taxable Sales	2,892.64	2,711.85	180.79	6.7%
4022.3 · Taxable Sales-NEON	0.00	35.75	-35.75	-100.0%
4060 · Sale of Donated Items	0.00	300.00	-300.00	-100.0%
4022.2 · Taxable Sales - Flights	22,405.70	0.00	22,405.70	100.0%
4022 · Taxable Sales - Other	4,915.87	5,326.67	-410.80	-7.7%
Total 4022 · Taxable Sales	27,321.57	5,662.42	21,659.15	382.5%
4030 · Interest & Dividend Income	9,094.23	18,384.97	-9,290.74	-50.5%
4040 · Realized / Unrealized - Invest.	318,096.61	151,512.40	166,584.21	110.0%
4055 · Refunds/Rebates	481.64	1,471.07	-989.43	-67.3%
Total Income	1,611,053.70	1,112,016.06	499,037.64	44.9%
Cost of Goods Sold				
5000 · Cost of Goods Sold	1,053.40	765.73	287.67	37.6%
Total COGS	1,053.40	765.73	287.67	37.6%
Gross Profit	1,610,000.30	1,111,250.33	498,749.97	44.9%
Expense				
5458 · Parking Station Admin Expense	14,000.00	7,000.00	7,000.00	100.0%
5007.98 · In Kind Donations Expense	1,000.00	0.00	1,000.00	100.0%
5245 · Donations Expense	0.00	500.00	-500.00	-100.0%
5100 · Salaries				
5123 · Grade 2-3 Salaries	21,856.34	0.00	21,856.34	100.0%
5102 · Full-Time Salaries	200,290.37	217,844.17	-17,553.80	-8.1%
5104 · Part-Time Salaries	60,503.19	36,325.51	24,177.68	66.6%
5106 · Naturalists Salaries	74,233.59	45,516.13	28,717.46	63.1%
5110 · Camp Salaries	34,267.35	16,101.86	18,165.49	112.8%
5120 · Nature Preschool Salaries				
5122 · K-1 Nature Academy Salaries	52,504.50	42,553.48	9,951.02	23.4%
5120 · Nature Preschool Salaries - Other	51,746.32	55,463.90	-3,717.58	-6.7%
Total 5120 · Nature Preschool Salaries	104,250.82	98,017.38	6,233.44	6.4%
Total 5100 · Salaries	495,401.66	413,805.05	81,596.61	19.7%
5130 · Payroll Taxes				
5146 · Grade 2-3 Payroll Taxes	1,671.89	0.00	1,671.89	100.0%
5132 · P/R Taxes - Full-Time	15,255.57	16,250.41	-994.84	-6.1%
5134 · P/R Taxes - Part-Time	4,551.61	2,754.28	1,797.33	65.3%
5136 · P/R Taxes - Naturalists	5,639.78	3,477.71	2,162.07	62.2%
5138 · P/R Taxes - Preschool				

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Accrual Basis

ELACHEE NATURE SCIENCE CENTER

Profit & Loss Statement, FY2022, YTD

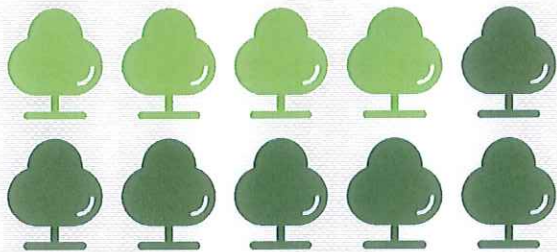
June through December 2021

	Jun - Dec 21	Jun - Dec 20	\$ Change	% Change
5139 · PIR Taxes -K-1 Nature Academy	4,016.56	3,255.36	761.20	23.4%
5138 · PIR Taxes - Preschool - Other	3,958.46	4,197.08	-238.62	-5.7%
Total 5138 · PIR Taxes - Preschool	7,975.02	7,452.44	522.58	7.0%
5144 · P.R Taxes - Camp	2,610.84	1,231.82	1,379.02	112.0%
Total 5130 · Payroll Taxes	37,704.71	31,166.66	6,538.05	21.0%
5150 · Salary Expense - Payroll	3,146.96	3,278.76	-131.80	-4.0%
5153 · Employee Exp-Background,Drug	805.00	330.50	474.50	143.6%
5154 · Entertainment / Food	14,171.51	1,985.64	12,185.87	613.7%
5155 · Maintenance & Repairs	22,222.25	13,066.94	9,155.31	70.1%
5158 · Supplies				
5159 · Office Supplies	1,818.92	4,235.84	-2,416.92	-57.1%
5160 · Exhibit Supplies	3,759.16	3,042.82	716.34	23.5%
5161 · Supplies - General	24,500.29	24,079.61	420.68	1.8%
Total 5158 · Supplies	30,078.37	31,358.27	-1,279.90	-4.1%
5200 · Insurance				
5220.1 · Building and Commercial Ins	21,891.00	19,337.74	2,553.26	13.2%
5210 · Group Health Ins.	23,799.67	24,878.41	-1,078.74	-4.3%
5220 · Other Insurance				
5220.0 · Workers Comp	5,261.00	2,945.00	2,316.00	78.6%
5220 · Other Insurance - Other	1,818.98	0.00	1,818.98	100.0%
Total 5220 · Other Insurance	7,079.98	2,945.00	4,134.98	140.4%
Total 5200 · Insurance	52,770.65	47,161.15	5,609.50	11.9%
5228 · Bank Charges	20,902.63	10,330.41	10,572.22	102.3%
5240 · Dues & Subscriptions	125.00	450.41	-325.41	-72.3%
5335 · Legal/ Accounting	13,000.00	12,000.00	1,000.00	8.3%
5336 · Marketing/Advertising	5,673.83	1,773.36	3,900.47	220.0%
5338 · Mileage Reimbursement	684.23	410.10	274.13	66.8%
5350 · Other Fees	43,541.40	33,387.22	10,154.18	30.4%
5400 · Postage	2,616.44	7,388.46	-4,772.02	-84.6%
5425 · Printing	3,584.17	10,288.16	-6,703.99	-85.2%
5426 · Rental/Event Security Expense	3,325.00	8,505.00	-5,180.00	-60.9%
5430 · SEP-IRA Contribution	19,972.71	10,359.37	9,613.34	92.8%
5434 · Staff Training	883.00	2,426.48	-1,543.48	-83.6%
5450 · Taxes & Licenses	51.00	0.00	51.00	100.0%
5456 · Technology Expense	27,100.18	9,727.43	17,372.75	178.6%
5510 · Telephone	5,727.77	5,009.93	717.84	14.3%
5580 · Utilities	20,048.86	17,324.60	2,724.26	15.7%
5590 · Vehicle Expense	2,375.24	763.25	1,611.99	211.2%
Total Expense	840,912.57	679,797.15	161,115.42	23.7%
Net Income	769,087.73	431,453.18	337,634.55	78.3%

Elachee Nature Science Center

Protecting

Elachee is the trustee for over 1400 acres of greenspace.



Promoting environmental understanding through education and conservation for over **40** years.

Serving Our Children

School Programs opportunities include field trips, outreach, and virtual offerings.



10,000

area students have been served since August 2021.



Science Night Participation

Virtual and in person offerings keep our community learning.



Serving our Community

The Master Naturalist program for adults and Camp Elachee for children provide the opportunity to get outside.

50

Community Members will be trained through the Master Naturalist program this fiscal year.



1046

campers experienced Camp Elachee in 2021.

Date Submitted: 3/2/2022
Presenter: Matt Thomas
Item of Business: Brenau University Business Incubator
Meeting Date: 3/10/2022

Purpose of Request:

Brenau University Business Incubator FY2023 Budget Presentation. The City of Gainesville contracts with various Agencies to provide additional services.

History/Background:

Historically, the City of Gainesville has contracted with the Brenau University Business Incubator to identify, attract, and develop new business and industry into the municipality for the purpose of increasing trade, industry and commerce.

Facts & Issues for Consideration:

The contractual agreement with the Brenau University Business Incubator was for \$40,000 in FY2022. For FY2023, the agency has requested \$40,000.

Department Recommendation:

A continued agreement with the Brenau University Business Incubator is requested by the Agency.

Department Director:

Jeremy Perry

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

No

Amount Requested:

\$40,000

Source of Funds:

Funding will be considered as the City's FY2023 budget is developed.

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Brenau Business Incubator- FY2023 Budget Request	Backup Material



MEMO

To: City of Gainesville, Financial Services

From: Business Incubator at Brenau University

RE: Request for Support—FY2023 Budget Year

Date: February 2, 2022

Response to Agency Request Form:

1. Brenau University respectfully requests the City of Gainesville continue to provide support for its endeavors with a gift to its Business Incubator, which the city has supported over the years. A commitment of \$40,000.00 is requested for the FY2023 budget.

2.

Budget Comparison-- FY for Brenau July 1- June 30			
	2021	2022	2023
Salaries/Benefits	\$ 152,000.00	\$ 120,700.00	\$ 103,000.00
Operations	\$ 50,000.00	\$ 45,000.00	\$ 60,000.00
Rental Expense	\$ 40,000.00	\$ 40,000.00	\$ 35,000.00
Utilities/Facility Costs	\$ 30,000.00	\$ 35,000.00	\$ 55,000.00
Capital Equipment	\$ 3,000.00	\$ 2,800.00	\$ 2,000.00
	\$ 275,000.00	\$ 273,500.00	\$ 255,000.00

The 2022 number reflects an adjustment to the salaries/benefit line when we did not hire a director.

3. Financial Statement is electronically attached.
4. The Business Incubator at Brenau University continues to provide space for local businesses making an impact on the community, while also taking important steps forward in providing learning opportunities by the College of Business & Communication for our students, clients, and the surrounding region. While some of the on-location activities had to be curtailed because of COVID-19, we do have a more robust plan moving forward during calendar year 2022.

Over the past year, Dr. Renee Just and Interim Dean Dr. Shatrella Washington-Hubbard, from our College of Business & Communication have been evaluating the clients and the physical space of the Business Incubator in order to formulate a strategic plan for its use.

Since our last report, Brenau worked with several clients who had been long-term tenants rather than those building a business with the intention of moving on after a few years. The result has been that those clients have found other locations more conducive for their current needs, and thereby providing additional space for use as our new strategic plan comes into focus.

Having been in the facility from its founding, Georgia Tech ceased to be a client at the Business Incubator in fall 2021. With that development in mind, Dr. Washington-Hubbard initiated a discussion with the University of Georgia's business development group in order to investigate future collaborative undertakings here in Gainesville.

This new potential partner, in addition to all of our other activities this year, will be beneficial for our students, the clients in the incubator, and by extension, the entire Gainesville community as time moves forward.

5. The Business Incubator continues to develop its budgetary goals by taking into account the projected and realized budgets of the last several years. With the increase in the involvement in the College of Business & Communication, we have reallocated funds away from salaries and started the process of increasing our operations line to begin to focus on community impact. The funds provided by the city will help fund and strengthen this initiative.
6. The Business Incubator continues to run at a deficit that is offset by funds already set aside by Brenau. While the pandemic and our strategic planning process slowed our efforts to expand the client base this past year, it is our expectation that we will be able to attract the necessary clients and find additional means of support that will allow for a balanced budget before the funds set aside are fully expended. Until that point, Brenau University is committed to offsetting this shortfall to help develop this important community resource.
7. It is the expectation of the Brenau University administration that the new Dean of the College of Business & Communication will finalize the vision for this space based on the work of Dr. Just and Dr. Washington-Hubbard. The integration of our academic programs continue to be the expected outcome, bringing added value to the incubator that we initially discussed last year. This continues to tie into our mission as an institution of higher education providing benefit to our students, while also being mindful of acting as good stewards by using the funding from supporters like the City of Gainesville for a greater community impact.

Sincerely,



Matt Thomas, CFRE
VP for University Advancement
mthomas@brenau.edu
770.718.5309

Date Submitted: 3/3/2022

Presenter: Brandon Ellis

Item of Business: Ordinance: Amend Section 9-20-2-1 of the ULDC Entitled Fire Limits Established

Meeting Date: 3/10/2022

Purpose of Request:

The purpose of this request is to update the ordinance and map of the fire district surrounding the COG square and properties from the current 1936 adoption.

History/Background:

The current fire district was established in 1936 for several reasons, the close proximity to other businesses, buildings with no fire separation, type of building construction, minimal building codes, and ultimately to protect these buildings from fire spread. When the fire district was established it required these buildings to be held to stricter fire code. We require any buildings that are remodeled or new construction that are within the current fire district to fall under these stricter fire codes that are listed in the International Building Code Appendix D. Today with modern construction techniques and evolved fire codes, the need to reduce the size of the fire district is past due.

Facts & Issues for Consideration:

The current fire district is based on information from 1936. Our current IBC is based on information for industry standards from 2018. The current fire district does not factor in the new building standards and codes which are being enacted for life safety, which far exceed the standards used during the 1936 adoption.

Department Recommendation:

To approve the ordinance.

Department Director:

Brandon Ellis

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
☐ Amend Section 9-20-2-1 of the ULDC Entitled Fire	Ordinance
☐ New Fire District	Attachments/Exhibits
☐ Ordinance language change	Backup Material
☐ Current Fire District	Backup Material
☐ List of properties	Backup Material

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE TO AMEND SECTION 9-20-2-1 OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF GAINESVILLE, GEORGIA ENTITLED “FIRE LIMITS ESTABLISHED” AS SET FORTH BELOW; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

SECTION I.

Section 9-20-2-1 of the Unified Land Development Code of the City of Gainesville, Georgia is hereby amended to read as follows:

All that portion of the city bounded by the following named streets, alleys, avenues and lanes as hereinafter set forth, is hereby defined and shall hereafter be known as and constitute the fire limits of the city and which is also shown on the fire limits map which is hereby made a part of this chapter:

The following property addresses will be considered covered under the proposed fire district amendment as currently listed; 0 Main Street Southwest, Gainesville, Ga. 30501; 100 Main Street Southwest, Gainesville, Ga. 30501; 100 Washington Street Northwest, Gainesville, Ga. 30501; 101 Bradford Street Southeast, Gainesville, Ga. 30501; 101 Washington Street, Gainesville, Ga. 30501; 102 Washington Street Northwest, Gainesville, Ga. 30501; 104 Main Street Southwest, Gainesville, Ga. 30501; 104 Washington Street Northwest, Gainesville, Ga. 30501; 105 Bradford Street Southeast, Gainesville, Ga. 30501; 106 Spring Street Southwest, Gainesville, Ga. 30501; 106 Washington Street Northwest, Gainesville, Ga. 30501; 107 Bradford Street Southeast, Gainesville, Ga. 30501; 107 Washington Street Northeast, Gainesville, Ga. 30501; 108 Bradford Street Northeast, Gainesville, Ga. 30501; 108 Washington Street Northwest, Gainesville, Ga. 30501; 109 Bradford Street Southeast, Gainesville, Ga. 30501; 109 Green Street Northeast, Gainesville, Ga. 30501; 109 Washington Street Northeast, Gainesville, Ga. 30501; 110 Main Street Southwest, Gainesville, Ga. 30501; 110 Maple Street Southwest, Gainesville, Ga. 30501; 111 Bradford Street Southeast, Gainesville, Ga. 30501; 111 Main Street Northwest, Gainesville, Ga. 30501; 111 Spring Street Southeast, Gainesville, Ga. 30501; 111 Washington Street Northeast, Gainesville, Ga. 30501; 111 Washington Street Southwest, Gainesville, Ga. 30501; 112 Bradford Street Northeast, Gainesville, Ga. 30501; 112 Main Street Southwest, Gainesville, Ga. 30501; 113 Bradford Street Southeast, Gainesville, Ga. 30501; 113 Washington Street Northeast, Gainesville, Ga. 30501; 114 Washington Street Northwest, Gainesville, Ga. 30501; 114 Washington Street Southeast, Gainesville, Ga. 30501; 115 Bradford Street Northwest, Gainesville, Ga. 30501; 115 Bradford Street Southeast, Gainesville, Ga. 30501; 115 Washington Street Northeast, Gainesville, Ga. 30501; 116 Bradford Street Northeast, Gainesville, Ga. 30501; 116 Spring Street Southeast, Gainesville, Ga. 30501; 117 Bradford Street Southeast, Gainesville, Ga.

ORDINANCE NO. 2022-____

30501; 117 Jesse Jewell Parkway Southeast, Gainesville, Ga. 30501; 118 Bradford Street Northeast, Gainesville, Ga. 30501; 118 Washington Street Northwest, Gainesville, Ga. 30501; 119 Main Street Northwest, Gainesville, Ga. 30501; 119 Washington Street Northeast, Gainesville, Ga. 30501; 120 Bradford Street Northeast, Gainesville, Ga. 30501; 121 Bradford Street Northwest, Gainesville, Ga. 30501; 121 Spring Street Southeast, Gainesville, Ga. 30501; 121 Washington Street Northeast, Gainesville, Ga. 30501; 122 Bradford Street Northeast, Gainesville, Ga. 30501; 122 Maple Street Northwest, Gainesville, Ga. 30501; 123 Main Street Northwest, Gainesville, Ga. 30501; 124 Main Street Northwest, Gainesville, Ga. 30501; 125 Main Street Northwest, Gainesville, Ga. 30501; 126 Bradford Street Northeast, Gainesville, Ga. 30501; 127 Main Street Northwest, Gainesville, Ga. 30501; 129 Bradford Street Northwest, Gainesville, Ga. 30501; 130 Bradford Street Northeast, Gainesville, Ga. 30501; 131 Bradford Street Northwest, Gainesville, Ga. 30501; 131 Green Street Northeast, Gainesville, Ga. 30501; 132 Bradford Street Northeast, Gainesville, Ga. 30501; 200 Broad Street Southwest, Gainesville, Ga. 30501; 200 Main Street Southwest, Gainesville, Ga. 30501; 200 Washington Street Northwest, Gainesville, Ga. 30501; 201 Green Street Northeast, Gainesville, Ga. 30501; 202 Bradford Street Northeast, Gainesville, Ga. 30501; 210 Washington Street Northwest, Gainesville, Ga. 30501; 212 Spring Street Southwest, Gainesville, Ga. 30501; 215 Bradford Street Northwest, Gainesville, Ga. 30501; 220 Main Street Southwest, Gainesville, Ga. 30501; 222 Main Street Southwest, Gainesville, Ga. 30501; 224 Main Street Southwest, Gainesville, Ga. 30501; 226 Main Street Southwest, Gainesville, Ga. 30501; 300 Spring Street Southwest, Gainesville, Ga. 30501; 301 Main Street Southwest, Gainesville, Ga. 30501; 301 Washington Street Southwest, Gainesville, Ga. 30501; 302 Spring Street Southwest, Gainesville, Ga. 30501; 303 Washington Street Southwest, Gainesville, Ga. 30501; 304 Spring Street Southwest, Gainesville, Ga. 30501; 308 Spring Street Southwest, Gainesville, Ga. 30501; 320 Spring Street Southwest, Gainesville, Ga. 30501; 322 Spring Street Southwest, Gainesville, Ga. 30501.

All matters pertaining to structural conditions of buildings within the fire limits shall be in compliance with appendix D of the International Building Code, current edition, adopted by the department of community affairs of the state, and which is on file in the office of the city clerk, and hereby referred to, adopted and made a part hereof as if fully set out in this Code.

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.

The Ordinance is enacted as an amendment to Section 9-20-2-1 of the Unified Land Development Code of the City of Gainesville, Georgia.

SECTION VI

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

W. Samuel Couvillon, 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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



Sec. 9-20-2-1. - Fire limits established.

All that portion of the city bounded by the following named streets, alleys, avenues and lanes as hereinafter set forth, is hereby defined and shall hereafter be known as and constitute the fire limits of the city and which is also shown on the fire limits map which is hereby made a part of this chapter:

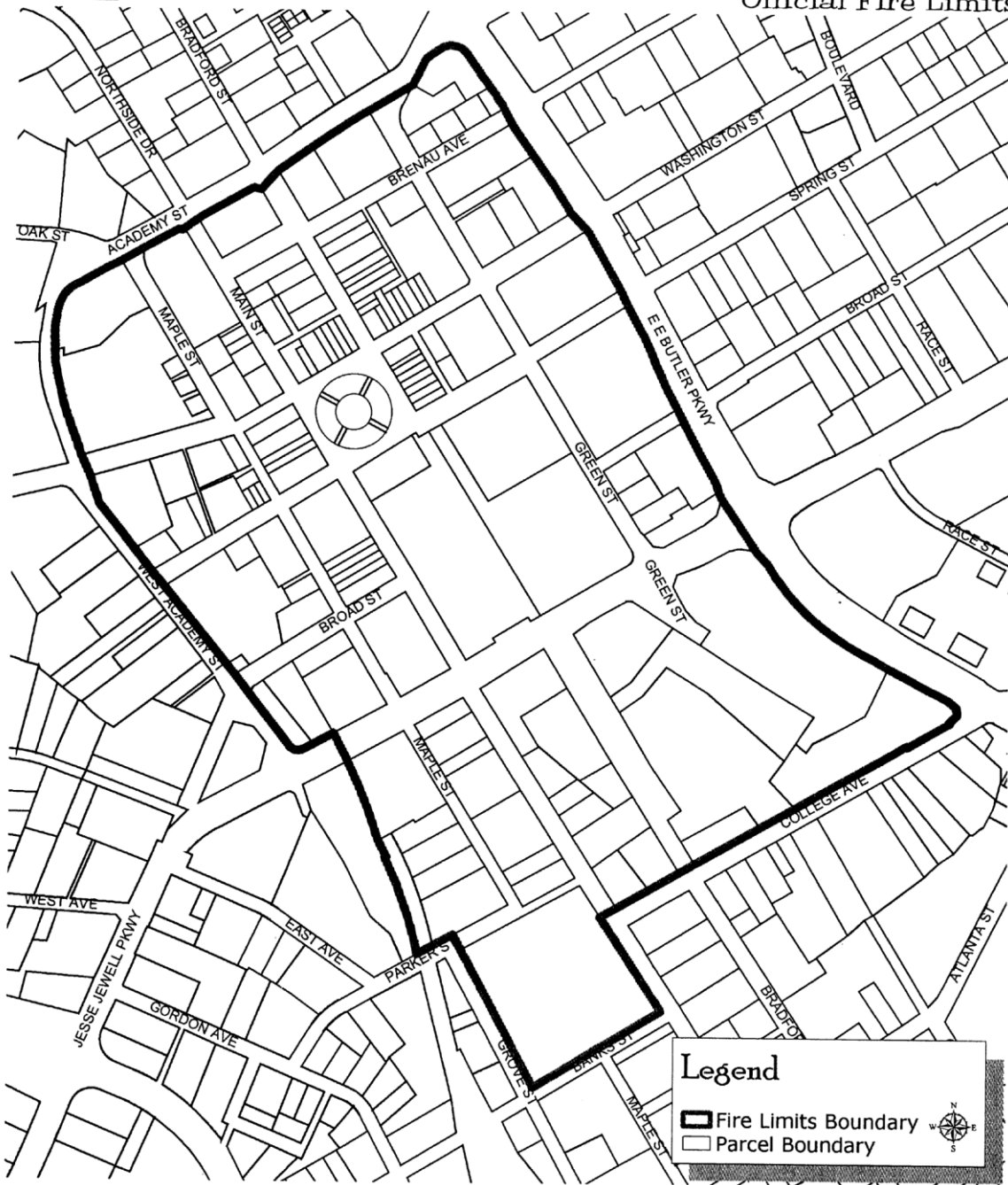
Beginning at the intersection of Academy and E.E. Butler Parkway; thence following the southern right-of-way of Academy Street in a southwesterly direction to its intersection with Jesse Jewell Parkway; thence following the right-of-way line of Jesse Jewell Parkway to its intersection with the right-of-way of the Seaboard Railroad; thence running south along the right-of-way of the Seaboard Railroad to its intersection with Parker Street; thence in an easterly direction along the right-of-way of Parker Street to its intersection with Grove Street; thence in a southerly direction along the right-of-way of Grove Street to its intersection with Banks Street; thence in an easterly direction along the right-of-way of Banks Street to its intersection with Main Street; thence in a northerly direction along the right-of-way of Main Street to its intersection with College Avenue; thence along the right-of-way of College Avenue in an easterly direction to its intersection with E.E. Butler Parkway; thence following the center line of E. E. Butler Parkway including the new alignment of E. E. Butler Parkway in a northerly direction to its intersection with Academy Street and the point of beginning.

All matters pertaining to structural conditions of buildings within the fire limits shall be in compliance with appendix D of the International Building Code, current edition, adopted by the department of community affairs of the state, and which is on file in the office of the city clerk, and hereby referred to, adopted and made a part hereof as if fully set out in this Code.



City of Gainesville

Official Fire Limits

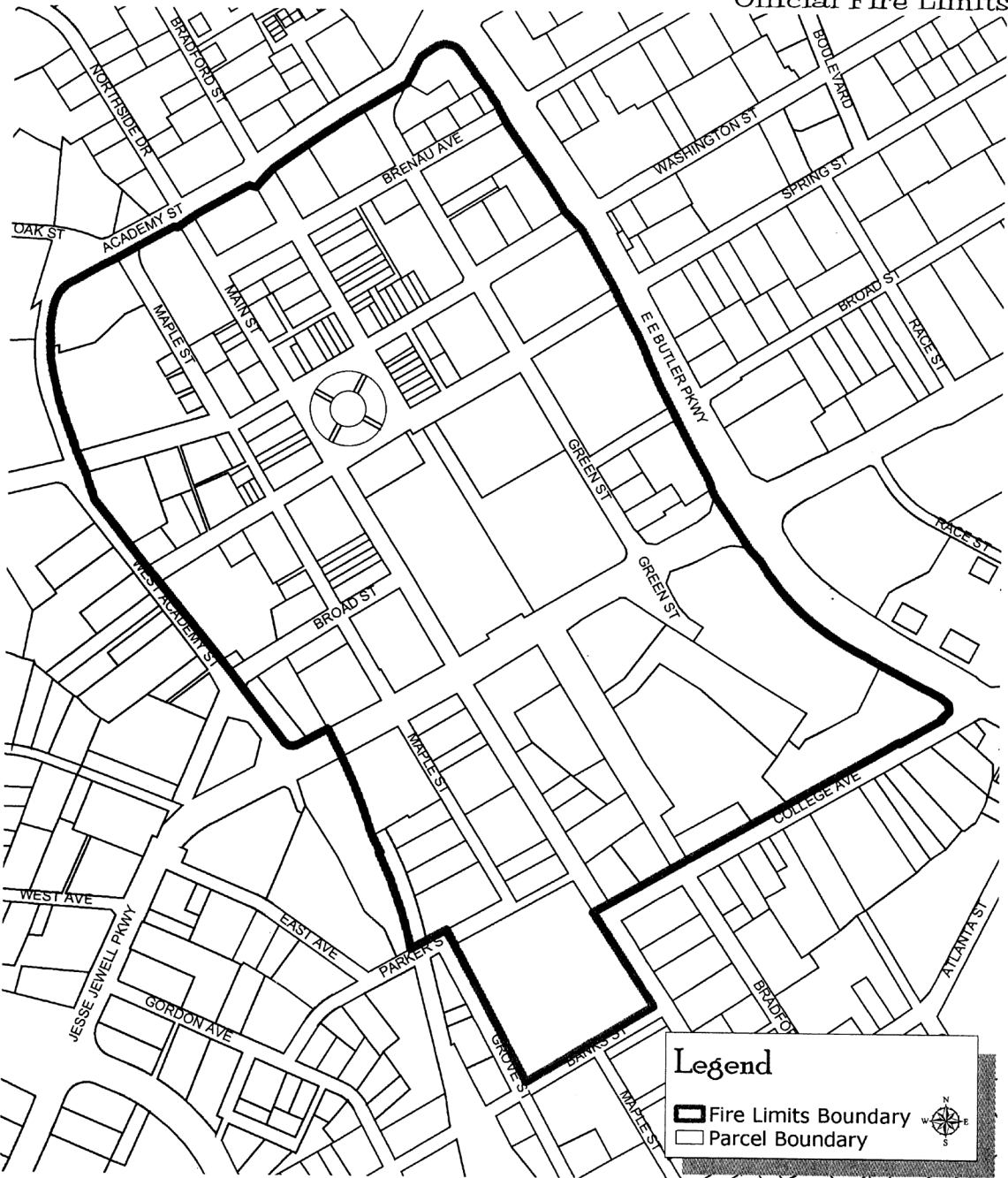


Official Fire Limits



City of Gainesville

Official Fire Limits



Parcel ID	Address	Owner_1
01006 00100	MAIN STR	Gainesville Redevelopment Authority
01005 0060100	MAIN	STHRIVE RE GAINESVILLE, GA, LLC
01005 0010100	WASHI	SUMMER HISTORIC ACQUISITIONS LLLP
01004 0010101	BRADF J W JR	LANCASTER
01004 0020101	WASHI	Christopher Davidson
01005 0010102	WASHI	INMAN PERK COFFEE LLC
01005 0060104	MAIN	SSCOTT SLAUGHTER, AS TRUSTEE O/T LAWRENCE
01005 0010104	WASHI	KUNZER PROPERTIES, LLC
01004 0010105	BRADF	Brenda Paulette Pridgen
01006 0010106	SPRING106	SPRING LLC
01005 0010106	WASHI	PRINCETON SALON AND SPA GAINESVILLE, INC
01004 0010107	BRADF	Katherine R Haynes
01004 0020107	WASHI	SUMMER HISTORIC ACQUISITIONS LLLP
01004 0020108	BRADF	Trudy Crow-Buggeln
01005 0010108	WASHI	108 NW WASHINGTON STREET LLC
01004 0010109	BRADF	109 SE BRADFORD STREET LLC
01004 0020109	GREEN109	GREEN STREET, LLC
01004 0020109	WASHI	Amanda Claire Reeves
01005 0060110	MAIN	SJames Tortorelli
01005 0050110	MAPLE	James Tortorelli
01004 0010111	BRADF	111 SE BRADFORD STREET LLC
01005 0020111	MAIN	SGibson Alvin
01004 0010111	SPRING	COUNTY GEORGIA HALL
01004 0020111	WASHI	RWC HOLDINGS, L.L.L.P
01004 0020111	WASHI	111 WASHINGTON STREET SOUTHWEST, Gainesville, GA, 30501
01004 0020112	BRADF	112 NE BRADFORD STREET LLC
01005 0060112	MAIN	SMarjorie Strittmatter
01004 0010113	BRADF	113 SE BRADFORD STREET LLC
01004 0020113	WASHI	ST LUKE BAPTIST CHURCH INC
01005 0010114	WASHI	Katherine R Haynes
01004 0010114	WASHI	E 3 TWENTY HOLDINGS LLC
01005 0010115	BRADF	HAROLD (TOM) M HUGHES JR.
01004 0010115	BRADF	Katherine R Haynes
01004 0020115	WASHI	HAPPY ZEN, INC
01004 0020116	BRADF	Bernardo C Cortese
01007 0020116	SPRING	HALL COUNTY COURT HOUSE
01004 0010117	BRADF	117 BRADFORD, LLC
01007 0010117	JESSE J	CITY OF GAINESVILLE
01004 0020118	BRADF	SUMMER HISTORIC ACQUISITIONS LLLP
01005 0010118	WASHI	Rahab'S Rope
01005 0020119	MAIN	Salvin Gibson
01004 0020119	WASHI	Thomas Wayne Hollis
01004 0020120	BRADF	YELLOWFIN HOLDING COMPANY, LLC
01005 0010121	BRADF	TWO M PROPERTIES

01004 0010121 SPRINGSTATES POST OFFICE UNITED
01004 0020121 WASHICOLLIER COMPANY LLC THE
01004 0020122 BRADF SUMMER HISTORIC ACQUISITIONS LLLP
01005 0020122 MAPLETrey Cely
01005 0020123 MAIN SCOLLIER COMPANY LLC THE
01005 0010124 MAIN SCOLLIER COMPANY LLC THE
01005 0020125 MAIN SJanice Martin Braselton
01004 0020126 BRADF SUMMER HISTORIC ACQUISITIONS LLLP
01005 0020127 MAIN SCOUNTY LIBRARY HALL
01005 0010129 BRADF Katherine R Haynes
01004 0020130 BRADF Harrison R Haynes
01001 0020215 BRADF CITY OF GAINESVILLE
01005 0010131 BRADF PHARMACON NUCLEAR INC
01004 0020131 GREENLOOKING GLASS SURVEYS LLC
01004 0020132 BRADF Katherine R Haynes
01006 0020200 BROADMather Building Associates
01006 0020200 MAIN SBLACKWATCH INCOME FUND I LP
01005 0020200 WASHIKEYS DO DU PROPERTIES, LLC
01002 0020201 GREENTHE ARTS COUNCIL INC
01002 0020202 BRADF SQUARE ONE RENTALS, LLC
01005 0020210 WASHICELY TREY, ET AL
01005 0060212 SPRINGPHARMACON NUCLEAR INC
01006 0020220 MAIN SJohn Mchugh
01006 0020222 MAIN SRAMSEY PROPERTIES INC
01006 0020224 MAIN SCONNER BRENDA - CONNER TRUST
01006 0020226 MAIN S226 LLC
01005 0050300 SPRINGRYALS BROTHERS PROPERTIES, LLC
01006 0010301 MAIN SCITY OF GAINESVILLE
01005 0050301 WASHIErnest Hyman Reynolds
01005 0050302 SPRINGRAINMAKER PROPERTIES LLC
01005 0050303 WASHININTH DISTRICT OPPORTUNITY INC
01005 0050304 SPRINGNINTH DISTRICT OPPORTUNITY INC
01005 0050308 SPRINGNinth District Opportunity
01005 0050320 SPRINGPEACH STATE BANK & TRUST
01005 0050322 SPRING622 MAIN, LLC

Date Submitted: 3/2/2022

Presenter: Rusty Ligon / TSW Consultant

Item of Business: **Public Hearing Item: March 15, 2022 Council Meeting**
Transmittal of the 2040 Gainesville Comprehensive Plan Five-Year Update

Meeting Date: 3/10/2022

Purpose of Request:

To adopt a Transmittal Resolution of the five year update to the Comprehensive Plan to maintain the City's Qualified Local Government (QLG) Status.

History/Background:

The Community and Economic Development staff began the process of updating the Comprehensive Plan in August of 2021. City staff, in partnering with consultants from TSW, subconsultants from KB Advisory Group, Keck & Wood and the Georgia Mountains Regional Commission have completed a draft update to the Comprehensive Plan which is prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning.

During the public participation process, a steering committee comprised of various community stakeholders and City officials provided input, outreach and guidance of the proposed plan. Vital public input was received through numerous public participation events which included a public kick-off virtual meeting, Mule Camp festival outreach, two public workshops, public open house event and several community surveys over a period of 6 months.

Facts & Issues for Consideration:

Once the resolution is approved, the proposed Transmittal Resolution will be transmitted to the Georgia Mountains Regional Commission and Department Community Affairs for review.

Department Recommendation:

To hold a public hearing and approve the resolution.

Department Director:

Rusty Ligon

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

No

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Legal Ad Newspaper Article	Legal Ad
☐ Transmittal of 2040 Comprehensive Plan Five-Year Update	Resolution

1J4GX48S94C133555
1998 Honda Accord
1HGCG5552WA191662
2007 Cadillac Escalade
1GYFK6688R291187
1996 Honda Accord
1HGCD5633TA037687
2002 Dodge Caravan
2B8GP44302R574401
2012 Chevrolet Express
1GCSGAFX4C1116458
1996 BMW 328i
NBACD3324TAV17412
2016 Toyota Corolla
5YFBURHE6GP396355
2000 Nissan Maxima
IN1CA31D6YT511898
1994 Ford Ranger
1FTCR14X0RPC54988
1996 Jeep Cherokee
1J4FX5857TC195794
2008 Lexus IS 350
1THBE262785021343
2017 Kia Sportage
NDPM3AC8H7204271
2010 Nissan Murano
IN8AZ1MU3AW015141
2007 Hyundai Sonata
5NMSH13E07H004431
1995 Toyota Corolla
INXAE09B9S2319611
104953 2/23,3/2

Name Changes

IN THE SUPERIOR COURT OF HALL COUNTY, STATE OF GEORGIA
IN RE NAME CHANGE OF:
DIANA JEANNE EZRINE
Petitioner
CIVIL ACTION FILE NO. 2022CV124C
NOTICE OF PETITION
An action was filed in the Superior Court of Hall County on January 17, 2022, to change the petitioner's name as follows:
Petitioner's Name: DIANA JEANNE EZRINE
Desired New Name: DIANA JEANNE KIRK
Any interested party has the right to appear in this case and file an objection before the final judgment is rendered in this case.
His 7th day of February 2022.
ROY R. MILLIKAN
Attorney at Law
Georgia State Bar No.: 09200
P.O. Box 679
Gainesville, GA 30501
Office: (770) 536-7970
Facsimile: (770) 531-1235 troy@roymillikan.com
104875 2/23,3/2,9,16

IN THE SUPERIOR COURT OF HALL COUNTY, STATE OF GEORGIA
IN RE the Name Change of:

Petition was filed. This 18th day of February, 2022 RESPECTFULLY SUBMITTED, -s- JAMES M. WALTERS, ESQ. JAMES M. WALTERS Attorney for Plaintiff Ga. State Bar No. 735750. 311 Green Street, Suite 103, Gainesville, Georgia 30501 Phone: (770) 536-3264 jim@thewaltersfirm.com. 105036 2/23,3/2,9,16

IN THE SUPERIOR COURT OF HALL COUNTY, STATE OF GEORGIA
In re the name change of Dennis Cockerham
Petitioner
Civil Action File # 21CV2091C
NOTICE OF PETITION TO CHANGE NAME OF ADULT

You are hereby notified that on the 22 day of November 2021 Dennis Cockerham, filed a Petition to Change Name in the Superior Court of Hall County. Dennis Cockerham desires to change his/her name from Dennis Paul Cockerham to Dennis Paul Dyer. Any interested party has the right to appear in this case and file objections within 30 days after the Petition to Change Name was filed.
Dated 11/22/2021
/s/ Dennis Paul Cockerham
104453 2/9,16,23,3/2

SUPERIOR COURT OF HALL COUNTY, STATE OF GEORGIA
In re the Name Change of Andeaka Henderson
Petitioner
Civil Action Case Number 2022CV127W
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Andeaka Henderson filed a petition in the Superior Court of Hall County January 28, 2022 to change the name from is Andeaka Lashae Henderson to Andeaka Lashae Henderson
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Dated 1/28/22
/s/ Andeaka Henderson
104307 2/2,9,16,23

SUPERIOR COURT OF HALL COUNTY, STATE OF GEORGIA

program will be available for public review at the office of the Community and Economic Development Department during regular business hours, 8:00 a.m. - 5:00 p.m. Monday through Friday, starting on Monday, February 28, 2022. The draft annual update also will be posted under the Community & Economic Development page on the City of Gainesville website at <https://www.gainesville.org/>. Additional information is available from the City of Gainesville, Community and Economic Development Department, Planning Division, by calling telephone 770-531-6570.

104959 2/23

NOTICE OF PUBLIC HEARING ON THE CITY OF GAINESVILLE COMPREHENSIVE PLAN
NOTICE is hereby given that on Tuesday, March 15, 2022 at 5:30 p.m. in the Municipal Court Room of the Gainesville Justice Center (Public Safety Complex), located at 701 Queen City Parkway, a Public Hearing will be held by the City Council of the City of Gainesville, Georgia, on the following:

In accordance with the State of Georgia Department of Community Affairs Local Planning Standards, Chapter 110-12-1-.04(1)(c), the City of Gainesville is holding a public hearing for comments on the Gainesville Comprehensive Plan. The purpose of this public hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be transmitted to the Regional Commission for review. Additional information is available from the City of Gainesville Community and Economic Development Department, Planning Division, by calling 770-531-6570.
105023 2/23

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on March 10, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 26961, 7366 Friendship Springs Rd, Flowery Branch, GA 30542, (678) 693-2587
Time: 10:30 AM
Sale to be held at www.storage-treasures.com.
1085 - Nance, Cynthia;
1136 - Miller, Susan;
2180 - Clay, Nicole;
3019 - McDonald, Mandy; 3128 - Snell, Kayla;
3183 - Harris, Robin;
3211 - Prim, Oscar;
3240 - Jones, Thomas
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
104872 2/23,3/2

NOTICE OF PUBLIC SALE
The undersigned, wishing to avail themselves of the provisions under the Georgia Self-service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit: Monday the 14th day of March, 2022 at 10:00 AM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.

goods of the following: #842 Anthony Penland 104747 2/16,19,23

Probate Notices

IN THE PROBATE COURT OF HALL COUNTY, STATE OF GEORGIA
IN RE: ESTATE OF JANET LYNN GRIER, DECEASED
ESTATE NO. E-22-054
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

[Strike the sentence in parenthesis below if not applicable
TO: whom it may concern:
Kelley Nicole Boyd has petitioned to be appointed administrator of the estate of Janet Lynn Grier, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees, must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine Judge of the Probate Court
By: Melissa C. Phillips Clerk of the Probate Court
116 Spring Street Floor Gainesville, Georgia

IN THE PROBATE COURT OF HALL COUNTY, STATE OF GEORGIA
IN RE: ESTATE OF HARRY WILLIAM GRIER, DECEASED
ESTATE NO. E-22-05
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
[Strike the sentence in parenthesis below if not applicable.]
TO: whom it may concern:
Kelley Nicole Boyd has petitioned to be appointed administrator of the estate of Harry William Grier, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees, must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine Judge of the Probate Court
By: Melissa C. Phillips Clerk of the Probate Court
116 Spring Street Floor Gainesville, Georgia

is any, to the petition discharge of personal representative, in Court on or before March 9th, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees, must be tendered with objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine Judge of the Probate Court
By: S. Carley Clerk of the Probate Court
116 Spring Street Floor Gainesville, Georgia 30501
770-531-6923
104581 2/23

IN THE PROBATE COURT OF HALL COUNTY, STATE OF GEORGIA
IN RE: ESTATE OF HARRY WILLIAM GRIER, DECEASED
ESTATE NO. E-22-05
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
[Strike the sentence in parenthesis below if not applicable.]
TO: whom it may concern:
Kelley Nicole Boyd has petitioned to be appointed administrator of the estate of Harry William Grier, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees, must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine Judge of the Probate Court
By: Melissa C. Phillips Clerk of the Probate Court
116 Spring Street Floor Gainesville, Georgia

RESOLUTION BR-2022 - ____

TRANSMITTAL OF THE 2040 COMPREHENSIVE PLAN FIVE-YEAR UPDATE

WHEREAS, the City of Gainesville, Georgia has prepared a five-year update to its 2040 Comprehensive Plan adopted June 2017; and

WHEREAS, this five-year update document was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning “Local Planning Requirements” effective October 1, 2018, and established by the Georgia Planning Act of 1989; and

WHEREAS, an initial virtual public kick-off meeting was held on September 16, 2021, to receive input on the City’s current Comprehensive Plan, to learn what issues should be considered in the development of the five-year update, and to hear input on the planning process; and

WHEREAS, a Steering Committee comprised of community stakeholders as well as City staff and City officials provided additional feedback on issues and opportunities; and

WHEREAS, additional feedback on issues and opportunities was gained from two visioning workshops and community surveys; and

WHEREAS, a Public Open House was held on February 10, 2022, on the first floor of the Gainesville Administration Building in Gainesville, Hall County, Georgia; and

WHEREAS, a second public hearing on the transmittal of the draft five-year updated plan document was held on Tuesday, March 15, 2022, at the Public Safety Complex in the Municipal Court Room in Gainesville, Hall County, Georgia; and

WHEREAS, the said five-year updated plan document shall be included as part of this resolution as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the transmittal of the five-year update of the “Gainesville 2040 Comprehensive Plan” to the Georgia Mountains Regional Commission for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this ____ day of _____, 2022.

W. Samuel Couvillon, 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



GAINESVILLE 2040 COMPREHENSIVE PLAN

DRAFT | FEBRUARY 28, 2022

ACKNOWLEDGMENTS

GAINESVILLE MAYOR & COUNCIL

Sam Couvillon, Mayor
Danny Dunagan, Ward 1
Zack Thompson, Ward 2
Barbara B. Brooks, Ward 3
George Wangemann, Ward 4
Juli Clay, Ward 5*

GAINESVILLE STAFF

Brian Lackey, City Manager
Angela Sheppard, Assistant City Manager*
Denise Jordan, City Clerk
Jeremy Perry, Chief Financial Officer
Janeann Allison, Director of Administrative Services & Human Resources
Rusty Ligon, Community Development Director*
Brandon Ellis, Fire Chief
Jay Parrish, Police Chief
Chris Rotalsky, Public Works Director
Linda MacGregor, Water Resources Director
Kate Mattison, Parks & Recreation Director

KEY PROJECT STAFF

Matt Tate, Deputy Community Development Director*

* Denotes involvement on the Steering Committee

STEERING COMMITTEE

CONSULTANT TEAM

TSW
Keck & Wood
KB Advisory Group

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1



INTRODUCTION

About Gainesville

Purpose of this Plan

Planning Process

Previous Planning Efforts

ABOUT GAINESVILLE

“Gainesville, county seat of Hall County, is located in northeast Georgia, approximately 50 miles northeast of Atlanta and 100 miles southwest of Greenville, South Carolina. Gainesville is the largest of six cities in Hall County with an estimated population of more than 43,000 as of July 2019. As the business hub for Northeast Georgia, Gainesville’s daytime population is estimated in excess of 100,000.

Established as ‘Mule Camp Springs; near the crossing of two Indian trails followed by settlers in the 1800s, the City of Gainesville has maintained and built upon its historical legacy as a regional transportation and trade center for two

centuries. Less than three years after the creation of Hall County, the village of Mule Camp Springs was chosen to serve as the site of government for the new county and was chartered by the Georgia Legislature Nov. 30, 1821.

At the suggestion of Justice John Vance Cotter, it was given the name ‘Gainesville’ in honor of Gen. Edmund P. Gaines, a hero of the War of 1812, and a noted military surveyor and road-builder. Gainesville has been a part of the nation’s governmental framework longer than 26 of the 50 states.”

- From the City of Gainesville Website



PURPOSE OF THE PLAN

This comprehensive plan envisions the long-term future of the City of Gainesville, Georgia, and outlines the steps to fulfill it. As time passes and as conditions change, this plan will serve as a guide for cooperation and coordination between other municipalities, service providers, and current and future property owners. The goals and strategies contained in this plan have been carefully crafted to support new development and redevelopment that is beneficial to the community and maintains its vision. The plan should be used to support decisions regarding growth management, transportation, housing, economic development, sustainability, and the community’s quality of life over the next few decades.

Furthermore, this plan fulfills Georgia Department of Community Affairs (DCA)’s requirements for local comprehensive planning and the requirements to maintain the City of Gainesville’s status as a Qualified Local Government.



PLANNING PROCESS

DISCOVERY

AUGUST 2021 - OCTOBER 2021

- Existing conditions analysis
- Virtual Kick-Off Meeting
- Stakeholder interviews
- Steering Committee Meeting #1

VISIONING

NOVEMBER 2021 - DECEMBER 2021

- Two Visioning Workshops
- Steering Committee Meeting #2

DRAFT PLAN

JANUARY 2022 TO APRIL 2022

- Steering Committee Meeting #3
- Draft Plan Open House
- Public plan review

FINALIZE + ADOPT

JUNE 2022

IMPLEMENT

(YEARS 2022-2032)

- Begin implementation on projects!

PREVIOUS PLANNING EFFORTS

Previous regional and local studies and plans have set forth a range of considerations that should be included in future planning efforts relative to the City of Gainesville. Recurring themes include implementing appropriate land use regulations, protecting the natural environment, balancing development objectives, and improving the transportation network. The following sections provides brief overviews of the key elements and goals found in the most recent studies and plans pertaining to the City of Gainesville.



GAINESVILLE COMPREHENSIVE PLAN, 2012

KEY ISSUES

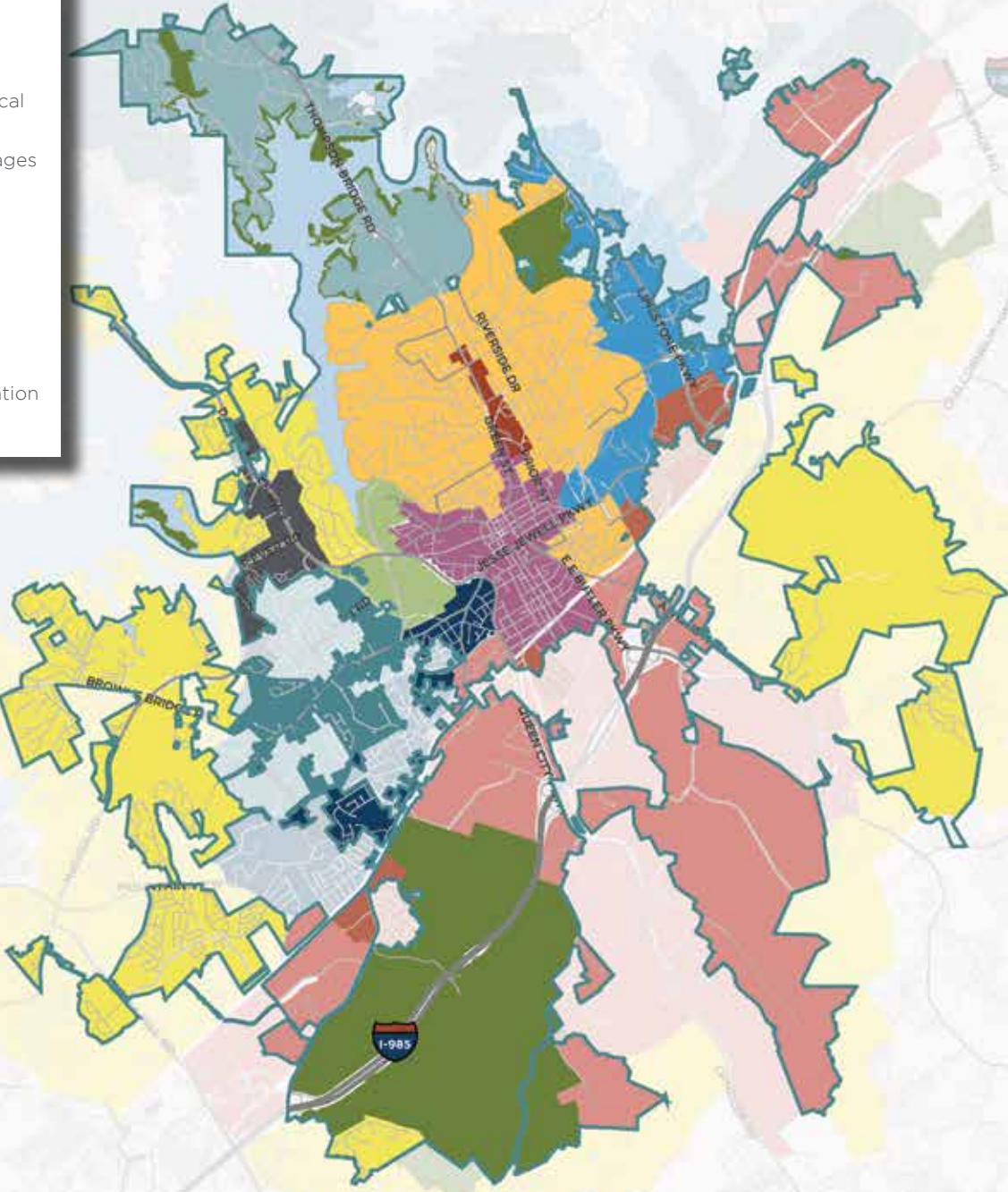
- Only 13% population was over 65, but senior population was likely increasing.
- Need for knowledge workers with expansion of hospital and other medical facilities.
- Urban-scale development in Midland is desired, but constrained by land cost and assembly.
- The city is lacking higher-end/ greater variety retail, especially in the downtown core.
- Industrial development may be incompatible with emerging residential along Athens Highway.
- Industrial uses along railroad/Ridge Road are negatively impacting adjacent neighborhoods (especially Newtown).
- Northeast Georgia Medical Center operations and expansion are constrained by a lack of parking.
- Larger, auto-oriented commercial developments impacting surrounding neighborhoods.
- Need to balance land use and traffic functions along city's arterials Issues related to connectivity and walkability throughout the City.
- Peak-hour level-of-service issues along select arterials resulting from conflicts between through traffic and local traffic.
- Increasing congestion on major corridors, especially Jesse Jewell Parkway, E. E. Butler Parkway, and Green Street.
- There are vacant properties available for industrial development, both within the City's industrial parks and scattered about in Midland and farther south and

- east toward I-985 and along Athens Highway.
- Utility improvements and infrastructure are needed within some of the fringe areas to facilitate infill development.
 - Small retail and dining continues to struggle around and near the city square.
 - Future retail opportunities at the Lakeshore Mall and surrounding retail area may suffer as new regional commercial developments are located within other segments of Gainesville and Hall County.
 - Need for additional models/alternatives of urban housing as the city grows.
 - Architectural character of modern infill development within the historic, intown neighborhoods should be addressed.
 - Continue system improvement plans for both water and sewer service.
 - There is the perception of lack of partnership between the City and County administration, with the Chamber somewhat filling the vacuum.

KEY OPPORTUNITIES

- Market the city's intown neighborhoods as a way of attracting knowledge workers and entrepreneurs.
- Continue to work with Hall County and the Greater Hall Chamber of Commerce to promote light industrial and business development, including rapid turnkey construction in designated areas as an incentive.
- Seek additional forms of incentives the City can adopt to encourage quality infill development and redevelopment.
- Recruitment of businesses that could hire local graduates should be expanded.
- Continue to promote Downtown through Main Street Gainesville, and consider expanding to Midland as urban redevelopment occurs.

2012 CHARACTER AREAS



- Promote and market the presence of locally-owned/family-owned businesses, and encourage small business investment/entrepreneurship.
- Support future investment in repositioning/redeveloping Lakeshore Mall and adjacent strip retail, as well as initiatives to create an “International District” along the Atlanta Highway corridor.
- Continue to market and support the Northeast Georgia History Center, the Elachee Nature Center, the Chicopee Woods Agricultural Center, and Smithgall Woodland Garden (now Atlanta Botanical Gardens) as regional destinations.
- Amend the current Unified Land Development Code to allow residential uses by right in certain nonresidential districts to encourage mixed-uses and neo-traditional uses for a range of housing types.
- Work with the Gainesville Housing Authority and other affordable housing providers to create a strategy to increase affordable/workforce ownership opportunities and mixed income rental throughout the city.
- Work toward designating each of the three mill villages as local historic districts with appropriate protection.
- Work with the Hispanic community to spotlight their cultural contributions to the city.
- Construct new fire stations as recommended by the Gainesville Fire Department.
- Consider preparing design guidelines (or a form-based zoning district) for the central core area to guide future urban residential and mixed-use development
- Create a set of design guidelines that encourage TND formats for infill development/redevelopment

- Undertake a Comprehensive Transportation Plan to expand the Gainesville-Hall MPO’s 2040 MTP and factor in the community vision contained in the Comprehensive Plan, with special emphasis on congestion mitigation and pedestrian safety measures for the central core and neighborhood areas.
- Continue the program of sidewalk/streetscape improvements as specified in the city’s Sidewalk System Improvement Program and the GHMPO’s Pedestrian/Bike plan.
- Explore the options for creating multimodal “Complete Streets” corridors on key arterial streets
- Work with Hall County and the Gainesville-Hall MPO to create regional trail/bike network that connects major destinations within the city and the county.
- Work with the Gainesville-Hall MPO on mobility enhancements and pedestrian safety projects for key arterial corridors
- Work with Hall County to adopt the Urban Redevelopment Plan.
- Work with local residents and Hall County to determine the costs, benefits, feasibility and desire of mill villages and other fringe growth area annexation.

CHARACTER AREAS

In 2012, the community participation process identified seventeen unique areas in Gainesville. This vision for future growth, development and preservation in the city, condensed into thirteen final Character Areas, was based on a widespread understanding of where strong direction was needed to re-orient the physical environment to achieve desired quality community objectives; where past quality of life investments were beginning to show economic benefits; and where limited development or existing land use practice did not pose immediate issues.

GAINESVILLE HISTORIC STRUCTURE SURVEY, 2011

PURPOSE

- Record and evaluate structures 50+ years and identify them as contributing or non-contributing.
- Identify potentially historic structures (between 50 and 60 years old).

PHASE 1 RECOMMENDATIONS

Future surveys should include Green Street-Brenau National Register of Historic Places (NRHP), Brenau University Campus, Prior Street/Park Street/Perry Street, Ridgewood area.

PHASE 2 RECOMMENDATIONS

This phase includes the downtown commercial district, nearby residential areas, and a portion of Brenau Campus outside of Phase 1 study area.

PHASE 3 RECOMMENDATIONS

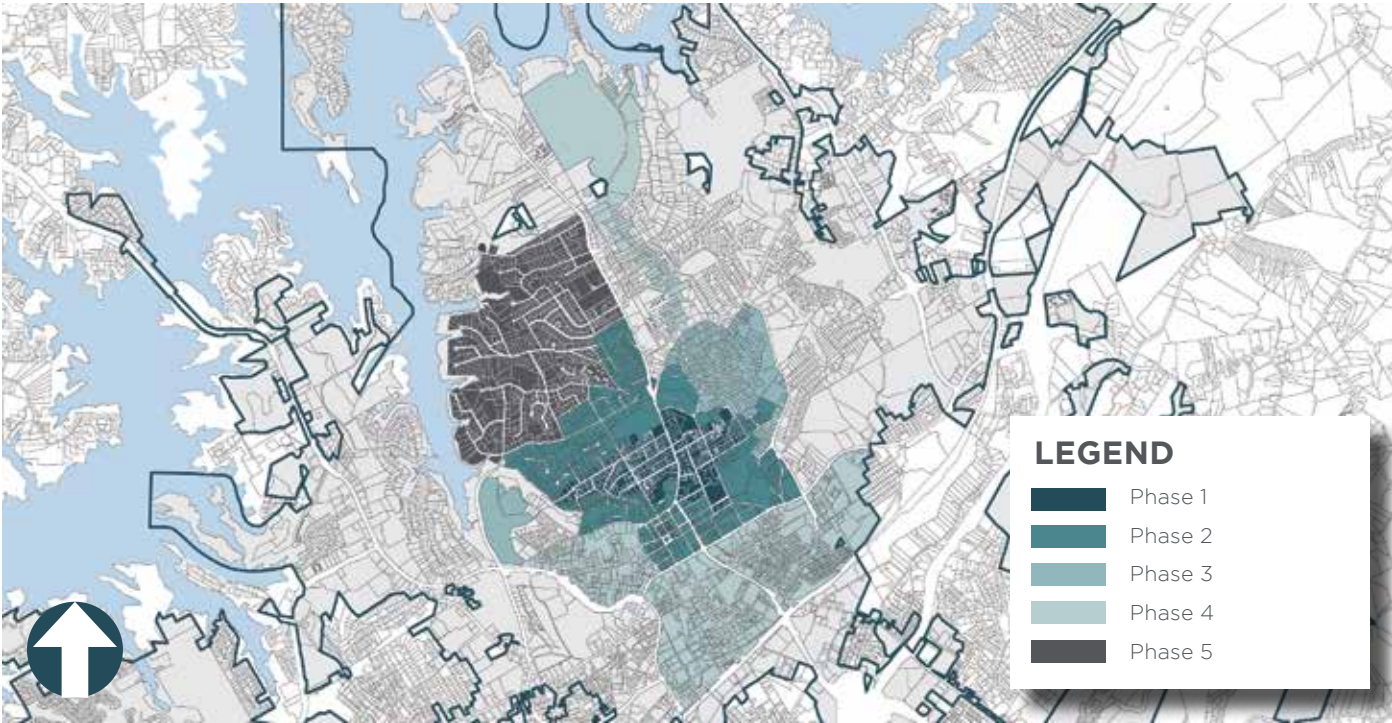
Phase 3 includes a study area north of Phase 2 and an area south of Gainesville. Three distinct areas were identified: Longstreet Hills neighborhood area, Newtown neighborhood, and Woods Mill Academy (formerly Gainesville High School).

PHASE 4 RECOMMENDATIONS

This includes a study area north of the city along Riverside Drive, the area south of the city expanding on the Newtown neighborhood survey, the Midland area, and the area northwest from downtown encompassing Washington Street neighborhoods.

PHASE 5 RECOMMENDATIONS

Phase 5 includes an area northwest of Downtown Gainesville bound by Mountain View Drive to the north, Thompson Bridge Road to the east, Dixon Drive to the south, and Lake Lanier to the west.



GAINESVILLE- HALL URBAN DEVELOPMENT PLAN, 2012

The plan was prepared in conjunction with the Gainesville 2030 Comprehensive Plan and is intended to increase the number of incentives and economic development tools to encourage development and investment in Gainesville and Hall County.

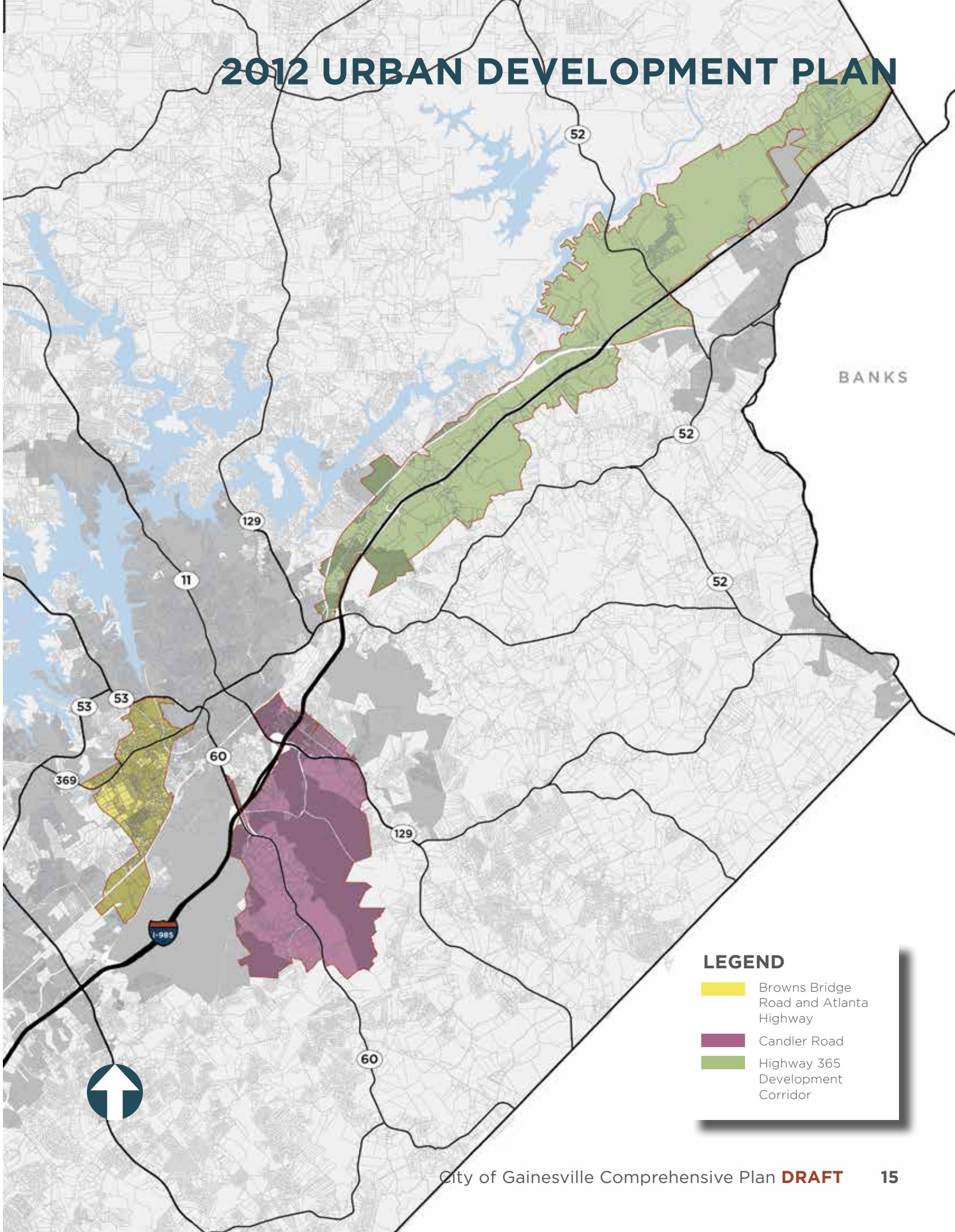
OBJECTIVES

- **Economic Growth** - To increase the tax base of both the City and County and provide a wider range of employment opportunities in the community.
- **Responsible Growth** - To direct growth into developed corridors or areas the City and County have designated as future employment centers to provide services more efficiently and protect the area’s natural resources and rural character of Hall County.
- **Redevelopment** - To stimulate redevelopment of aging properties without historic or aesthetic appeal to develop more pedestrian friendly, mixed-use projects which reflect the character of Gainesville and Hall County, while protecting natural resources and established residential neighborhoods.

PURPOSE

The plan is to serve as a reference for future applications to be designated as an Opportunity Zone by the Georgia Department of Community Affairs. In addition to creating an urban development area with three potential Opportunity Zones.

- **Subarea 1: Browns Bridge Road and Atlanta Highway.** The City and County want to stimulate redevelopment of these corridors and provide incentives for businesses to better utilize commercial spaces. Which will provide more employment opportunities to residents and higher levels of business services for residents, employees, and visitors.
- **Subarea 2: Highway 365 Development Corridor.** The focus of this location is to encourage infill development along the corridor so local jurisdictions can provide services more efficiently. Funneling development into existing corridors will minimize the disturbance of natural amenities and existing residential neighborhoods.
- **Subarea 3: Candler Road.** The vision for this mostly undeveloped sub area is to become a business park for large scaled high-end technology and research operations. Chandler Road and Calvary Church Road are within proximity to I-985 and Lee Gilmer Memorial Airport.



GAINESVILLE DOWNTOWN PLAN, 2015

PURPOSE

The plan was created as part of the Georgia Downtown Renaissance Partnership, comprised of the City, the Georgia Municipal Association, the Georgia Cities Foundation, and the UGA Carl Vinson Institute of Government. The partnership helps to facilitate the creation of visions, plans, and work programs for communities in Georgia.

STRATEGIC VISIONING

Community and stakeholder input identified the assets important to the community and what the priorities were throughout the development of the plan. Listed below are the work plans divided into categories that were further broken down into short-term or long-term goals:

- Connectivity
- Programming
- Design
- Economic Development

CONNECTIVITY

Improving connectivity was the focal point of the master plan, which proposed expanding the greenway network, restoring the street grid, and improving pedestrian infrastructure around the downtown perimeter roads.

PROGRAMMING

Despite the downtown offering many successful programs throughout the year, the most pressing programming and promotion issues identified by the public related to parking availability, entertainment that would make Gainesville a regional destination, programming at potential redevelopment sites, and more opportunities for the arts and tactical urbanism.

DESIGN

In order preserve the character of Downtown Gainesville as new businesses and construction appears, it is recommended that all of downtown be rezoned to the central business district zoning classification. Using the planning around the Square as a precedent.

ECONOMIC DEVELOPMENT

Despite the implementation of historic standards in Downtown being seen as a restriction to development, incentives can be offered to offset the proposed standards. Focus should be made on encouraging residential developments, mixed-uses throughout businesses, and conduct peer leadership tours to learn from other cities similar to Gainesville.



Infill Concept at the Square

GAINESVILLE COMPREHENSIVE PLAN UPDATE, 2017

Vision Statement: "Gainesville, Georgia, is an innovative city with a small-town feel offering the highest quality of life with award-winning medical services, esteemed local and higher educational systems, a wide array of recreational amenities including Lake Lanier, a diversity of housing options, and a healthy mix of economic opportunities. Gainesville is a green, walkable community that values and preserves its natural environment, honors its rich heritage, embraces the future, and strives to be a model sustainable city."

OVERALL GOALS & POLICIES

- Promote the health, safety, welfare, morals, convenience, order, and prosperity of the citizens and the city.
- Promote responsible growth, lessen congestion in the public streets, secure safety from fire and health dangers, and promote desirable living conditions.

KEY GOALS

- **Environmental and Natural Resources** - protect and preserve natural resources, the environment, and vital areas of the city and region.
- **Historic Preservation** - protect and promote historic, archaeological, and cultural resources in the city.
- **Housing, Neighborhoods and Community Development**
 - Provide quality affordable housing, a suitable living environment; and expanded economic opportunities to principally benefit low to moderate income persons in the City of Gainesville.

- Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet safety and health regulations for citizens of all ages and socioeconomic backgrounds.
- Improve public infrastructure, increase public safety, residential desirability and quality of life in low and moderate income neighborhoods; Strive to improve the quality of life for City of Gainesville's extremely low-to-moderate income residents.
- Provide affordable rental and ownership housing options for residents, especially those who earn less than or equal to 80% of area median income (AMI).
- **Economic Development and Redevelopment** - Grow the economy, increase local employment, increase personal incomes, and reduce poverty.
- **Growth Management and Land Use** - Promote and ensure efficient, functional and compatible land use patterns.
- **Community Facilities and Services** - accommodate existing an anticipated population and employment with public facilities that meet or exceed local level of standards. Ensure that city government facilities keep pace with growth and are provided concurrently with the city's population increases.

- **Transportation**
- **Congestion management** - manage congestion, focusing on operation of key intersections and critical road sections.
 - Safety - Enhance safety for users of all travel modes, including automobile, private and commercial vehicle operators, pedestrians, bicyclists, and transit riders.
 - Connectivity - increase connectivity of the roadway network for local and regional trips.
 - Economic Development - support economic development and redevelopment by providing transportation systems that serve existing residents and businesses as well as future potential redevelopment in support of the comprehensive plan.
 - Alternative means of mobility - Increase pedestrian and bicycle mobility for travel along corridors and for access to transit.
- **Bicycle and Pedestrian Goals**
 - Network - implement an interconnected bicycle and pedestrian network that meets community needs in a cost effective and coordinated manner.
 - Safety, accessibility, and convenience - create and maintain a safe, accessible, and convenient environment for bicycling and walking.
 - Improvements - improve the quality of life through the provision of a bicycling and pedestrian network with supporting amenities.

- **Intergovernmental Coordination and Cooperation** - Cooperate with all other levels of government in the pursuit of shared goals, policies, and objectives.

IMPLEMENTATION

- Continuing to monitor progress and update the plan.
- Community Work Program (5 years) established for implementation, provides the responsible party, cost estimates, completion year, and funding source.

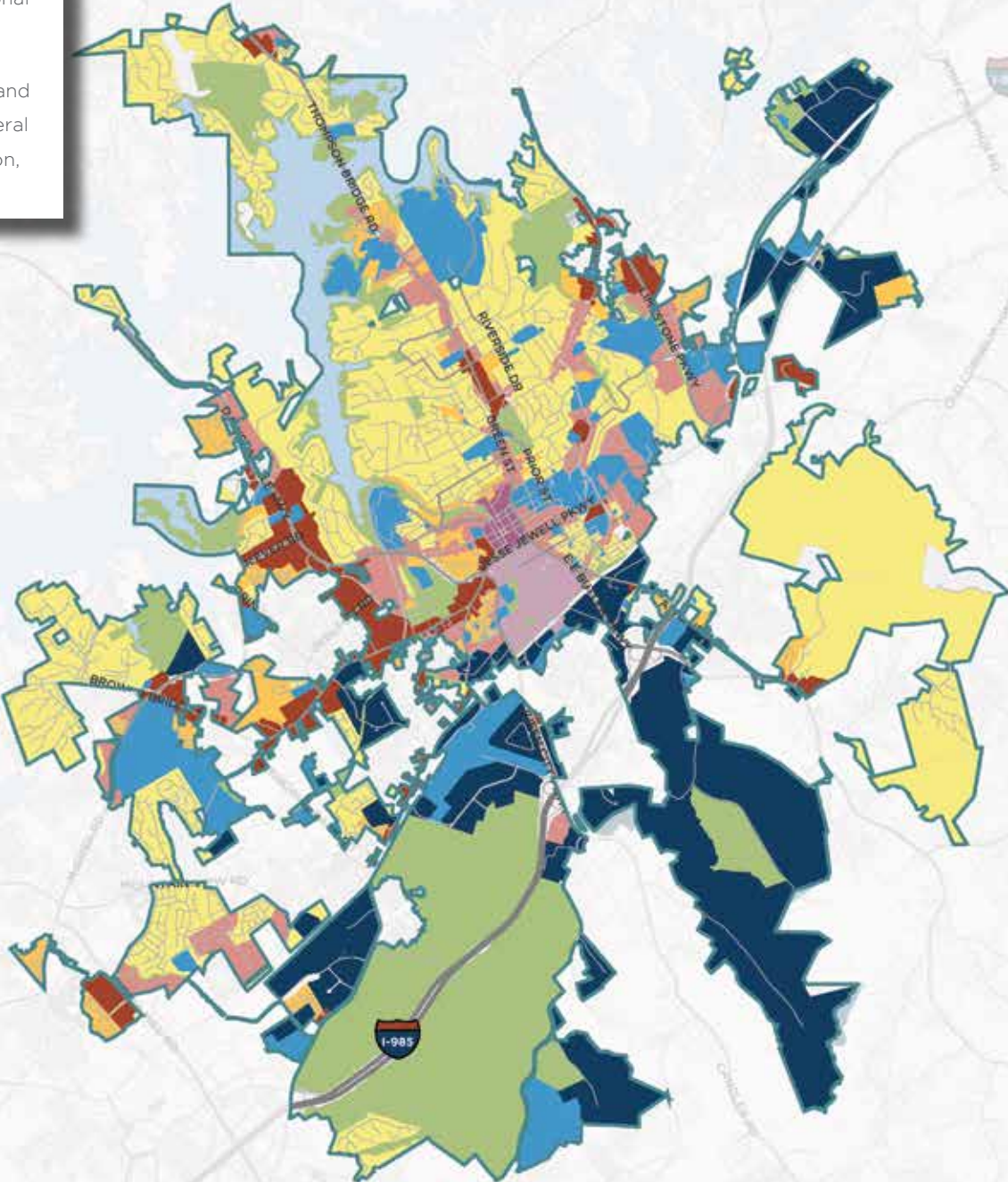
WHAT HAS BEEN ACCOMPLISHED?

- ✓ Additional Opportunity Zone along Atlanta Highway
- ✓ Infill Housing Strategy
- ✓ Senior Center Building expansion
- ✓ Replacement of Fire station
- ✓ Park Amenity Replacements
- ✓ Park Trail Maintenance
- ✓ New Strategic Parks and Recreation Operations Plan
- ✓ Cleveland Highway at Clarks Bridge Road Signal Improvements
- ✓ Cemetery Free Grounds Memorial
- ✓ Downey Boulevard at Vine Street Intersection Improvements

LEGEND

- Low-Medium Density Residential
- Medium-High Density Residential
- Commercial
- Industrial
- Public/Institutional
- Mixed-Use Downtown
- Mixed-Use Midland
- Mixed-Use General
- Parks, Recreation, Conservation

2017 FUTURE LAND USE PLAN



GAINESVILLE HUD CONSOLIDATED HOUSING PLAN, 2019

HOUSING AFFORDABILITY GOALS

- Support the development of affordable rental and owned housing, including projects located near employment and transportation.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through down payment or closing cost assistance.

INFRASTRUCTURE AND PUBLIC FACILITY IMPROVEMENT RECOMMENDATIONS

- Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds.
- Improve public infrastructure, increase public safety, residential desirability, and quality of life in low- and moderate-income neighborhoods.
- Assist community service organizations in improving their physical structures to ensure they are sufficient in size, accessible, safe and meet the organization's service goals.
- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion.

NEIGHBORHOOD REVITALIZATION RECOMMENDATIONS

- Non-housing community development activities to reduce blight, code enforcement, demolition, acquisition, and redevelopment.
- Property acquisition to increase greenspace, improve housing affordability, and promote economic development.

ECONOMIC DEVELOPMENT RECOMMENDATIONS

- Support business development for new employment opportunities for low to moderate income workers
- Provide job training assistance for residents to access employment opportunities

PUBLIC SERVICE RECOMMENDATIONS

- Fund community services such as youth services, senior programming, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others.

FAIR HOUSING RECOMMENDATIONS

- Provide fair housing education activities to residents, housing providers, and local agencies in English and Spanish through either in-house or through an award to a local organization.

PROGRAM ADMINISTRATION RECOMMENDATIONS

- Funding for performance of administrative, implementation, and planning requirements of the CDBG program.

GAINESVILLE HOUSING ULI TAP, 2019

Goal: Identify strategies to provide affordable housing for Gainesville and Hall County.

RECOMMENDATION 1

- Invest in education and outreach campaign detailing the benefits of housing at multiple price points that contribute to the economic and community development.
- Engage with the business community to push this effort and engage with other sectors.
- Continue to support the Housing Authority and staff leadership.
- Implement a formal housing task force that meets regularly with stakeholders from the business community, public agencies, private sector, philanthropy, and nonprofits to create a vision.

RECOMMENDATION 2

- Focus resources on a designated area that has potential to catalyze further development.
- Locations for this demonstration should be an area around the Midland Greenway and the jail site.

RECOMMENDATION 3

- Review county zoning to surface barriers relative to housing options
- Review existing incentives with housing goals
- Consider new sources of funding such as the Housing Trust Fund

RECOMMENDATION 4

- Create a plan to introduce missing middle housing

RECOMMENDATION 5

- Create a community land trust, complementary of the Hall County-Gainesville Land Bank

RECOMMENDATION 6

- Develop a housing needs assessment to identify the exact number of units needed in the market
- Aid in creating a strategic housing plan and a shared vision for housing affordability

GAINESVILLE 2030 PARKS AND REC MASTER PLAN, 2019

Vision Statement: “Inspire and sustain a passion for parks and recreation experiences that enhance our community’s quality of life.”

PURPOSE

The master planning process included citizen, stakeholder, and staff participation to answer the following questions:

- What are the community assets within the Gainesville Parks and Recreation Agency (GPRA)?
- What are the needs of the community?
- How can GPRA performance be improved?
- What can developed, re-purposed, or undertaken?

GUIDING PRINCIPLES

Data from previous studies and community input shaped the overarching priorities that became the guiding principles for facility improvements:

- Expand greenways, enhance connectivity, and build fitness trails.
- Take care of what the community has – focus on renovating existing facilities.
- Enhance/build additions to existing facilities.
- Build a sports complex.
- Plan for and build a new recreation center.
- Build a Racket Sports/Tennis Center.

RECOMMENDATIONS

The plan makes recommendations for how the GPRA administration and operations can be streamlined for efficiency. Facilities such as a recreation center, sports complex, and shared use agreements with the Gainesville school system are recommended. If implemented these facilities would offer more activities and event spaces for a wide audience.

Relating to parks and green spaces, it was recommended to acquire another 199 acres of park land and expand trails by 48 miles by 2030. Recommendations were also made to adopt a policy for planting native plants in all GPRA and COG landscape areas to develop native habitats. Enhancing signage and wayfinding to better identify GPRA parks and multi-use trails were identified.

Programs and services will continued to be monitored and evaluated to determine appropriate program life cycles in order to enhance or diversify programs. Continue to encourage people to “get outside” to promote healthy lifestyle choices.



Midland Greenway

GHMPO REGIONAL TRANSPORTATION PLAN, 2020

The Regional Transportation Plan (RTP) builds off other transportation plans and studies since the 2015 RTP adoption such as: the Bicycle and Pedestrian Plan Update, the Gainesville-Hall Regional Transportation Plan 2015 Update, the Gwinnett Trails County-wide Trails Master Plan, the Microtransit Feasibility Study, the South Hall Trail Study & Gainesville Trail Study, and local comprehensive plans.

GOALS AND OBJECTIVES

The following goals and objectives remain unchanged from the previous 2015 RTP and will be carried over to the 2050 RTP goals and objectives:

- **Coordination & Outreach.** Develop a financially feasible plan that will increase the likelihood of successful implementation through agency, stakeholder, and public coordination
- **Multimodal Connectivity.** Provide a more integrated multimodal and intermodal transportation system that includes increased travel options by prioritizing transit, pedestrian, and bicycle travel throughout the region
- **Safety & Security.** Maintain and improve transportation system safety and security for motorists, transit riders, pedestrians, and bicyclists
- **System Preservation and Maintenance.** Take steps to continually monitor and maintain the transportation system
- **Environment.** Develop a transportation system that conserves energy, promotes the attainment of air quality standards, protects the natural environment, and minimizes adverse impacts
- **Mobility and Economic Vitality.** Provide a transportation system that provides for the movement of people and goods safely and efficiently and advances the region’s economic competitiveness

PARK HILL CORRIDOR STUDY, 2020

Purpose: As a response to the Downtown Renaissance Strategic Vision and Plan which focuses on redeveloping the downtown and midtown cores. The City wanted to redevelop another study area that was well established within the community. The Park Hill corridor was chosen as it is a community hub and heavily traveled. The study area is 1.5 miles long and was divided into a north corridor from Riverside Drive to South Enota Drive and a south corridor from South Enota Drive to US 129. As these two corridor sections both have differences in character and intensity of uses after crossing the intersection of Enota Avenue.

SOUTH CORRIDOR RECOMMENDATIONS

Pedestrian Infrastructure

- Add crosswalk across Oak Tree Drive.
- Add crosswalk with center lane refuge island in front of the Inn Between Deli.
- Develop a color-coded Green Street Trail Head to highlight and connect various walk, run, and bike trails.
- Connect existing sidewalk to the Riverside pedestrian lane.
- Improve lighting in the corridor with pedestrians in mind.
- Road diet for Riverside Drive – Green’s Grocery area (long term).

Transportation/Auto-Centric Improvements

- Reduce curb cuts along Riverside Drive commercial area.
- Work with property owners to reorganize and re-paint parking lines.
- Lengthen Oak Tree Drive right-hand turn lane (long term).
- Construct a roundabout at the T-intersection of Riverside Drive and Morningside Drive (long term).

Branding

- Create a unified identity for the area with a strong descriptive brand.
- Install signage and pole banners using brand name.

Redevelopment Opportunities

- Incentivize as appropriate development and redevelopment of key properties.
- Incentivize as appropriate infill or redevelopment of commercial spaces as mixed-use developments (long term).

NORTH CORRIDOR RECOMMENDATIONS

Pedestrian Infrastructure

- Prioritize pedestrian safety with a crosswalk and refuge island across Park Hill Drive.
- Enhance pedestrian circulation with a road diet to Park Hill Drive/Cleveland Highway (long term).

Transportation/Auto-Centric Improvements

- Decrease congestion with minimal new curb cuts and enhance neighborhood aesthetics with a vegetated median.
- Add a bus pull-off within the existing right of way to decrease traffic delays.
- Promote public transportation with increased seating and shade at bus stops.
- Increase access to public transportation with additional hours of operation.

Branding

- Improve public perception and promote new business by repaving the parking lot, repainting parking spaces, and adding vegetation to Northlake Plaza Shopping Center.
- Create recreational opportunities within Northlake Plaza’s excess parking lot space.
- Fill neighborhood needs with the development on vacant land at the corner or Enota and Park Hill Drive (long term).
- Redevelop Northlake Plaza with shopping, green space, and housing options in order to better meet the needs of the diverse surrounding community (long term).

Redevelopment Opportunities

- Use Gainesville’s brand identity to promote and identify community assets and provide directional signage.



A rendered concept of recommendations for Riverside Drive

2.

GAINESVILLE TODAY

Population

Land Use

Community Facilities &
Services

Historic & Cultural
Resources

Housing

Economic Development

Broadband

Transportation

Natural Resources

Parks & Recreation

Intergovernmental
Coordination

GAINESVILLE AT A GLANCE



Population in 2019

43,232

Average Household Income

\$74,033

Median Household Income

\$51,520

Number of Households

13,314

Predominant Housing Type

Single-family, detached

Age group 65+

increased

13.4%



28%

Age group 0-17

increased

POPULATION



OVERVIEW

The foremost task of any government is to promote the welfare of the existing and future populations. This is the basis for all strategies involved in economic development, capital improvement projects, and land use regulation. The hope is that growth can be encouraged and managed, such that the opportunities exist for economic expansion without diluting the quality of services provided.

The first step in achieving this lies in understanding the characteristics of both the present and future populations of the region; their traits, needs, and capabilities. Much of this begins with identifying trends within the population, to help explain current conditions and gain insight into probable future conditions.

The Population Element provides an inventory and analysis of demographic data, defining significant trends and attributes to help determine how human services, public facilities, and employment opportunities can adequately support existing and future populations. The information may also assist in establishing desired growth rates, population densities, and development patterns consistent with the goals and policies for the region. The inventory presents various statistics for the region over the past twenty years, and, where applicable, shows projections for the next twenty years. In some categories local performance is also compared with the state and other communities in Georgia.

TOTAL POPULATION

Like much of Hall County and north metropolitan Atlanta, Gainesville is a growing community. Its growth has not been exclusive to boundary expansion, either, as the popularity of the area has drawn both infill development and urban-scale residential development. Much of this is due to the availability of many amenities such as the lake, three post-secondary education institutions, and a preeminent medical center. These attractions, along with available utility and infrastructure capacity and affordable cost of living, has Gainesville and Hall County poised for further growth for the foreseeable future. Some projections suggest the county may take in an additional 100,000 residents within the next 40 years or less.

Gainesville is expected to take in some of that population growth, but how much will depend on any further changes to city limits and the continuing evolution of urban development forms. The completion of urban mixed-use projects such as

Gainesville Renaissance and Solis Gainesville, for instance, will increase the residential density of the city’s core. Based on the City’s regulations and ambitions for revitalizing downtown and midtown, there are several or more properties within walking distance of downtown capable similar reuse and other vacant or underused lots across the city, suggesting a capacity for a further 1,000+ residences within the city limits as is.

HOUSEHOLD COMPOSITION

Households are defined by the Census Bureau as “all the persons who occupy a housing unit,” and represent one view of how the region’s population is living: as families, in groups, etc. People living in households of more than one person typically share costs of living, producing a different economic profile than individuals. In addition, the market for housing units is more responsive to household characteristics, making it important to study the size, locations, and numbers of households as well as of the population in general.

The composition of Gainesville’s residential households has seen a slight increase in household size coinciding with the overall population growth. Popular explanations for this trend are both an increase in the number of younger families moving into the area to take part in the economy and the social phenomena of many college age children temporarily living with their parents to save on housing costs. These trends are seen across all racial and ethnic demographics and are largely perceived as a macro-social response to the Great Recession, as individuals and families reset their priorities and career objectives amidst an evolving US economy.

What this means for Gainesville is a slight update to the types of housing demanded, both in seeking more affordable options and in the ability to accommodate evolving family forms. Premium price-point housing remains a viable standard in the market due to the lake and other area attractions, and single-family detached units will continue to dominate the desired housing type preferred (as discussed later), but the City and area developers will want to find a way to introduce more new units that are suitable

for families of two to five people while also aiming for affordability. As a result, the City may wish to review regulations with area developers to ensure local ordinances not only allow but encourage forms and options that can prove profitable within a small-urban setting and still invite the possibility of home ownership and equity.

Average Household size increased in 2021



Total Population, 2019 (US Census Bureau)

POPULATION	GAINESVILLE	HALL COUNTY
2010 Census	34,057	180,033
2015 Census	36,849	192,245
2019 Census	43,232	204,441

For more information on the City’s population see the Appendix.



Total Households, 2000-2019 (ACS 10-Year Estimates, 2019)

TOTAL HOUSEHOLDS	GAINESVILLE	HALL COUNTY
2000 Census	10,248	47,389
2010 Census	11,534	60,691
2015-2019 Census	13,314	64,352

Average Household, 2000-2021 (US Census Bureau, 2021)

AVERAGE HOUSEHOLD SIZE	GAINESVILLE	HALL COUNTY
2000 Census	2.79	2.89
2010 Census	2.85	2.91
2021 Census	2.87	2.90

AGE DISTRIBUTION

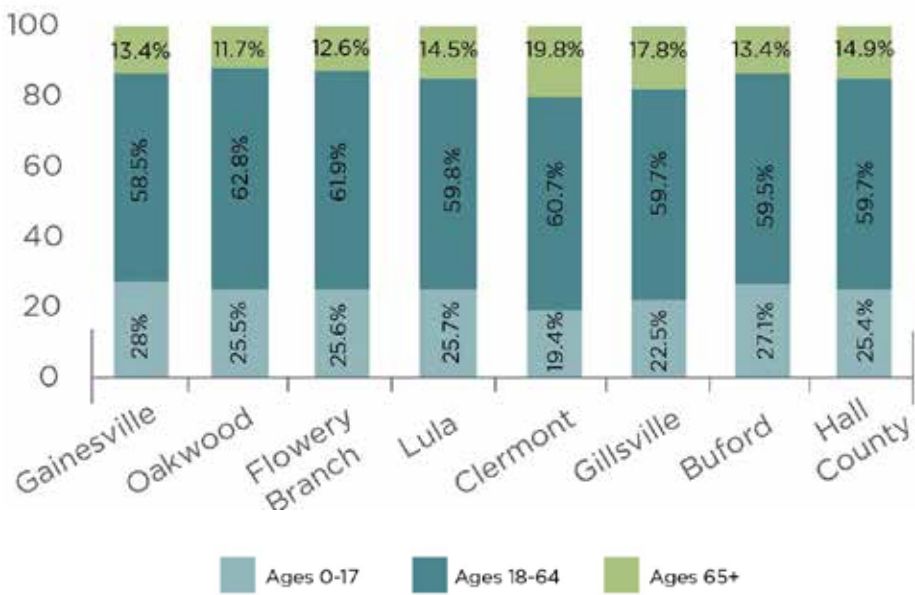
As defined by Woods & Poole, “the mix of age groups defines the region’s character and indicates the types of jobs and services needed.” Each age group, from children to retirement age, requires special needs with respect to public services and facilities, making it important for the providing government to identify the prevailing age distribution. Moreover, by defining the present age make-up of the community a government is also producing a portrait of future age distribution and can more effectively plan for future needs and concerns.

Gainesville’s population growth since 2000 has coincided with shifts in the composition of age groups. The City has increased in the number of children (age 0-17) by more than 5,000 people since 2000, seeing those age groups increase their share of the residential population from 25% to 28%. Yet the City has also seen growth among the number of elderly residents ages 65 and over, a segment that now accounts for 13.4% of

the community. This ultimately means that Gainesville’s percentage share of working age adults has decreased. It also means the City may have a disproportionate demand for specialty services for youth and elderly. Taken in isolation this could be a concern for Gainesville, and the City will certainly want to mind these trends for the near future. However, as part of the bigger Hall County area there remains enough partners in the provision of services and much interaction across jurisdictional lines for employment options that Gainesville is not alone in managing the demands of an evolving demographic

It does mean the City will want to monitor the financial impacts to the Gainesville School System and the local transit program, especially if the local work force shrinks enough to impact the property taxes that support the schools. Other factors will come into play, especially the volume of commercial and industrial properties within the city limits, contributing to property and sales taxes, however the City will want to ensure the size (and general age) of the work force is sustaining the local economy.

Comparison of Age Distribution, 2021 (ESRI Forecast)

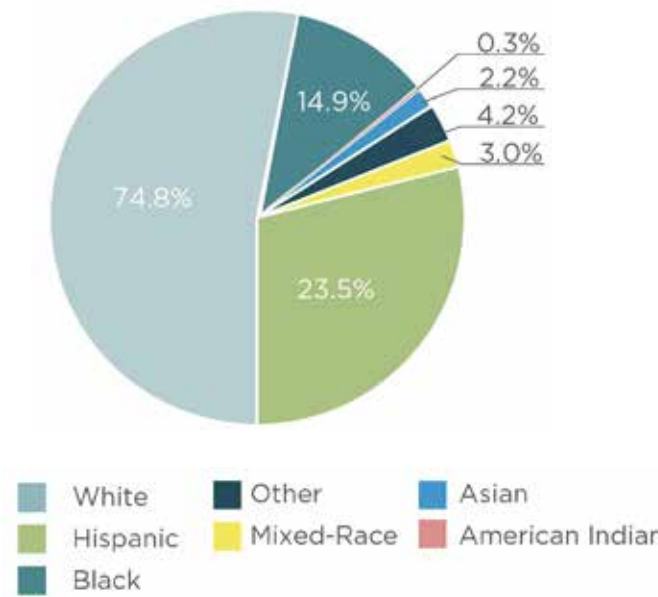


RACIAL & ETHNIC COMPOSITION

Racial composition is monitored as one element of a community’s cultural make-up and for now remains a factor in some social programs. Most particularly, this is used to illustrate the possible influence of ethnic groups on economics and/or demands for civic services. Dynamic changes in racial composition could signal a need for more or new services with regards to language integration or illustrate a cause-and-effect relationship with specific employment trends.

For the past 40 years, Gainesville has become the most diverse community within Hall County, not only due to the influx of ethnic immigrants but also among non-whites. As the traditional business and industrial center for the county, Gainesville was bound to attract those seeking employment. It’s also typical that cities with diverse populations will attract more of the same, as residents seek communities that don’t feel racially exclusive.

Racial Composition, 2015-2019 (ACS 10-Year Estimates, 2019)



SPECIAL NEEDS POPULATION

In addition to the elderly, communities should also ideally account for other sub-sets of their populace that may have demands for special transportation services, medical care, or diverging needs in education and recreational services. This can be particularly crucial for communities where people with special needs congregate in order to access an established medical community, such as in Gainesville with the Northeast Georgia Medical Center.

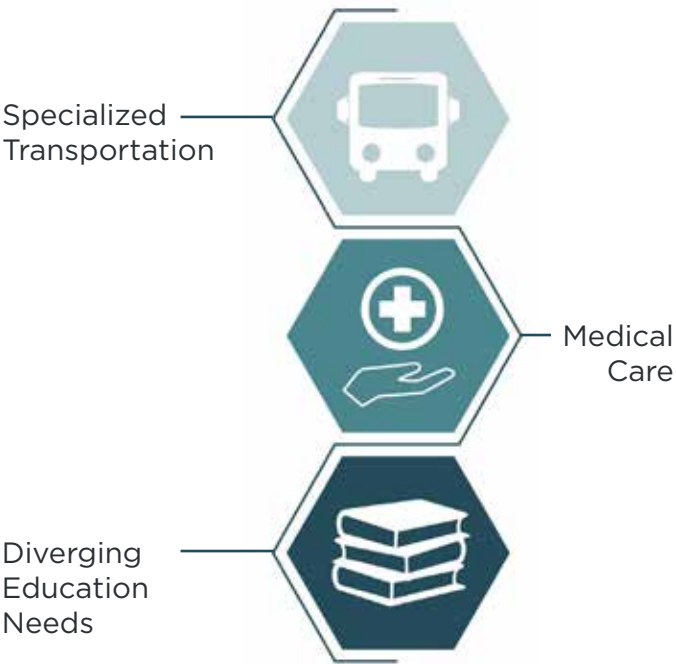
Data for disabilities at the county or city level are difficult to come by, but various sources to try to present estimates based on sound sources. The Online Resource for U.S. Disability Statistics (disabilitystatistics.org) managed by Cornell University suggests that for all of Georgia in 2018, that approximately 19.1% of the population (roughly 636,000 persons) were officially receiving some form of Social Security Supplement indicative of having a disability. The resource disabilitycompendium.org, which is produced in part by the U.S. Department of Health and Human Services Administration, shows that for just Hall County in 2016, the estimated share of residents with some form of disability was approximately 11.0%, or roughly 21,000 people.

It’s known that a significant share of the disabled populace is comprised of persons also classified as elderly, with many aged adults in need of mobility assistance or suffering a sensory loss with hearing or sight, as those ailments are typical of old age. Given, then, the data concerning the aged population within Gainesville and the likelihood of disabled residents seeking to live in proximity to medical and transportation resources, it’s within reason to assume a majority of the suspected disabled population within Hall County lives in or nearby to Gainesville. At a minimum, the City should plan as if between 5,000-10,000 residents within the community has at least one form of diagnosed disability.

EDUCATION LEVELS

A leading component in making a community’s population a strong resource for economic and civic prosperity lies in the opportunities for a quality education. The academic levels and performances achieved by residents are strong measures of quality of life and a community’s overall potential. Reviewing this information, then, allows insight into the type of population being studied and will help shape and clarify many income, economic, and employment issues.

A community’s educational attainment refers to the final level of education achieved within



the adult population (age 25 and up), as identified by categories representing various levels of education. Ideally, communities would prefer a greater percentage of their populations achieving much higher education levels, surpassing high school and possibly graduating college.

Gainesville is served by a city school system, one of a few remaining city systems within Georgia. Gainesville High School has produced graduation rates in-line with those for the State and Hall County, however, compared with the County system the City schools have a higher percentage of students from Hispanic households that can present language issues and difficulty with some households unfamiliar with supporting their kids’ education. The overall academics have been improving as the system adapts to the changing demographics and takes advantage of modern technology. The system has also improved partnerships with local post-secondary institutions to provide students with access to job skills training.

The overall adult education levels have steadily improved across both Gainesville and throughout Hall County. Even with the influx of immigrants, the share of residents with at least an increasing share of residents having at least a high school degree or GED, and many with at least some collegiate education, as well. As this trend continues it will bode well for the implied skill set of the local labor force, inviting employers to have more confidence in Hall County residents to fulfill job obligations.

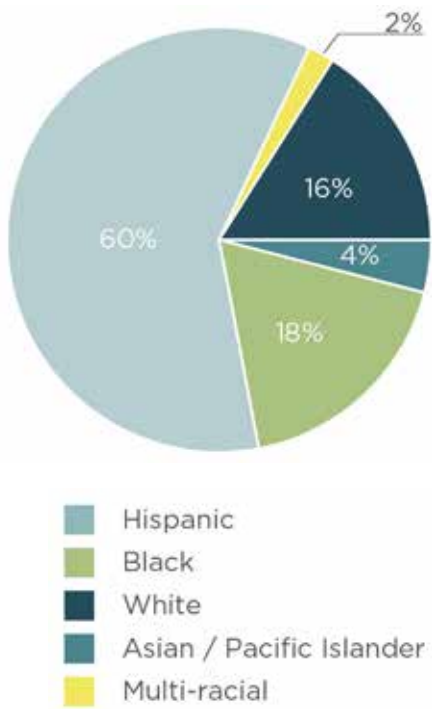
INCOME

Measuring income levels provides an indication of the economic health of the population. Just as education levels can offer insight into employment conditions and the quality of the labor pool, per-capita and household income levels measure the financial stability of the population, and how the local economy is responding to the

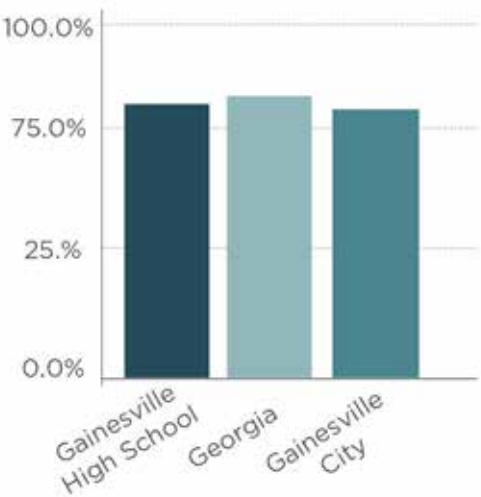
educational climate. Higher income levels suggest a thriving economy and offer a good indicator as to the success of a community.

Compared with other segments of Hall County, income levels in Gainesville are

Gainesville High School Profile (Governor’s Office of Student Achievement, 2020)



Four-Year Graduation Rate



slightly lagging. Much of this has to do with the volume of immigrant/ Hispanic households that fill a majority of the basic goods-production jobs among local industry. This doesn’t mean the households of these employees are poor, as the prevailing range of household incomes is between \$50-100k, but the lower median and average incomes indicates weaker purchasing power among city residents. This can be offset if the cost of living is lower, and many of Gainesville’s poorer households have a means of saving money, such as take advantage of their proximity to work by spending less on vehicles and travel costs. This does, however, also potentially limit the ability of those households to build equity if they can’t afford to improve housing or investment disposable income.

Between 2018 and 2019, per capita income for Hall County increased by 2.6% to \$45,576. On the whole the County is in line with the metropolitan counties in the region. Given the overall size of the county, this is indicative of Hall County’s economic pull, showcasing both the volume of jobs but also strong pay levels.

SOURCES OF PERSONAL INCOME

While wages are one gauge of a population’s wealth, wages constitute only a portion of each household’s net income. Additional sources of revenue include earned interest,



Household Income Levels, 2015-2019 (ACS 2015-2019)

HOUSEHOLD INCOME LEVELS	GAINESVILLE	HALL COUNTY
Total Households	13,314	64,352
Households with income <\$15,000	9.5%	7.5%
Households with income \$15,000-\$29,999	18.3%	13.5%
Households with income \$30,000-\$49,999	20.5%	18.1%
Households with income \$50,000-\$99,999	30.2%	33%
Households with income >\$100,000	21.3%	27.8%

For more information on the City’s household income levels see pages the Appendix.

dividends, proprietor’s income and financial assistance. These sources must be evaluated to levy a true measure of local economic health.

Measures of Income Sources for Hall County reveal the content of personal revenues into the County features approximately 17% from sources other than conventional wages and earned income. Based on total revenues, transfer receipts (which includes the variety of government support funds) constitutes 17.6% of monies claimed by county residents in 2017. The largest types of these transfer receipts were retirement/ disability benefits and Medicare, which combined for more than 65% of supplemental income sources. From a financial perspective, this figure, coupled with the county’s decent median income levels, implies an above average domestic economy. But while the average income paid to employees at that time (\$58,517) is considered high, there remains a fair number of households mired in poverty due to the volume of households reliant on lower-paying occupations.

For Gainesville, this means the City should

monitor the pairing of prevailing wages paid at local industry in conjunction with the volume of workforce and affordable housing. If the volume of lower priced homes exceeds that demanded by the number of full-time blue-collar jobs in the vicinity, it might be an indicator of a market trending toward lower incomes, and increasing demand for supplemental funding resources.

POPULATION PROJECTIONS

Having established a basic profile of existing conditions and their trends, the planning process requires an attempt to project trends forward so as to gauge potential demands, impacts and issues. Specifically for community development, this requires a projection of population trends and characteristics.

Population projections are done most frequently for Gainesville by the Gainesville-Hall Metropolitan Planning Organization (GHMPO), the body responsible for transportation planning for Hall County. With each update of the GHMPO’s Regional Transportation Plan, the agency evaluates projections developed by multiple sources and works with a consultant in evaluating the efficacy of each in modeling the residential population, daytime population, and employment across all of Hall County and a portion of Jackson County. During the 2020 update of the Regional Transportation Plan, the GHMPO and their partner consultant reviewed three base data sources: The REMI dataset for GHMPO Region – 2020 to 2050, the Georgia Office of Planning and Budget’s 2015 Series – 2015 to 2062 Projections, and the 2010 to 2040 Projections included in the 2015 GHMPO Regional Transportation Plan (RTP). As a result of these analyses, the GHMPO accepted recommendations on using an average annual growth rate of 1.95% for Hall County for the purposes of traffic modeling, which would put the county at a population of approximately 383,337 people by the year 2050.

If the same growth rate is applied for Gainesville, this would mean approximately 80,000 residents in the same time frame. However, it’s established that Hall County has greater potential for growth compared to the municipalities, given that it is the county with a disproportionate share of undeveloped land. If Gainesville does NOT expand their boundaries and retains a higher share of land given over to commercial and industrial uses, that leaves little room for significant new residential development. This would suggest more conservative modeling for Gainesville would be better suited, at least in projecting population loads within the existing city limits.

Assessments of buildable land within the city hint at a possible capacity for approximately 5,000 more residents, pending housing types and other factors.



	2025	2030	2035	2040	2045	2050
Population	236,538	260,517	286,928	316,016	348,053	383,337

LAND USE

EXISTING LAND USE

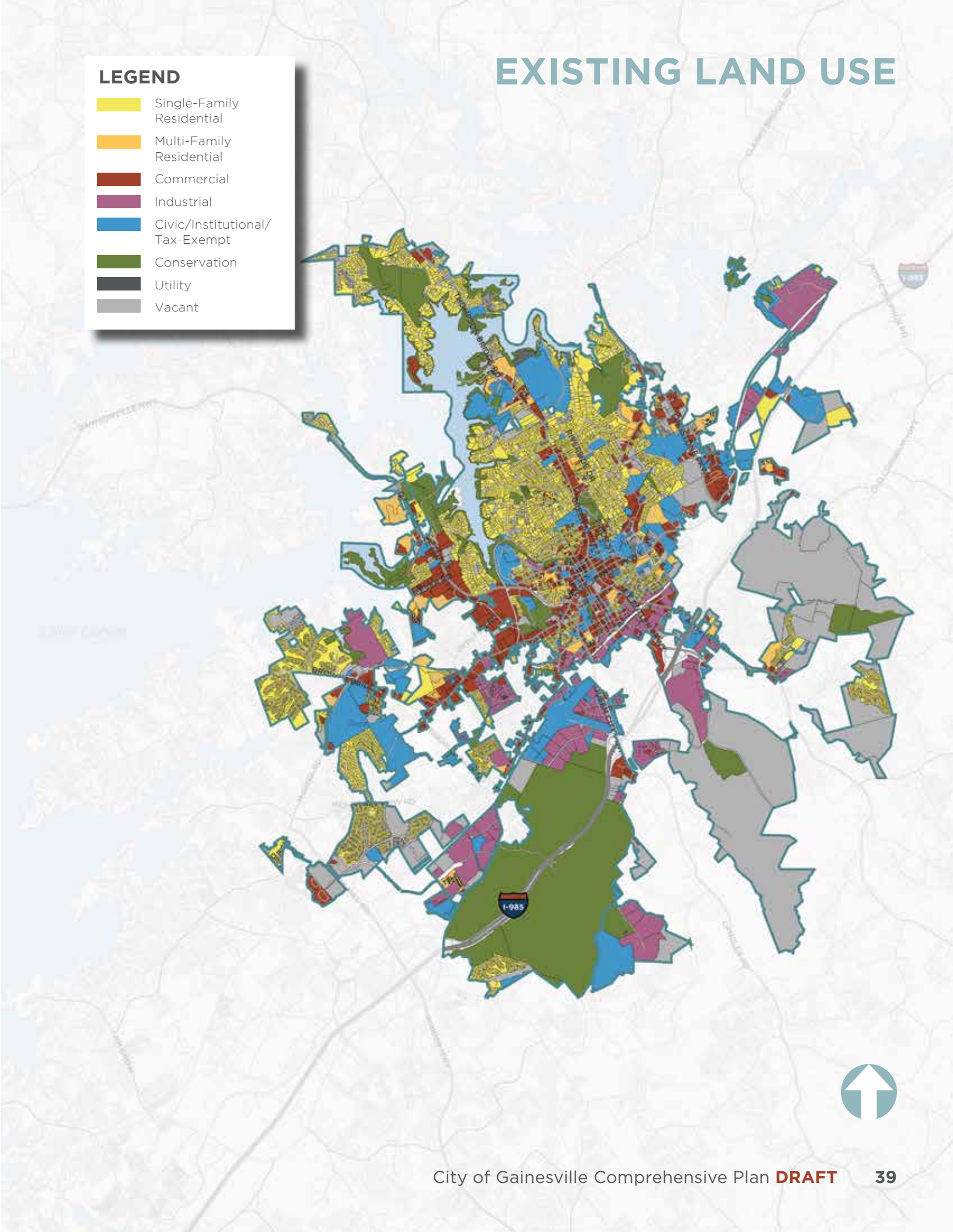
Gainesville is centered on its historic downtown that extends for several blocks in all directions beyond the central square. This traditional business district has a fine-grained land use mix with retail, office, and institutional buildings on a traditional street grid. Older urban neighborhoods and the Brenau University campus cluster tightly around this core. On the other hand, the land uses and development patterns along major road corridors heading away from downtown are more conditioned by topography, Lake Lanier, vehicle access, and the railroads and Interstate to the south and east. In these areas, the development pattern is more suburban in nature in that it is dominated by larger blocks on curvilinear, dendritic

street networks. Along with the historic neighborhoods, residential uses make up a total of 24% of the city’s total acreage. Commercial and office development within the urban core and along the major road corridors makes up almost 9% of total area, while industrial development also equates to about 9%. The city’s fringe areas have approximately 4,829 acres (25% of total) of vacant land that can be used for future development or set aside for conservation.

Compared to 10 years ago, there are 1,169 acres less vacant or undeveloped land. Land used for single-family residential increased by 1,111 acres, or about 27.6%. Only five additional acres have been consumed for multi-family (this number does not account for multi-family built as part of a mixed-use development or units that have been re-built on land that was previously used for multi-family).

LAND USE CATEGORIES		ACREAGE	PERCENTAGE
	Single-Family Residential	4,025	20.7%
	Multi-Family Residential	621	3.2%
	Commercial	1,669	8.6%
	Industrial	1,696	8.7%
	Civic/Institutional/Tax-Exempt	2,286	11.8%
	Conservation/Open Space/Parks	4,269	21.9%
	Utility	56	0.3%
	Vacant	4,829	24.8%
	Total Land Area	19,452	100.0%

EXISTING LAND USE



RESIDENTIAL

Gainesville has urbanized over the last few decades, moving from a small regional city in a largely rural context, to a major satellite city in the Atlanta-Athens metro areas and an anchor city in North Georgia. Population growth and newer development trends are driving the city to adopt more urban scale housing that is more viable as the city grows.

Gainesville’s established urban neighborhoods are located around Downtown and the Midland area. Fair Street and Newtown, the city’s older African-American neighborhoods, are southeast of downtown but have been somewhat isolated by auto-oriented commercial development and heavy industrial uses. Bradford-Ridgewood is immediately north of downtown, and includes the Ridgewood Historic District. Traditionally owner-occupied single-family, it has experienced some transitioning to rental housing over the past couple of decades. Recently the city initiated the creation of Neighborhood Planning Units (NPU’s) as a means for continued microlevel land planning. The

City has established two NPUs — one at Fair Street and one at Bradford-Ridgewood. Further north, the neighborhoods on both sides of Thompson Bridge Road and Park Hill Drive are stable single-family residential areas, although there are larger multi-family developments at the periphery and scattered instances of townhouse and condominium infill projects. The suburban neighborhoods at the edge of the northern city limits were developed as a result of the construction of Lake Lanier and are oriented toward it. They are typically designed as a series of cul-de-sacs or loop road subdivisions that provide maximum lake frontage. South of Downtown and Midland, similar development patterns have emerged.

COMMERCIAL

Retail and commercial land uses in Gainesville are located primarily within the central business district and along major arterial corridors radiating outward - Browns Bridge Road, Dawsonville Highway, John W. Morrow, Jr. Parkway, Thompson Bridge Road, and Athens Highway. Most of these are businesses that provide goods

and services to serve the local needs of residents. However, their development profile varies from small-scale downtown retail to suburban-style strip commercial and power centers with big box and chain retail stores.

Downtown has boutique-type stores offering a wide range of services and products such as restaurants, bars, clothing, books, home decor, music, hair styling, photographs, and others. The district is built as walkable urban environment that provides a pleasant shopping and dining experience. The retail corridors away from Downtown, though, are auto-oriented and not heavily visited by pedestrians, with the exception of Atlanta Highway. “Big box” stores draw shoppers from the greater Gainesville area and in the process have turned Dawsonville Highway into the city’s most prominent commercial artery. Several other commercial centers have in some ways replaced Lakeshore Mall, which has struggled to find its place in the ever-changing retail landscape. Nearby, Browns Bridge Road is largely an auto sales and service corridor, and Thompson Bridge Road has more neighborhood-serving retail even though the street cross-section is similar to Dawsonville Highway. The large number of Hispanic households on the city’s southwest side has created a market for ethnic shops, restaurants, and services. These have clustered together for economic and cultural reasons, and have greatly influenced the form and function of the Atlanta Highway corridor. While the corridor was the city’s first commercial highway, it has not changed significantly beyond its product orientation and customer base. With its diversity and unique character, it has the potential to be a distinctive and walkable main street -but needs a comprehensive plan for public improvements and marketing.

Lastly, Limestone Parkway is a commercial/ mixed-use corridor that will have an increasingly important role in Gainesville’s future. It is a major vehicular corridor, but will need careful oversight to preserve a balance of land uses and multimodal mobility. The

New Holland Market has a number of retail stores, restaurants, Kroger grocery store, and a newer apartment complex.

INDUSTRIAL

Gainesville’s industrial uses comprise nearly 9% of city’s total area; however when combined with nearby areas in unincorporated Hall County a much more complete picture emerges on the extent and impact of industrial development.

Historically, Gainesville was the center for trading and supply for expansion into the North Georgia mountains. The city quickly evolved to be a wholesale transfer point for farm goods. Towards the last quarter of 19th century, railroads brought industrial growth in the form of textile mills, foundries, and manufactured products from lumber harvested and milled in the mountains to the north. The mills were built near the city’s railroads with company housing in close proximity for the workers. In the 1950s poultry processing and related agricultural businesses began to outpace others, and replaced textiles as the dominant use along the railroad corridor. Gainesville became known as the “Poultry Capital of the World.” Today, agri-business has been a primary economic driver for the city; but Gainesville has developed a balanced manufacturing economy that includes machine parts, medical equipment, and more.

Additional economic diversification came with the construction of industrial and business parks connected to Lee Gilmer Memorial Airport and I-985/Lanier Parkway. The parks along the I-985 corridor include a wide range of light industrial, office, research and development, and heavy commercial uses. They are not dependent on rail, but need access to major highways. Over the last decade, the City and the Chamber of Commerce have been successful in attracting high-tech companies and intend to continue to focus on high-tech business attraction.



Walton Summit multi-family building

EXISTING ZONING

BASE ZONING

The current zoning in Gainesville is dominated by various residential categories across the city, except for the central core and industrial areas near the railroad and interstate. The largest residential zoning district is the R-1 between Lake Lanier and downtown. The remaining zoning districts include four residential categories (R-1-A, N-C, R-2, and R-O). R-1-A zoning is used mostly for conservation/undeveloped areas like Chicopee Woods, the Chattahoochee Country Club, and the undeveloped parcels near Allen Creek. N-C, R-2, and R-O surround the downtown core and run along major arterial corridors. Commercial and office districts (O-I, N-B, C-B, R-B and G-B) are also present in the downtown core and along transportation thoroughfares. These zoning categories are intended to allow goods and services for the adjacent residential areas. Finally, two industrial districts - L-I and H-I - are located along the Norfolk Southern railroad and the I-985/Lanier Parkway corridor and provide space for the city's major economic/industrial development activity.

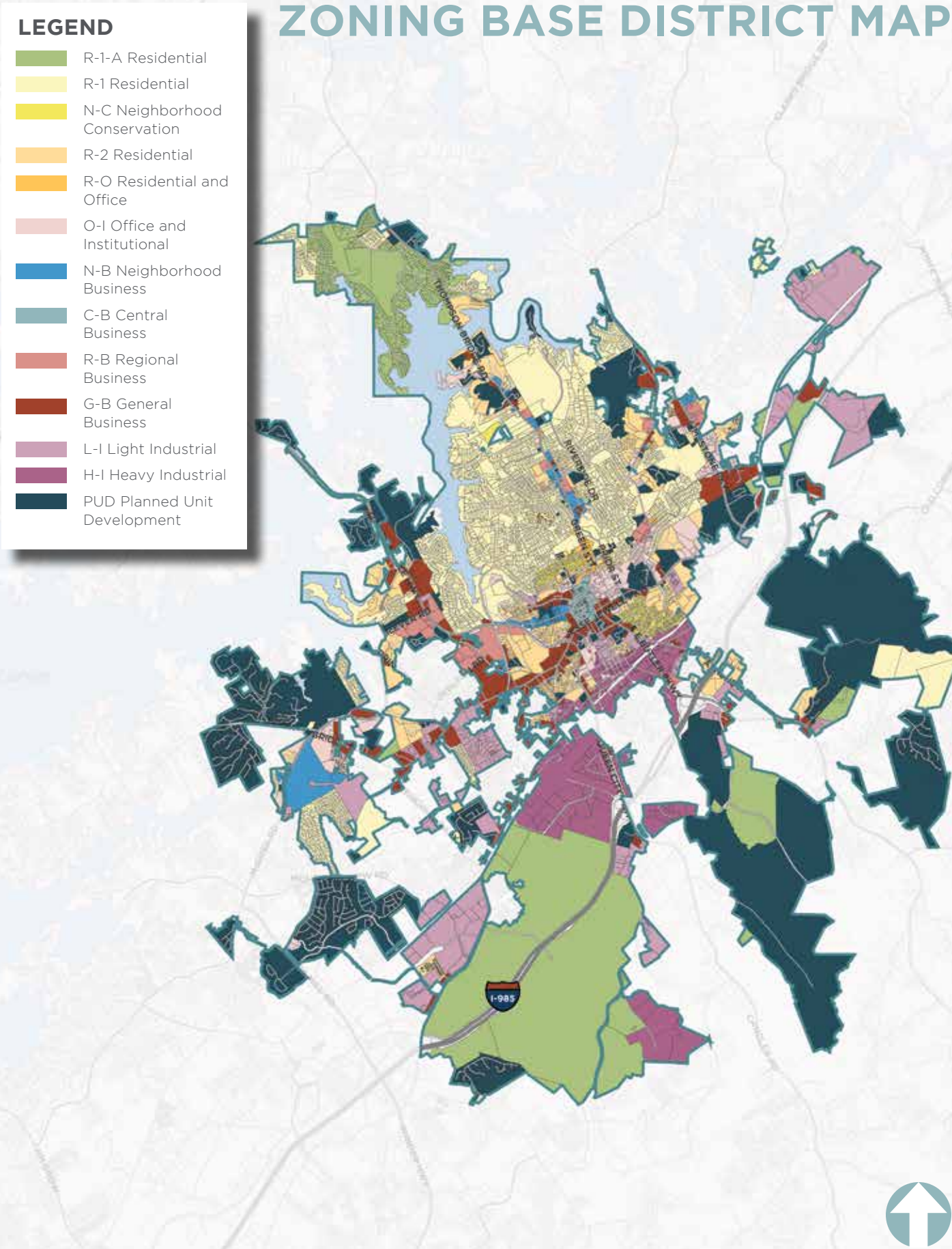
The PUD zoning districts are scattered throughout the city, with larger PUDs located mostly in the fringe areas (usually associated with large development projects) and smaller PUDs along major corridors. They allow for mixed-dwelling developments that can include nonresidential, neighborhood-serving activities. They also provide for mixed-use developments with no parameters on the percentages of each use.

OVERLAY DISTRICTS

Overlay districts are land use management tools to help coordinate development in areas with special combinations of needs and conditions. By layering regulations in this manner communities are able to balance multiple objectives, and can allow more flexibility than conventional zoning. The City of Gainesville currently has six overlay districts employed throughout the city (a seventh, the Airport Overlay District, is largely for safety in regulating building heights within proximity of the facility.) These overlay districts provide specialized management of respective areas based on unique needs and/or objectives for those areas.

Airport Overlay Zone. The purpose of the airport overlay zone is to impose height and use restrictions necessary to ensure that flight safety is not impaired and that operational capacity of Lee Gilmer Memorial Airport is not decreased. These zones overlay the various zoning districts and are intended to provide greater restrictions than the zoning districts otherwise provide with regard to heights and aircraft navigation.

Gateway Corridor Overlay. These overlays have been created to shape development forms and aesthetics along the arterial corridors leading to and from downtown Gainesville. These roadways serve both as crucial corridors for through traffic but also as destinations for economic generators like regional commercial centers, retail and office operations. These overlays will help manage this variety of uses while working to create a sense of architectural harmony.



Limestone Parkway Overlay. This overlay was created to guide development within a critical area that is expected to see increased pressure for densities and intensities of use greater than some of the established adjoining neighborhoods. It provides special design requirements to maintain a consistent appearance to foster compatibility between old and new development, and provisions to limit extreme alteration of the terrain.

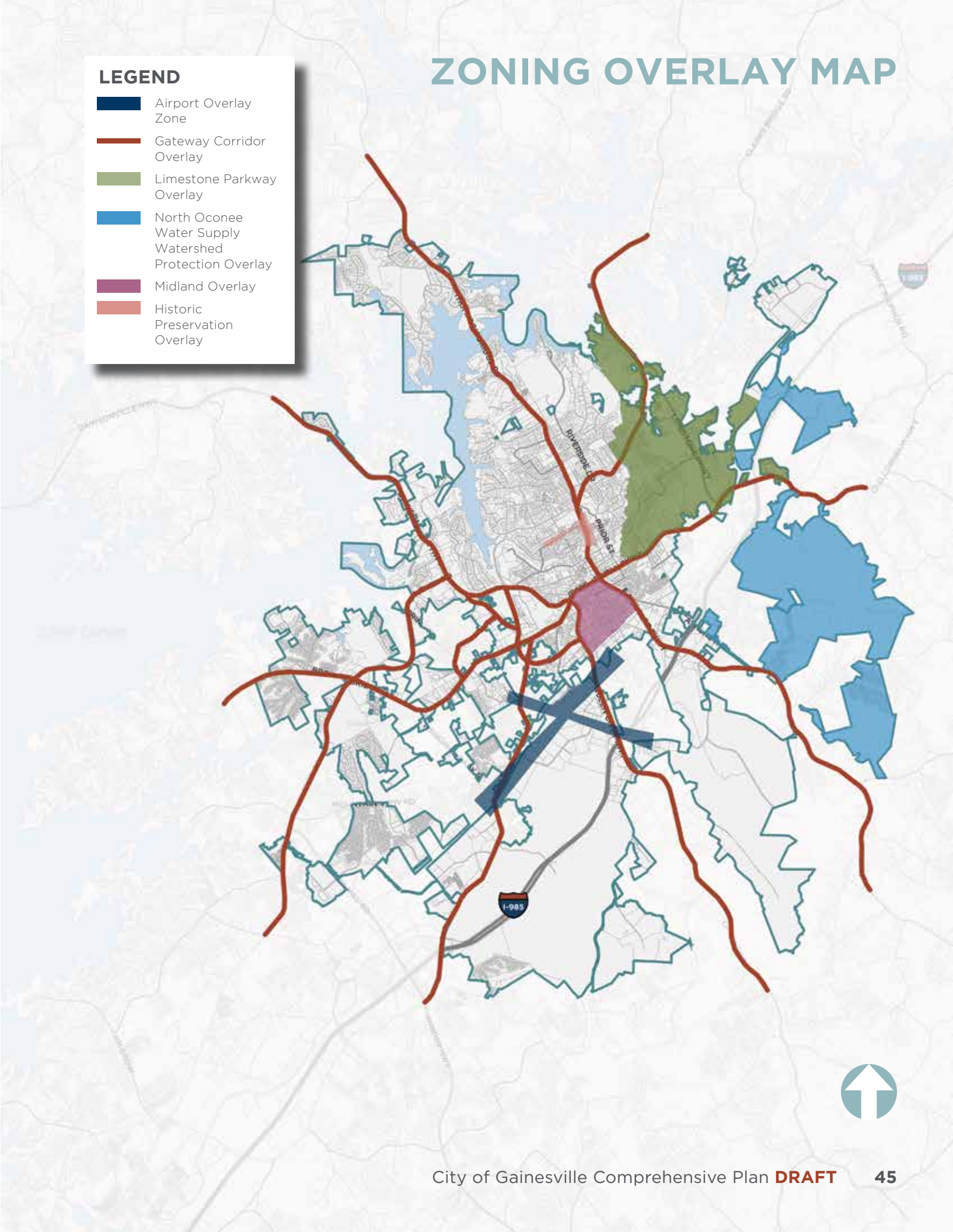
North Oconee Water Supply Watershed Protection Overlay. The intent of this overlay is to preserve the quality of the watershed and maintain its yield by minimizing the transport of pollutants and sediment to the North Oconee River, and ensuring that its water can be treated to meet state and federal drinking water standards.

Groundwater Recharge Area Protection Overlay. Groundwater is among the nation’s most important natural resources. It provides drinking water to urban and rural communities, supports irrigation and industry, sustains the flow of streams and rivers, and maintains riparian and wetland ecosystems. Certain land use activities, such as septic tanks, underground tanks, and chemical spills, pose a threat to the quality of groundwater supplies. Therefore, it is necessary to manage land uses within groundwater recharge areas in order to ensure that pollution threats are minimized. To this end, this overlay district establishes minimum lot sizes to provide for the orderly and safe development of property utilizing on-site sewage management systems.

Wetland Protection Overlay. The purpose of this overlay district is to promote wetland protection by providing for the withholding of land use and building permits in areas designated as wetlands until a jurisdictional wetland determination is completed, and establishing permitted and prohibited land uses within wetlands.

Midland Overlay. This district provides for the impetus and coordination of redevelopment by defining the city’s first Tax Allocation District and Opportunity Zone. The overlay guides infill patterns and architectural design, as well as laying the foundation for larger capital improvement projects such as the proposed Midland greenway and park.

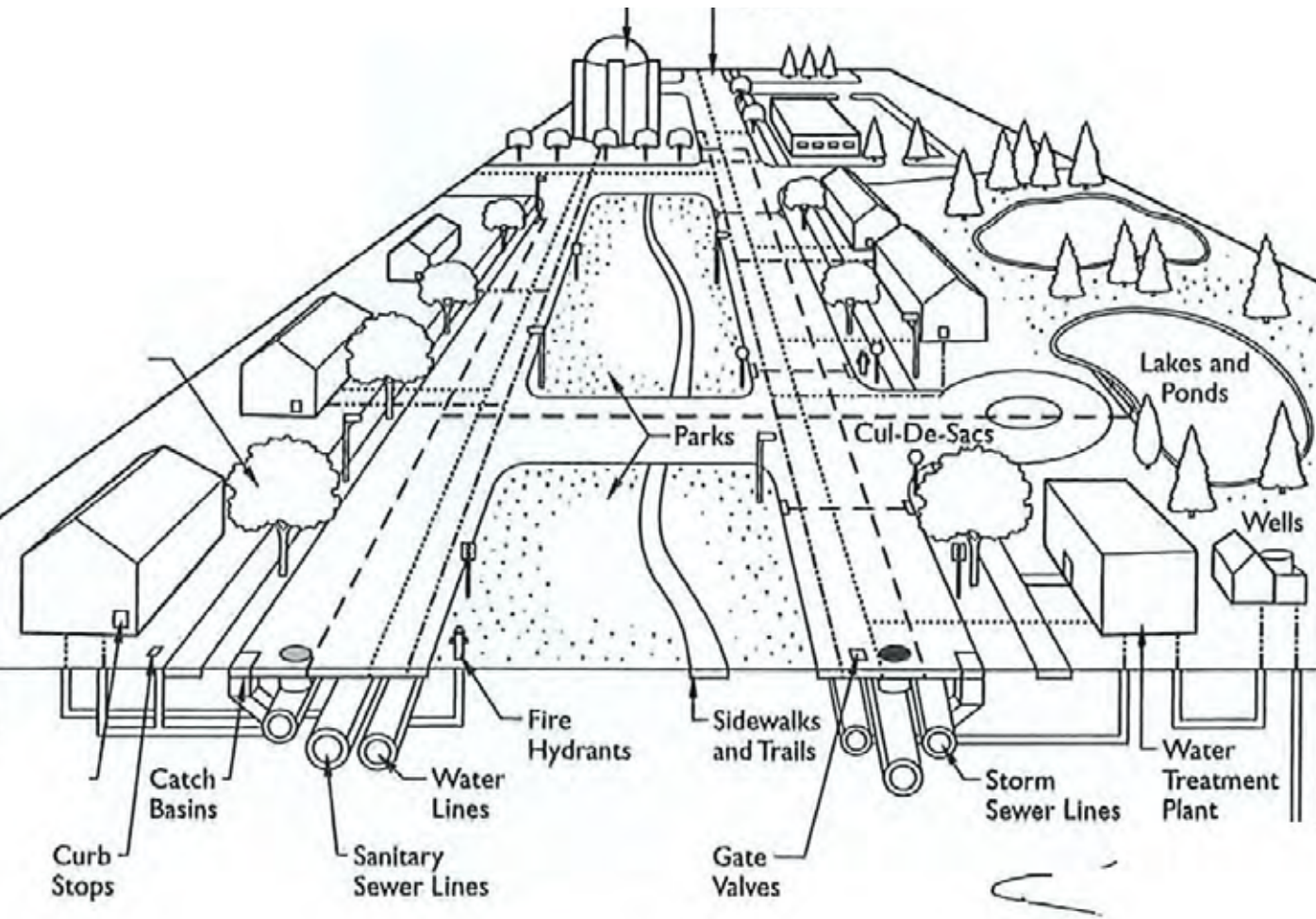
Historic Preservation Overlay. This overlay district establishes a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, landscape features and works of art having a special historical, architectural, cultural or aesthetic interest, or value and is intended to stimulate revitalization and preservation of the business districts and historic neighborhoods; to promote economic progress through heritage tourism; and to provide for the designation, protection, preservation, rehabilitation, and restoration of historic districts and properties, and to participate in federal or state programs to accomplish the same.



COMMUNITY FACILITIES & SERVICES

OVERVIEW

Community facilities and services are those elements vital to a population’s health, safety, and welfare that are most effectively provided by the public sector, such as sewer, law enforcement, and school services. The Community Facilities and Services element examines the community’s ability to adequately serve the present and projected demands for such services, identifying concerns with the spatial distribution and conditions affecting service delivery. These assessments can then assist in projecting future demands and in planning future capital improvement projects.



METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT

The Metropolitan North Georgia Water Planning District (Metro Water District) was created by the Georgia General Assembly in 2001 (O.C.G.A. §12-5-572) to serve as the water planning organization for the greater metropolitan Atlanta area. It is now one of 11 regional water districts in the state. The Metro Water District’s purpose is to establish policy, create plans and promote intergovernmental coordination of water issues in the District from a regional perspective. Hall County is one of 15 counties included in the metro water district. The metro water district enabling legislation mandated the development of three long-term regional plans to address the water resources challenges: a Water Supply and Water Conservation Management Plan; a Wastewater Management Plan; and a Watershed Management Plan. These plans were initially completed in 2003 and updated in 2009. The planning horizon of these plans is the year 2035. Action items in the regional plans are intended to be refined at the local level by the local service providers through local master plans.

Local governments have a high level of accountability for implementing the metro water district’s regional plans via audits of the Georgia Environmental Protection Division. Georgia EPD auditors conduct thorough reviews of local programs and procedures to determine consistency with the regional plans. Local government must substantially comply with the metro water district plan provisions in order to modify or obtain new water withdrawal permits, wasteload allocations, GEFA loan funding, or the renewal of MS4 stormwater permits.

WATER AND WASTEWATER

The City of Gainesville owns and operates a water system that spans Hall County. Water is withdrawn from Lake Lanier and treated to strict safe drinking water standards. The system includes two water treatment plants (Lakeside and Riverside), more than 1,458 miles of water lines, seven storage tanks, over 9,796 fire hydrants, and almost 20,196 water valves. The city has 59,273 active water accounts and associated meters. The regional water plan indicates that by the year 2050 Gainesville is expected to increase its withdrawal from Lake Lanier to 41.3 million gallons per day (monthly average).

The water system is subject to permits issued by the Georgia Environmental Protection Division for water withdrawal and operating a public water system. Gainesville is permitted to produce up to 35 million gallons per day of drinking water. In FY 2021, the city’s average annual daily production was 19.4 million gallons per day. Gainesville’s staff includes certified water treatment plant operators, certified maintenance technicians and certified distribution system operators. The city has a robust water loss control program and conducts an annual water loss audit. Automated metering is utilized, with the majority of meters having remote read technology providing hourly meter activity. This allows the city to notify customers of potential leaks, saving them money and protecting the water system from unnecessary water loss.

The City also promotes a water conservation program, providing guidance and information for the wise use of Gainesville’s water supply. Some of the activities include providing information about drought response requirements, administering a plumbing retrofit program, and school education programs. The city also administers a backflow prevention program requiring testing of backflow devices to protect the water system.

To comply with the regional water and water conservation plan, the city is required to prepare a local water plan. Infrastructure improvements to the city’s water system are programmed as a part of the city’s capital improvement program. Upcoming projects include maintenance and renovation of treatment facilities, pipelines, and other infrastructure. The city also has plans to utilize state of the art technology to reduce operating costs. Gainesville is updating its water system hydraulic model, which will provide information to optimize system operations. Gainesville’s Department of Water Resources is responsible for implementing drought response measures, including public education, enforcing outdoor watering schedules, and other measures to protect the water supply.

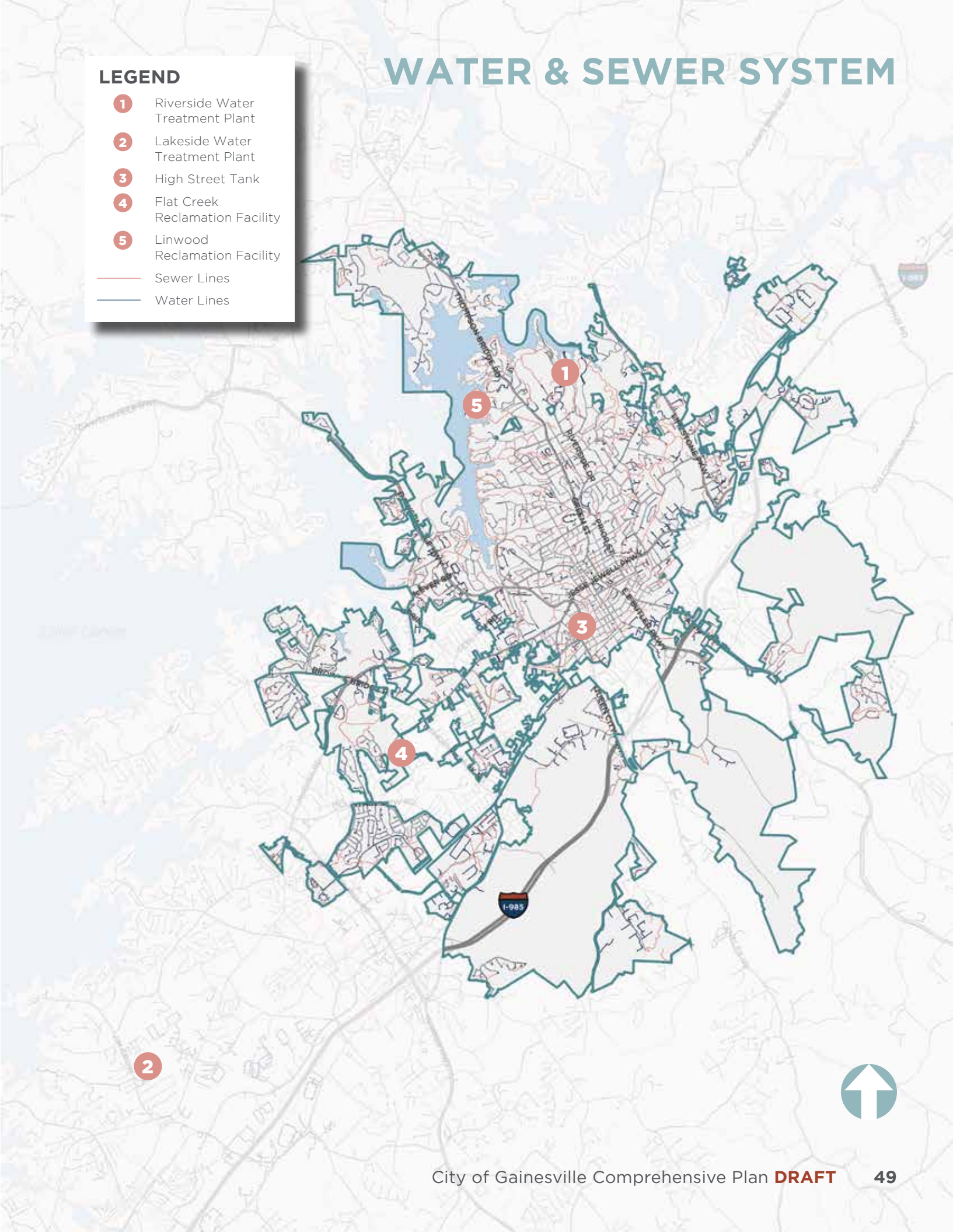
The City of Gainesville owns and operates a wastewater system within and slightly beyond the city limits. The system includes two wastewater treatment plants (Flat Creek WRF and Linwood WRF), almost 329 miles of sanitary sewer pipelines, 66 pump stations, numerous manholes and other infrastructure. There are more than 12,140 wastewater customers. Highly treated wastewater effluent is discharged back into Lake Lanier; the city performs advanced treatment and disinfection using ultraviolet radiation to protect Lake Lanier water quality. Gainesville is currently permitted to treat and discharge 17 million gallons per day. In FY 2021, Gainesville treated and discharged an average of 11.7 million gallons per day. Gainesville’s staff includes certified treatment plant operators, certified maintenance technicians, and certified wastewater collection system operators. The City implements a robust infiltration/ inflow program to minimize any groundwater and rainwater entering the wastewater collection system. The city also administers an industrial pretreatment program to monitor contributions to the wastewater system. Also, the city administers a fats, oils, and grease (FOG) program, tracking over

300 restaurants and permitting commercial waste transportation vehicles. Gainesville’s staff also conduct stream water quality inspections and water quality sampling.

To comply with the regional wastewater plan, the City is required to prepare a local wastewater plan. Infrastructure improvements to the City’s wastewater system are programmed as a part of the City’s capital improvement program. Upcoming projects include maintenance and renovation of wastewater treatment facilities, pipelines, and other infrastructure. Gainesville also has plans to utilize state of the art technology to reduce operating costs. 11.7%. Maintenance and expansion of lines for water distribution and sewerage collection is done regularly in accordance with Departmental schedules and plans, as budgets allow. Current needs include continued upgrade of infrastructure and connections with the proposed intake at the Cedar Creek Reservoir.



Riverside Water Treatment Plan



STORMWATER

Gainesville owns and operates a stormwater system within the city limits. The stormwater system consists of storm pipes ranging from 6 inches to 120 inches in diameter, in addition to inlets, outfalls, and detention ponds. Stormwater activities include flood management as well as infrastructure inspections and maintenance. Current projects include the renovation of Lake Knickerbocker dam and pipeline improvements of the Wilshire trail outfall.

Principal federal mandates for stormwater management include National Pollutant Discharge Elimination System (NPDES) permits for municipal stormwater and wastewater and Water Quality and Total Maximum Daily Load (TMDL) provision of the Clean Water Act. State requirements include but are not limited to watershed assessment and protection plan provision. To comply with the regional watershed plan of the metro water district, the city is required to prepare a local watershed plan. Infrastructure improvements to the city’s stormwater system are programmed as a part of the City’s capital improvement program. Measures required of the City by the metro water district to implement the regional watershed plan include adoption of model stormwater and watershed protection ordinances, jurisdiction-wide watershed planning programs, development review oversight actions, asset management activities, pollution prevention programs, watershed conditions assessment and monitoring, education and public awareness activities, and watershed management efforts specific to certain watersheds, such as water supply watersheds and impaired waters.

The City implements the Georgia Stormwater Management Manual in reviewing and approving land development.

SOLID WASTE MANAGEMENT

As communities grow, they also incur more garbage, necessitating proper management of the collection and disposal of solid waste. Some items can be recycled, some require special measures for disposal. All forms of waste management should be considered to ensure the health and safety of local residents.

The City of Gainesville provides waste collection to city residents within housing units up to quadraplex size. Collection service has not been available to businesses, apartment complexes and industrial accounts since 1995. Backdoor residential collection entails City crews collecting wastes from designated, ground level locations on the resident’s lot. The City requires waste to be in plastic bags and stored in rust proof, moisture-proof containers equipped with handles and tight fitting covers. Residents must provide their own bags, cans or carts. The Hall County Joint Solid Waste Management Plan is being updated at the same time as this particular document. Both plans will be drafted so as to ensure compatibility and provide record of long-term waste disposal capacity.

Private haulers manage the total commercial and industrial sector within the city, but the City maintains a non-exclusive franchise status so as to allow an approved hauler to operate within the city according to its ability to gain market share under open competition within the commercial/industrial sector. The collection fleet consists of rear loaders, scooters and flat-bed dump trucks for collecting bulky items and yard waste. Curbside vacuum trucks, chippers and specialty vehicles are also utilized to collect leaves, small limbs and storm debris on a seasonal or as needed basis. The City of Gainesville also provides weekly curbside recyclables collection via a private

contractor. Items must be placed at curbside in recycle containers supplied by the contractor.

The Hall County Joint Solid Waste Management Plan is being updated at the same time as this document. Both plans will be drafted to ensure compatibility and provide record of long-term waste disposal capacity.

PUBLIC SAFETY LAW ENFORCEMENT

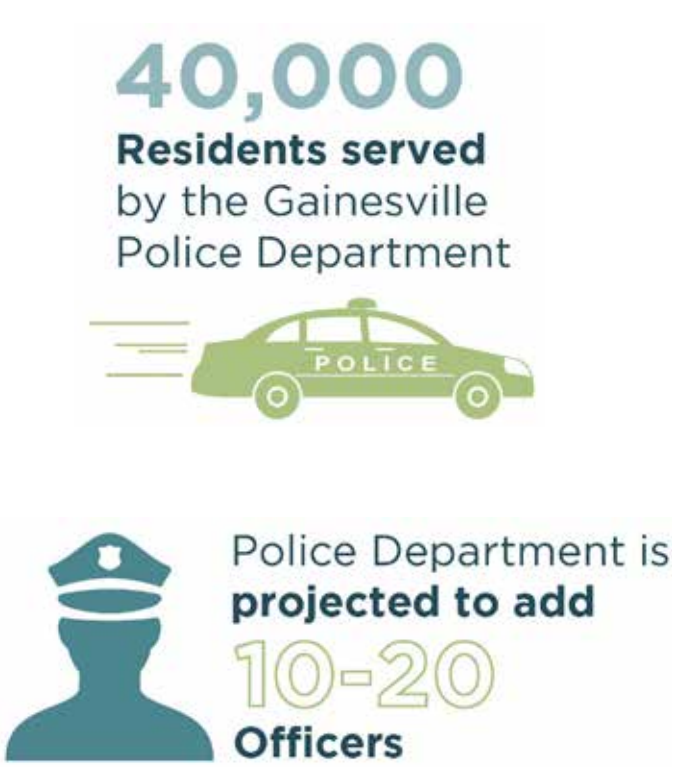
Police protection, or law enforcement, is the public service designed to safeguard community residents and businesses from acts of theft, personal violence and other crimes. Such protection builds community character and support and can serve as a tool for attracting tourism and growth. Preventative protection also can lower costs of living and contribute to an overall higher standard of living within the community.

The Gainesville Police Department provides the city with emergency and non-emergency service 24 hours a day to approximately 40,000 city residents and an estimated 150,000 daily visitors. The Department’s jurisdiction covers approximately 37 square miles and includes houses and apartment complexes, businesses and industrial parks, recreational facilities, including parks on and around Lake Lanier. In 2018, officers responded to approximately 66,143 calls for service and 2,833 motor vehicle crashes.

The Department has a staff of 119 employees. All officers are certified by the Georgia Peace Officers Standards and Training Council and must complete 20 hours of training annually to maintain their certifications and their powers of arrest. The Department is nationally accredited by the Commission on Accreditation for Law Enforcement Agencies, Incorporated and is State certified by the Georgia Association of Chiefs of Police.

This Gainesville Police Department does not normally operate out of the geographic limits of the City of Gainesville; however, it will respond routinely in an emergency under a mutual aid circumstance with other law enforcement agencies. The Hall County Sheriff’s Department provides law enforcement protection for all citizens of the county, supports local court activities, and operates and mans the Hall County Jail. The Cities of Flowery Branch and Oakwood provide law enforcement to their respective citizens. Services from their respective police departments are confined to city limits except under an emergency mutual aid assistance circumstance.

Projected needs for the Police Department in the planning timeframe include up to two out precincts and a growth of 10-20 officers. The Gainesville Police Department uses the IACP manpower model for determining staffing coverage, which is heavily dictated by call volume. As the city grows, the Department is responsible for more people and expects an increase in service calls, so they will need the resources to keep up with increased demand and to adapt to changes in technology.



FIRE PROTECTION

Fire protection services provide not only the direct benefit of safety against hazards, but the ability to provide such services traditionally ensure a higher quality of life for urbanized communities by permitting greater numbers of residents and activities at lower insurance costs. Half of this is dependent on the distribution of the public water system, the other half is the make-up of the personnel, facilities and equipment needed to perform the actual protection services.

Gainesville and Hall County each respectively administer, maintain and operate a comprehensive fire suppression system which includes emergency medical services. The supporting facilities and equipment are situated strategically throughout each jurisdiction based upon risk, population, accessibility, jurisdiction and other considerations. Each fire component has on duty, twenty-four hours each day, a well-trained, qualified, state certified staff of emergency medical technicians who are prepared to act spontaneously in delivering high quality first responder emergency medical services. The fire suppression and the emergency medical service of each community is funded from respective local governments' general funds. Hall County performs all transport under this arrangement.

Gainesville and Hall County maintain a Fire Department Automatic Aid Agreement that outlines the coordination and cooperation of the two governments in the areas of fire suppression and emergency medical services, providing a more comprehensive protection package for the citizens of both communities. In addition, many city and county law enforcement personnel have some training in fire protection to increase the capacity for emergency assistance and, in many circumstances, produce a quicker response time.

The Gainesville Fire Department consists of four fire stations equipped with a total of 12 fire trucks (seven engines, two aerials, one rescue and two squads). There are currently 92 employees working on three rotating shifts that consist of 24 hours on, 48 hours off, and 11 administrative staff members for a total of 103 personnel. The Gainesville Fire Department is rated as a ISO Class 1 Fire Departments in the State of Georgia, which allows residents and businesses to receive lower insurance premiums and superior service. At last assessment, firefighters and paramedics respond to 70% of calls within 5 minutes, a mark achieved by less than one-fifth of the nation's fire departments.

To maintain its Class 1 rating, the Department individual members are required to attend a minimum of 240 hours of training per year. In addition to firefighting, many Department personnel are trained in the areas of emergency medical, high-angle rescue and confined space/trench rescue. The Department also trains in Hazardous Material Emergency Response with the Hall County Fire Department.

The Fire Department maintains its own long-range plan, which is due to be updated within the next 1-3 years. An internal assessment of their operation indicates the status of vehicles is considered sufficient for the near term, but that personnel and station needs should be addressed in the planning time frame if the City is to maintain the current (and highly favorable) level of service amidst continued growth. As of today, the Department shows a need for new stations in the southeast (which is currently in progress) and in the southwest. Ensuring these stations are fully staffed would also necessitate an increase of 30 new personnel.

PUBLIC SAFETY & HEALTH FACILITIES

LEGEND

1

Police Station

2

Fire Station #1

3

Fire Station #2

4

Fire Station #3

5

Fire Station #4

6

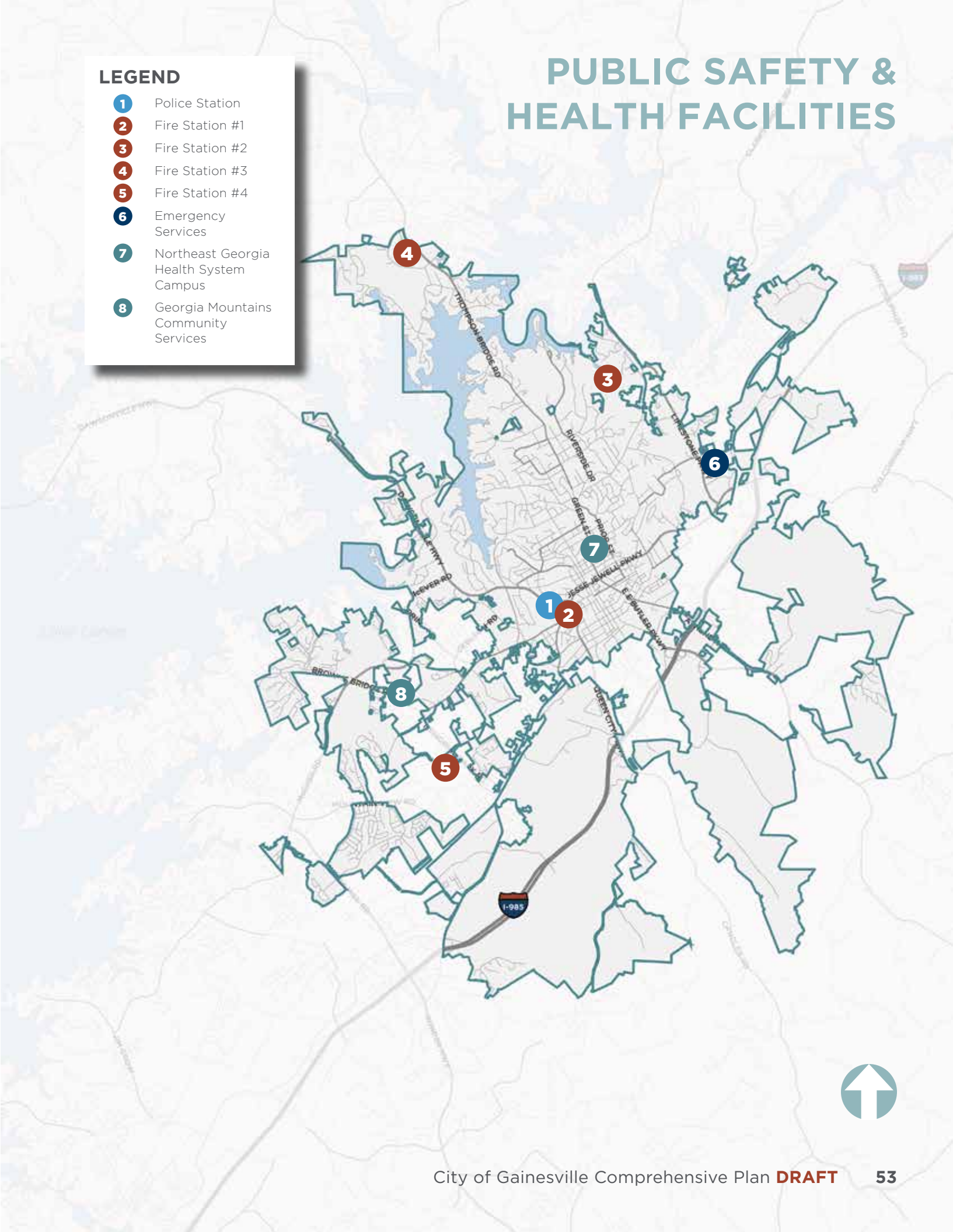
Emergency Services

7

Northeast Georgia Health System Campus

8

Georgia Mountains Community Services



EMERGENCY SERVICES

Emergency Management refers essentially to two things: The communication network that facilitates the response actions of public safety organizations, and the availability of ambulance carriers to address health transport needs that fall beyond the normal purview of police and fire protection services. Combined these services provide an additional means for supporting the general health and welfare of the citizens.

Emergency management is conducted in Hall County on a county-wide basis. Funding for these activities is provided through Hall County general funds with a small percent coming from federal (FEMA) and state (GEMA) grant funds. The City of Gainesville and Hall County also maintain a contractual agreement for county-wide communication 911 services. Emergency calls (911) are received and evaluated at the Communications Center with immediate dispatch being initiated to the appropriate emergency response agency.

Hall County, together with its municipalities, completed a 5-year update of the Hall County Hazard Mitigation Plan in 2017, the long-term planning document for local emergency management agencies that is required in order to obtain full federal assistance for those programs. As of 2021 there were no identified issues on behalf of Gainesville for emergency management services. Provided the Hazard Mitigation Plan is being maintained and implemented, particularly with regards to flood mitigation, then it is believed the only concern for the County’s Emergency Management Agency (EMA) is keeping up with demand for staff as operational needs grow with the county’s population. Currently EMA has a staff of four budgeted positions. Over the next 20 years that staffing level will need to increase by approximately 3-4 additional staff members to focus on planning and homeland security related efforts.

HOSPITALS & HEALTH FACILITIES

The remaining aspect addressed within the Public Safety element is the availability of hospitals and healthcare facilities to treat the ill and infirmed. Access to such facilities is required for a community to sustain its level of function and prosperity.

The City of Gainesville is home to the main campus for the Northeast Georgia Health System (NGHS), a regional not-for-profit community health system serving approximately 800,000 residents in northeast Georgia. The overall system has received numerous awards and accolades for its services over the years, including top ratings in the State for heart care on multiple occasions, and was one of only 24 programs in the nation to receive a 2018 Outstanding Achievement from The Commission on Cancer.

Since first opening its doors in 1951, Gainesville has been home to the now 557-bed flagship hospital for NGHS, and has grown to offer specialty services such as:

- Level II Trauma Center
- 23 operating rooms
- Emergency services
- 32-bed Intensive Care Unit (ICU)
- Ronnie Green Heart Center (18-bed Cardiovascular ICU and 17-Bed Critical Care Unit)
- Women & Children’s Pavilion with Level III Neonatal Intensive Care Unit (NICU)

The hospital is currently considered fiscally sound and is undergoing yet another expansion process adjacent to the north tower as of this writing. Further, as a not-for-profit health system, all revenue generated above operating expenses is returned to the community through improved services and innovative programs. The NGHS Charity Care Policy supports the provision of care for indigent patients, regardless of their ability to pay.

The Hall County Health Department provides a variety of general medical and well-being services available to any resident. The mission of the Department is to increase public access to basic preventative care and medical screenings traditionally too expensive for lower income households. Costs for services through the Department are based on sliding fee scale determined by income.

Mental health services in Hall County are provided county-wide through nonprofit Georgia Mountains Community Services. Provision for these services is coordinated through the County Health Department, with funding derived from federal and state grants, the Hall County general fund, as well as user fees.

PUBLIC FACILITIES
GENERAL GOVERNMENT

General government facilities are those resources required for the government to perform its operations: Administration and office space, meeting facilities, storage space, etc. In order for the government to function efficiently (both fiscally and physically) the operating facilities must be conducive the nature of the operations.

The City’s main administrative functions are carried out at the municipal complex one block from the downtown square. The City assumed full residency of the Municipal Building after the County moved to their new location two miles west. The Municipal Building is from the 1970’s and houses the administrative and financial divisions, while the Community Development Services Building across the street houses the Planning, Code Enforcement, and development support operations. This complex includes a six-story parking deck.



Community Service Center located at the intersection of Jesse Jewell Parkway and Prior Street Southeast.

The City’s newest facility is the Public Safety Complex completed in late 2010. That facility currently houses the Police Department, a Fire Station, and the municipal courts. The main courtroom is also used for City Council meetings and other special public forums, as available.

The Community Service Center is jointly funded and operated by Hall County and the City of Gainesville. Services of the Center are provided county-wide and include counseling, parenting, homebound services, operation of the Hall Area Transit, Meals on Wheels, and the Senior Center. The Center is located in downtown Gainesville and has a staff of 29. Legacy Link, Inc., a nonprofit agency, contracts with the Community Service Center, to provide state and federal funds to provide senior citizens services to all qualifying cities of Gainesville and Hall County. Funding from the Gainesville and Hall County general funds and from private donations and participants’ fees also support CSC/SAS programs.

The City of Gainesville also owns and operates three event spaces. The Gainesville Civic Center, which is supported by Special Revenue funds as well as consumer user fees. This facility is open to the public within and outside of the City’s incorporated boundaries, and serves as a premier event venue for conferences, weddings, and other occasions. The Fair Street Neighborhood Center provides an 1,800 SF space for smaller events in a historic part of east Gainesville, including after school programs. The Martha Hope Cabin, just behind City Park, provides a 1,000 SF space frequently used for small gatherings like family picnics, church events, and more.

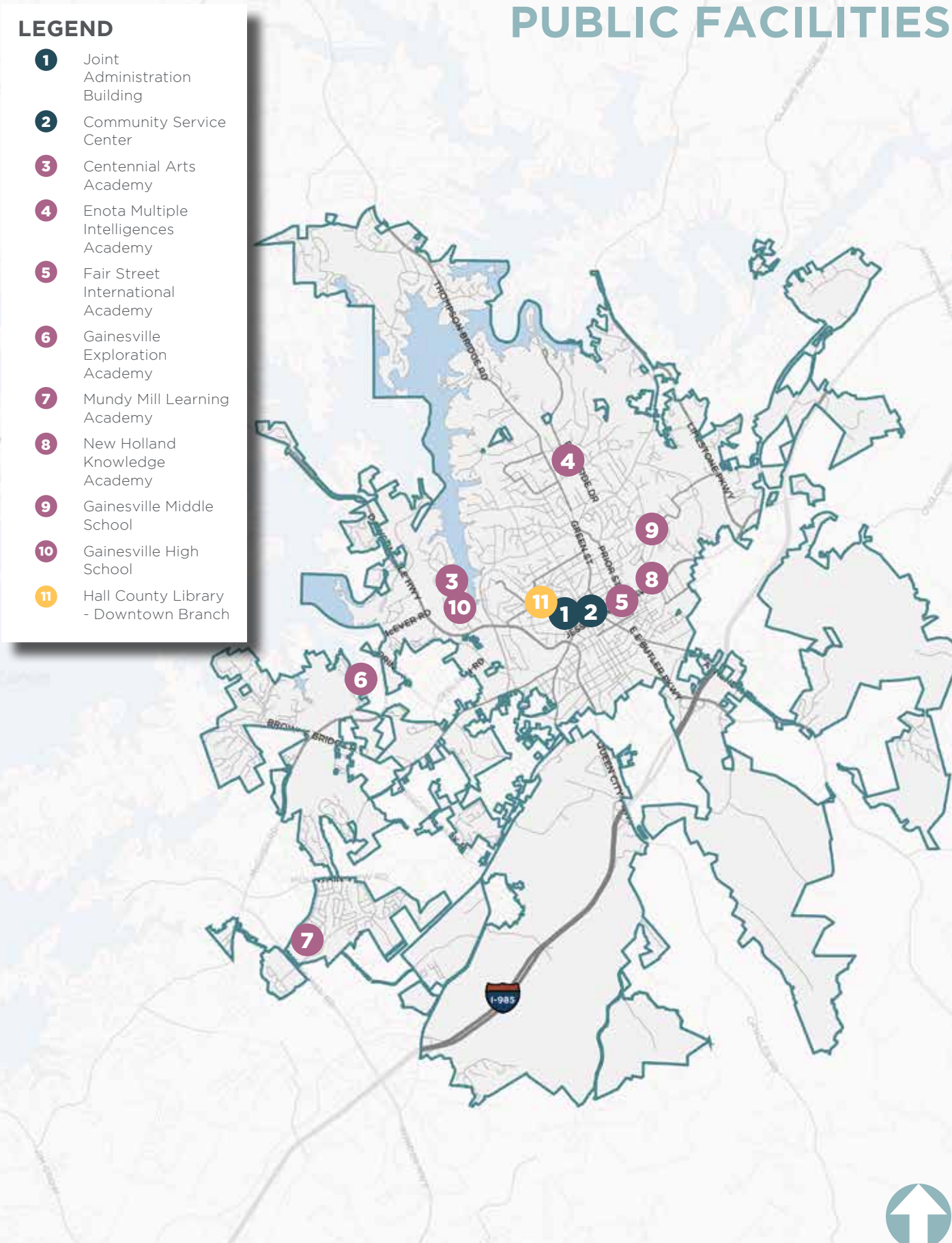
EDUCATION FACILITIES

Education facilities are those places and programs designed to support the learning and development of youth and the general labor force. These can include general or specialized education facilities and programs and are closely tied to economic development efforts: economic growth is often dependent of the levels of education and skill sets available within a community; Thus, it is in the best interest of every community to have the best education resources available.

Primary and Secondary Schools

The base level of education and the most prevalent within most American communities is that of primary and secondary schooling, which entails the common curricula taught between kindergarten and 12th grade. This education is designed to arm children and youth with the basic understanding of communication, analytical and social skills required to function within society. Often these schools will incorporate higher levels of study for those inclined to continue their education. They may also include technical and professional job-skill training programs that provide specialized instruction on common and available jobs, so that graduates can immediately (re)enter the workforce.

The Gainesville City School System has been around for more than 100 years and is one of the few municipally based systems within Georgia. The system currently features 6 elementary schools plus Gainesville Middle School and Gainesville High School. For the 2018/19 academic year the total system had a full-time enrollment of 7,756 students, with 1,486 attending Gainesville High School. The school system maintains its certification by the Georgia Professional Standards Commission and is a partner with other education-focused programs in Georgia and the region, including Pioneer RESA and The Georgia Vision Project.



In a move to provide a unique and invigorating learning environment, as well as a means to provide some level of choice and control to local parents, the elementary schools have individual academic themes and parents have the chance to choose to send their children to any school within the system. Every school still provides the core curricula required by the State, but also provides specialized programs based on the particular theme as a means to stimulate student interest:

- Centennial Arts Academy
- Enota Multiple Intelligences Academy
- Fair Street International Academy
- Gainesville Exploration Academy
- New Holland Core Knowledge Academy
- Mundy Mill Learning Academy

Within Georgia, the primary measure of a schools/systems general academic performance is monitored through the Annual Yearly Progress (AYP) criteria. These criteria involve progressive testing throughout an academic year in several subjects for various grade levels and are based on the population groups’ ability to improve over the course of the year. According to the 2018-2019 testing, the Gainesville City School System as a whole has lagged with a D rating, with Fair Street Academy, Mundy Mill Academy, and Gainesville Middle School the weakest performing institutions. The system has taken steps to address these issues, particularly with investments in technology and facilities that should yield results over time.

The school system maintains the State mandated 5-year master plan and recently was supported by the community with the passing of the sixth E-SPLOST for Gainesville. These funds will support the completion many significant facility developments or renovations, as the system looks to ensure all the schools have safe, quality learning environments capable of meeting the latest demands in design and technology.

E-SPLOST PROJECTS

✓ New Middle School for Cluster B

✓ High School Projects:

- New Advanced Studies/ Workforce Development Bldg.
- New Cafeteria and Media Center
- New Instructional Building, including the Arts and various CTAE pathways
- New Multipurpose Building

✓ New Gymnasiums

- Centennial Arts Academy
- Gainesville Exploration Academy
- New Holland Knowledge Academy

✓ City Park Stadium & Walt Snelling Press Box Renovation

✓ Ivey Watson Field Renovation

✓ Transportation Facility Renovation/Relocation

✓ Ninth Grade Center Renovation/ Repurpose

In addition to the Gainesville City School System, residents have their choice among several private schools within the community:

- Riverside Military Academy is a college preparatory boarding/day school for boys that was founded in Gainesville in 1906. The academy features grades 7-12 and an enrollment of around 300 students.
- Brenau Academy is a college preparatory boarding/day school for girls grade 9-12 located on the Brenau University campus.
- Lakeview Academy is a 500 student, co-ed college preparatory day school for grades pre-K-12.
- Faith based schools are also available in or within 10 miles of Gainesville through North Georgia Christian Academy, Maranatha Christian Academy and Heritage Academy. All three are accredited schools featuring at least 1st-12th grades, however Heritage Academy is a classroom/home study collaborative and does not have its own campus.



Hall County Library
**renovated with
SPLOST monies**
\$2 Million

Libraries

In addition to the formal education programs directed through schools and post-secondary institutions, libraries provide an important resource for individual learning and development, as well as a source of recreation. As the default media and archive center of a community, the availability and scope of library services can prove significant in shaping the potential of a community. Libraries provide information and tools needed to support continued learning, ingenuity and creativity outside the structured environment of schools.

Local library services are provided by the Hall County Library System, which maintains libraries in Gainesville, Oakwood, Flowery Branch, Clermont, East Hall, and Murrayville, as well as the North Hall Tech Center. The Gainesville location serves as the main branch, and the system is a member of the PINES statewide library network that allows the sharing of resources. The East Hall Branch and Special Needs Library has many services dedicated to giving our special needs patrons an equal library experience, while each facility features a variety of children’s activities and programs. The system also works with the local school systems to ensure the maximum number of resources and assistance are made available to area students.

The Gainesville location, which is one block northwest of the downtown square, was recently given a complete makeover. The facility was completely gutted and redone, while operations carried on across the street. Funded by \$2 million in SPLOST monies, the new Main Branch includes increased space for Youth Services, a new large Community Room, enhanced study room space, and an upgrade in technological capacity. The new design also created a more open, window-lit, contemporary feel from a structure that was first erected in 1967.

HISTORIC & CULTURAL RESOURCES

OVERVIEW

Historic & cultural resources are those places and structures that have established a worth over time that us intrinsically linked to the community. That connection may be to a particular piece of area history or to key local events and persons or may have simply become special due to its unique status within the community. These resources contribute to local character and serve as valuable elements within the local social and civic scenes, transcending their raw form or purpose to serve something deeper in the fabric of the community. These are places that communities cherish and wish to preserve because they’re part of the local identity.

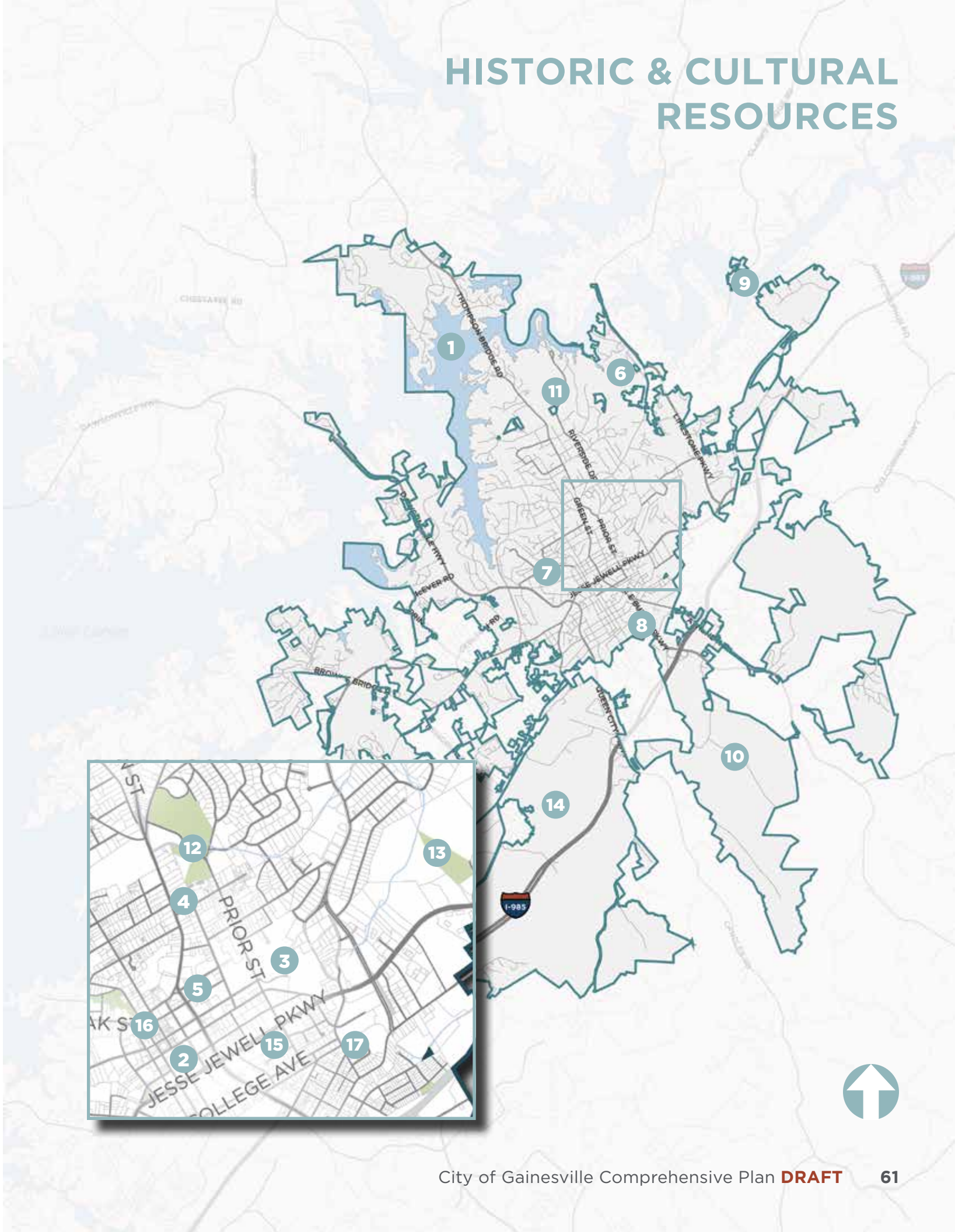
CULTURAL ASSETS

Cultural assets are those elements of a community that may lack a historical context but are otherwise considered important to area residents and businesses. These structures and spaces are recognized as having a value beyond their inherit land or construction costs, and often perform a social or civic role in bringing the community together. These are often the first things that come to mind when residents are asked to list key assets of their community that they wish to see preserved for the future. They may overlap with other elements of this comprehensive plan, but their popularity belies the need for them to remain a part of future plans.

The following cultural assets (listed in no particular order) were identified as primary cultural assets for the City of Gainesville, based on casual surveys of public residents and reviews of online discussions about Gainesville:

- 1 Lake Lanier
- 2 Downtown Square/Green Street
- 3 Brenau University/University Green/Peerce Auditorium
- 4 Quinlan Arts Center/ John S Burd Performing Arts Center
- 5 Northeast Georgia History Center
- 6 Atlanta Botanical Gardens - Gainesville
- 7 Rock Creek Greenway
- 8 Interactive Neighborhood for Kids (INK)
- 9 Lake Lanier Olympic Park
- 10 Laurel Park, Allen Creek Park
- 11 Riverside Military Academy Campus
- 12 City Park/Civic Center
- 13 Frances Meadows Aquatic Center
- 14 Elachee Nature Center/Chicopee Woods
- 15 Community Service Center/Senior Center
- 16 Downtown Library Branch
- 17 Fair Street Neighborhood Center

HISTORIC & CULTURAL RESOURCES





Chad Shore mural on the Midland Greenway



Public art at Wilshire Trails

That these assets stand out to residents and visitors doesn't just illustrate the amenities available for everyone, but they also speak to the extent to locals cherish places they can gather, particularly about recreation and experiencing the outdoors. The City should ensure that future plans not only help preserve the viability of these attractions but also seeks to build on their popularity and introduce new facilities that can provide similar roles.

HISTORIC RESOURCES

Historic resources are those structures, monuments, and sites which are important to a community as both evidence of their architectural tastes and favored style and because these spaces and objects help translate the traditions and cultures of a community across generations. Many historic structures set the tone for a city's overall public realm, and often ends up establishing local preferences for the way things look and function. They define not only a community's charm, but often also how the public engages socially as a sense of civic pride.

The City of Gainesville was chartered in 1821, serving as the county seat for Hall County since that time. With connections to the nation's first gold rush, an evolution as a railroad hub, and through various economic booms and busts, Gainesville has not only seen many noteworthy structures built in the community but has been able to preserve enough of them to establish the city's late 19th and early 20th Century architectural character. The most notable elements of these are the three historic districts in/ near downtown: Green Street, Bradford/ Ridgeview, and the Downtown District itself. These districts are the location of cultural events and institutions, and are considered vital parts of the local community.

Recognizing the importance of these assets, Gainesville has taken several measures over the years to actively protect and promote historic structures and districts. Gainesville became a Certified Local Government (CLG) in 2006 through the State Historic Preservation Office (SHPO), which affords the City economic assistance through the Historic Preservation Fund Grant (HPF) program which provides financial assistance for survey and rehabilitation projects. The City updated their historic preservation design guidelines in 2013 and has identified

and listed 16 National Register sites and districts that have their own protection under the design guidelines and can utilize State and Federal Tax credits and other economic incentives. These sites are included in the Georgia Natural and Historic Resources GIS database for advisement when many of the GICH projects are considered so that it can be determined whether specific projects are in or near identified historic resources that are forty years old or older. The City also conducted a windshield survey of resources from 2006 to 2011 and performed a housing study from 2012-2014 with the Georgia Mountains Regional Commission (GMRC) where 3,058 of the 6,747 residential properties were evaluated and assessed on their exterior physical condition. (This study has allowed the City to identify where GICH activities should occur to improve housing accessibility.)

Currently, the City maintains a Historic Preservation Commission (HPC) to help with oversight of specialized policies for local designated historic districts and resources. It also partners with the Northeast Georgia History Center and Mainstreet Gainesville to help promote the restoration, preservation, and celebration of these places as crucial pieces of the community. Public events are planned for these places to keep them vital, and resources are made available to owners to help them mitigate the special care needed to retain historic value.

HOUSING

OVERVIEW

The Housing Element of the comprehensive plan is used to evaluate whether existing and projected development will meet the county’s housing needs with respect to supply, affordability, and accessibility. Housing is a critical issue to every community as a primary factor of quality of life. The costs and availability of quality housing is a key gauge in calculating local costs of living and one measure in defining the long-term sustainability of the resident population.

HOUSING TYPES & CONDITIONS

In reviewing the housing trends across a community, the number of units alone does not provide the most accurate picture. Instead, the number of housing units must also be divided into three categories that further define the type of housing involved. For the purposes of this plan, the assessment of housing units will utilize three primary housing types: Single-family, multi-family, and manufactured housing. Because each type of housing provides different options for lifestyle choices and economic conditions for local households, they also require varying sets of needs and demands with respect to land conditions, public services, and facilities. Understanding the different housing types and how they are dispersed throughout a community can assist governments in more effective distribution of public services and facilities.

Single-family units are defined as free-standing houses, or as units that are attached but completely separated by a dividing wall. Associated with the “American Dream,” single-family housing is often the most desirable by all parties involved, To residents for the ownership rights and symbolism of achievement, to governments for the tax revenue and investment in the community, and to developers for the potential return value.

Multi-family housing consists of structures containing two or more units, including large multi-unit homes, apartment complexes, and condominiums. Compared to single-family housing, multi-family units are more cost effective to produce and associated with a more temporary residency, factors which have spurned the growth of this market in a national society achieving new levels of mobility.

Manufactured housing is currently defined by the US Census as all forms of prefabricated housing, with a special HUD definition for units produced before June 10, 1976. This category is generally the least expensive means of housing production and ownership but is also often associated with weaker economic conditions because of how local communities continue to evolve in their approach to taxing such structures, treating modern units the same as their mobile-home predecessors. However, the difference between modern manufactured housing and conventional housing is growing smaller and smaller, with much of the remaining difference being stylistic and less in terms of functionality or impacts on public services. The issue of how manufactured units fits into overall housing plans will remain prevalent until the real and taxable values of manufactured housing can be clearly defined in relation to conventional units.

Regarding housing conditions, the US Census of Housing includes information on units without complete plumbing and water service, allowing governments to target concentrations of such housing for service upgrades or redevelopment. The number of housing units constructed prior to 1939 is one indicator of the overall age and productivity of the local housing market.

The make-up of Gainesville’s housing inventory mimics many small-but-growing cities. There is a substantial volume of older units still in use, but the aging units aren’t all subject to deterioration given the values in the residential market (and historic neighborhoods, in particular) that continue to increase as ever more new housing is being built. As the newer units come online, the ratio of sub-standard units decreases, with many of those weaker units then being razed or renovated. Gainesville does retain a need for more affordable workforce housing, however. As the COVID-19 pandemic shifts to the later stages and the local economy resumes a semblance of its recent boom days, the Hall County job market has increased in the volume of blue-collar employment. Gainesville will only harbor so much of this housing demand, but given the City already feels pressures from the growth of Brenau University, Northeast Georgia Medical Center, and other area businesses and institutions, the City’s popularity as a place to live is driving up the overall demand. Making sure significant portions of the new construction is truly affordable will ensure the balance in the market and prevent poorer households from being pushed further away to where transportation costs become a factor.



Example of a single-family home



Example of a multi-family home



Example of manufactured housing (Shutterstock)

OCCUPANCY

Similar to the different economic and social needs defined by demographic statistics, occupancy and residency conditions can also indicate specific trends or needs of the region's population. Whether a housing unit is being leased or owned indicates the financial abilities of the household, as well as suggesting the health of the local economy. Vacancy rates, meanwhile, tell whether the market is ahead or behind the pace of population growth and demands. Typically, a strong market is defined by a relatively high percentage of homeowners and low occupancy rates.

Gainesville and Hall County are experiencing strong occupancy rates heading into 2022, a sign of the market's general health. There has been a slight increase in vacancy rates for both the City and the County, but it's only a slight increase and the figures remain within sustainable ranges for markets that feature a high degree of properties available



for rent. Both jurisdictions have demands for vacation rentals near the lake, plus a desire for affordable properties for thousands of college students in the area, beginning households for new employees in the area, and the increasing demand for affordable housing for seniors.

An additional factor in this equation is the growth of the short-term rental property, where online platforms make it easier for any owner to market their property for short-term rental uses. This has encouraged more people to explore owning rental properties as a source of secondary income, and as a result more properties have been placed onto the rental market than compared to a generation ago. This evolution has caused some issues in some communities as the realities of the of the industry has forced the need for new regulations, and some neighborhoods or subdivisions have likewise sought to act on where and how such rental properties are allowed and maintained.

Fueled by these changes, what has changed in Gainesville over the past decade has been the increase in the number of rental properties overall. The numbers of new apartment complexes, active adult communities, and individual homes targeting renters have altered the owner/rental unit make-up of Gainesville. This alone isn't a bad thing, provided the rental units are of good value and affordable for the market. (In this case, affordable means cheap enough that the occupants can build equity through financial markets without straining to cover housing costs.) Provided this happens and the occupancy rates are strong, then the market for Gainesville is considered healthy regardless of the mix.

HOUSING COSTS

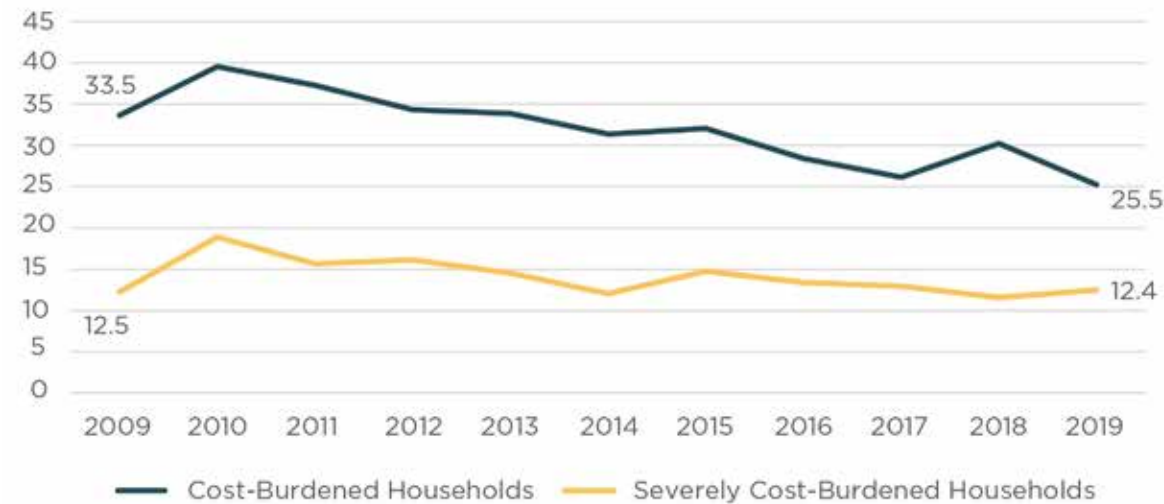
Understanding the physical conditions of housing options within a community is relatively useless without also understanding the market for housing affordability. An assessment of housing costs is critical to understanding the accessibility of the housing supply to the residents and goes a long way toward explaining the strengths and weaknesses of the housing supply.

As hinted above, the affordability of a market is tied to the local industry revenues, with the residents striving to pay only up to a specific percentage of their income toward housing (recommended at no more than 30%). For Gainesville, with a median household income level around \$51,000 that would set a preliminary benchmark for affordability at approximately \$1,200 per month for the rent or mortgage, plus related property taxes, and ancillary costs. Depending on interest rates and down payments that amount could afford a 30-year mortgage payment for a house valued between \$200,000 and \$250,000. This means the native market in Gainesville is targeting half of the supply priced below that point.

For those owning their own home Gainesville is moderately affordable. Approximately 19% of households are paying above the recommended 30% of income for housing. The share is larger in Hall County, where more than 20% of households pay an excess share of income for housing. This figure alone isn't indicative of poverty, and some of it may be attributed to the adjusting markets for both wage levels and housing costs coming out of the Great Recession. However, it is considered evidence of some financial stress, which would explain the present-day growing demand for more affordable units. Both the City and the County should expect this to continue past the COVID-19 pandemic as the labor force has a better understanding of their long-term financial capabilities in planning housing budgets.



Cost Burdened Households (by Percentage)



For renters the market is similarly taxed. In Gainesville approximately 60% of renters pay below the \$1,000 per month mark, but as the typical renter is also earning below the average income it's understood that the vast majority of units should be targeted for rents below \$1,000, and more likely lower than \$800. Yet only 28% of units in Gainesville reach that mark. The difficulty in achieving housing affordability is managing the costs of construction to meet the targeted price point. Often the math doesn't work without some outside assistance because the costs for land, labor, and materials are relatively fixed for all types of construction. Multi-family units can achieve cost efficiencies in this regard, but the utility and infrastructure loading demanded by such units means they can't occur just anywhere. This is why often larger cities will, like Gainesville, support housing programs that help fill the financial gaps needed to make affordable units available in their community. Gainesville will need to sustain these efforts while monitoring local markets to see how they can also encourage more affordable private developments through innovation, adapting new codes, and more.



TO SUMMARIZE...

Housing affordability in Gainesville has seen an overall improvement in the past decade, though housing remains more expensive for renters than for homeowners, reflecting broader state and national trends.

The percent of cost-burdened (paying over 30% of income on housing) households in Gainesville has dropped from one-third to one-quarter in the last ten years. However, the percent of severely cost-burdened (paying over 50% of income on housing) in the city has remained flat in that same period, at about 12%.

Housing affordability is considerably worse for renters than homeowners in Gainesville, with almost 40% of renters being cost-burdened (versus 20%) of owners, and over 20% being severely cost-burdened (versus 9% of owners).

REAL ESTATE & DEVELOPMENT TRENDS

Development within and around the city continues to feature an evolving blend of suburban and urban forms. Single-family detached housing remains the preeminent residential form, with new neighborhoods around the county featuring varieties of home sizes and scales, from workforce housing and starter homes in the 1,400 to 1,700 SF range, to larger properties catering to families looking for acreage. Within the City of Gainesville, however, there are more multi-family developments, urban scale properties, and a greater variety of housing styles.

Among the many developments ushering in the more urban forms of development (see the Appendix for more information):

- Limestone Greenway, a 75-acre mixed-use development including 225,000 SF of commercial space, 252 multi-family units and 33 single-family homes.
- Oak Hill, a mixed-use project on 205 acres featuring 739 age-restricted units ranging from single-family detached to cottages to assisted living units. Will also feature 24,000 SF of commercial use and amenities such as a swimming pool and community boat slips.
- Solis Gainesville, a 223-unit apartment complex and adjoining commercial out-parcels across the pedestrian bridge from downtown.
- Gainesville Renaissance, a project completing the fourth side of the downtown square that will feature 8 condominiums over retail and offices, capitalizing growing interest on in-town living.

- Legacy at Walton Summit, a new active adult community 3 blocks from downtown.
- In addition to the actual construction projects, there is the growing interest in residents making homes available as short-term rental units. This can take viable units off the inventory of properties that would otherwise be sold, which can drive up demand and thus housing costs. Typically, this issue is more prevalent in vacation destinations, so places like the Lake Lanier waterfront are attractive to folks willing and able to rent out their property. Occasionally, however, regular residential units may find a market for this use among corporate clients or in areas where hotel options are limited. Depending on the availability, seven properties within the City of Gainesville were recently listed on one or more short term rental sites like AirBnB and VRBO. Hall County, by comparison, has more than 100 such listings. While this suggests this market dynamic is low within Gainesville, the City should still review their policies to ensure they're properly regulating this industry and preserving the supply of local housing for full-time residents.



HOUSING AUTHORITY

Because of its size and urbanized areas, Gainesville qualifies as an entitlement community for the US Department of Housing and Urban Development’s (HUD) annual Community Development Block Grants (CDBG) program. The Entitlement Program provides annual grants on a formula basis to eligible cities and counties for the development of quality housing and neighborhoods and for expanding economic opportunities, principally for low- and moderate-income persons. Participants in the program must establish and maintain a citizen-driven housing strategy, formally known as the Consolidated Plan, and use that document and process to identify the needs and priorities for use of the allocated CDBG funds.

In Gainesville, the City’s Community & Economic Development Department’s Housing & Special Projects Division is responsible for administering this program, and Gainesville’s Consolidated Plan was last updated in 2019. The planning process for the update reviewed several related documents, consulted with multiple support and partnering agencies, and featured an extensive public involvement program in order to evaluate how best to improve the city’s housing supply and urban neighborhoods in a fashion that addresses the needs of Gainesville’s workforce and those households on limited incomes. See page 20 for information about the Consolidated Plan.

Using these goals, the City’s Housing & Special Projects Division manages several projects involved in the development and maintenance of residential properties within older, eligible neighborhoods in the community. Based on the primary funding sources available, housing program activities emphasize the following objectives:

CDBG-ENTITLEMENT FUNDS	HOME/CHIP (GRANT FROM DCA)
Homeowner housing rehabilitation	New home construction
Down-payment assistance	Site development
Public facilities/ infrastructure	Land acquisition

Regarding site development, at present the City owns only two (2) vacant lots for housing development: One on Summit Street, on the east side of E.E. Butler Parkway, and one at the end of Emily Street in the Newtown community. The Gainesville Nonprofit Development Foundation, Inc., which is the City’s 501c3 nonprofit housing development organization, owns about 3.5 acres on Wood Avenue off Atlanta Highway, but this property has challenging topography and lacks a sewer connection. The City would also need to build any roads needed to build out the Wood Avenue property.

The Gainesville-Hall County Land Bank Authority (LBA) owns about 1.5-acres off Summit Street intended for use in partnering with the City to build single-family homes for ownership by low-to moderate-income households. The LBA will donate the land to their non-profit to build at least four (4) homes using City State CHIP grant funds and HOME/CHIP Grant Program Income.



Aerial of Downtown Gainesville

ECONOMIC DEVELOPMENT OVERVIEW

The Economic Development element of a comprehensive plan attempts to define the assets and liabilities of industrial categories, geographical locations, and employment conditions. Economic development analyses inventory a community’s functional conditions and achievements to identify the strengths, weaknesses and needs of native businesses. This portrait of a region’s economic state is the foundation for assessing the performance of wages and job skills, employment and industry patterns, and the programs and efforts designed to improve local economies.

Economic Base Analyses are used to identify the local significance of each industrial sector. Studied are the kinds of industry within a community, the total earnings those industries produce, and the wages distributed the resident population. Economic base studies can direct recruitment toward businesses that complement existing industry or require the skills of residents currently exporting labor to other regions. This information is basic, but vital, for more effective decisions concerning the health of the local economy.

Labor Force Analyses uses information concerning the skills and abilities of the working population to indicate the economic potential of a region. Occupational characteristics highlight the strengths and weaknesses of the available labor pool, offering guidance as to the employment needs and limitations. An analysis of occupational employment, balanced by information concerning work location and commuting patterns, can be used to determine the assets of the existing labor force as well as to highlight which skills should be brought into the area. This analysis can then be used with economic base studies to direct activities for improving the local economic conditions.

EMPLOYMENT BY ECONOMIC SECTOR

The primary measure of an industry’s value to a local economy is the number of people it employs. An economy grows stronger as it increases any form of gainful employment in the local population, redistributing wealth and encouraging economic growth.

Gainesville’s largest employers by far are the manufacturing and construction industries, with manufacturing in this case including the abundance of poultry processing facilities that draw from area farmers to produce chicken products for restaurants and groceries. The manufacturing sector alone accounts for more than 20% of Hall County’s employment base, and a higher percentage in the city. This indicates that industry can operate locally at a cost-effective manner compared to in other places, using a measure called a Location Quotient (LQ). The LQ compares the relative ratio of employment in an industry to that within the nation (or the state) as a whole. Industries with a greater share of employment in a community compared to the nation are economically thriving, and possibly serve as the primary source of revenue generation for households in the area. In the case of Gainesville, seven (7) industrial sectors rank high in LQ factoring, with two others just shy of an even score. These industries, then, are likely among the strongest in the market at the moment.

A surprising sector to fall short in this list is that of health care, given the presence of a preeminent hospital. In this instance, while the industry rates low compared to national averages, the sector is not only a strong presence in Gainesville but also likely one with significant financial impacts.

Top Employment Industries (2021)



Occupations by Sector (2021)



OCCUPATIONS

The occupational information reveals the kinds of skills & experience present in the local labor force and provides an indication of how successfully that force can fill the labor needs of particular industrial sectors. Such information can also help explain commuting patterns, education needs, and possible changes in demands for consumer goods and services.

Similar to the breakdown of employment by industry, employment by occupation can be measured for local prominence by calculating an LQ ratio. Here, too, we see the nature of Gainesville’s manufacturing presence, as every blue-collar sector has an LQ over 1, indicating how occupations such as production and transportation (i.e. poultry processing and hauling) are the trades for most local employees.

Gainesville’s blue-collar labor force is proportionately twice as high as the national average. Again, this alone is not a good or bad thing, and cities traditionally have much higher ratios in these sectors compared to suburbs or rural areas. What matters to Gainesville, however, is the sustainability of these sectors and the ability of these industries to pay livable wages with an opportunity for upward mobility.

The flip side of this narrative is the relative absence of white-collar employees in the area, if only as an indicator of balance and economic diversity in the Gainesville market. The absence of managerial and computer professionals suggests areas the City may wish to consider building up depending on future market trends, and the low ratio for healthcare workers might signal a strong need for that industry as the region grows increasingly populated with retirees and older adults.



Poultry operation (Source: Shutterstock)



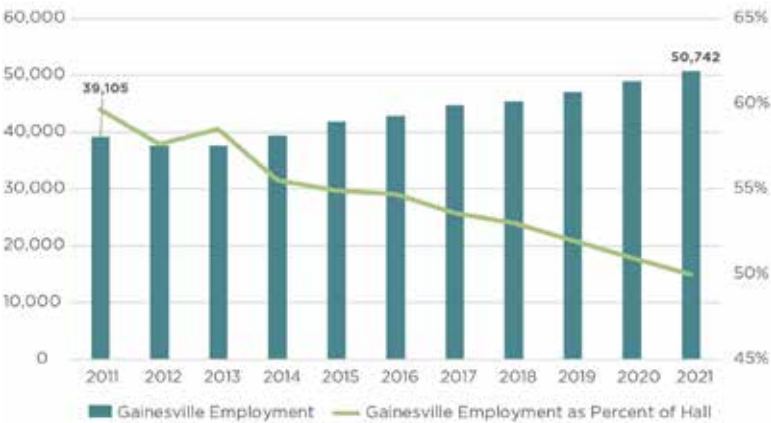
Data center server room (Source: Shutterstock)

EMPLOYMENT STATUS

The rate of adult participation in the labor force is an indicator of the relative ability of the populace to work as opposed to being dependent on others. Higher levels of participation are the expectation for communities seeking economic growth and stability, particularly among prime working-age years, as that typically correlates to the productivity of local industry and the general wealth of the area residents. When paired with information about income levels, this information can help define the economic priorities of a local market.

Gainesville’s overall participation rate of 62.7% is lower than some communities but could echo the other indicators about the percentage of older and/or retired residents in the city. What stands apart from that notion, however, and could indicate near-term cause for concern, is the lower figure for employment among younger adults ages 16-24. While the current market is still struggling from the COVID-19 pandemic, the need for this age group to build their skills and their income is critical to sustaining economic expansion. If this trend holds through 2022 that might be an issue for local economic development interests to review with industry leaders to ensure there is confidence in the local labor force going forward.

City Employment (2011-2021)



UNEMPLOYMENT LEVELS

Another lead indicator of an economy’s strength is the measure of its unemployment levels. Trends in this area reflect the stability and prosperity of local industries, as well as the results of past economic development strategies. Unemployment levels also represent a measure of the poverty level within the area and potential deficiencies in the redistribution of wealth.

Metro Gainesville/Hall County has featured a strong and growing employment market since the Great Recession. Over the past 10 years the region has been aggressively pursuing industrial expansion, both to diversify the local economy beyond poultry processing, as well as maximizing their location and transportation assets that have made the region attractive to goods production and shipping industries. Many businesses are also lured to the area due to the reservoir, the proximity to metro Atlanta to the south and mountains to the north, and the presence of Northeast Georgia Medical Center. As a result of these efforts to support industrial growth, and the ability to accommodate new residents and businesses, Hall County has managed to see area unemployment rates drop to 2.9% prior to the COVID-19 pandemic. The rate did rise close to 5% during the pandemic and has since dropped back to just over 4%.

COMMUTING PATTERNS

One significant struggle with accommodating both residential and industrial needs lie in the effective use of regional infrastructure. The rapid development of modern transportation and infrastructure improvements has led to drastic changes in the commute to work and the unemployment patterns discussed above. The same modes of transit that may easily bring people and commerce into an area can just as easily take them away. This creates a governmental concern over the commuting patterns and increased interdependence among communities. An imbalance between needs for employment and availability of employees can lead to increases in commuting, leading to a disparity in the provision of governmental services.

Compared to other counties, Hall County has a high percentage of employees who live and work within the community. Much of this is due Gainesville historically being a

regional employment center before metro Atlanta made its way up I-985, meaning a significant number of people looking for jobs in the area came to Hall County, rather than commuting. That ratio is decreasing as Hall County experiences the growing phenomena of two income households, where often one household member has a longer commute in order to accommodate differing careers. For now, however, Hall County has the benefit of more than 80% of employees and 80% of local laborers having a commute no more than one county over.

For Gainesville, this likely means a comparable high ratio of local workers filling local jobs. Noticing the congestion in the area that is high at rush hour but doesn’t last long is one indicator of limited commuting. Also, the prevalence of blue-collar jobs tends to correspond to households that prefer to live close to work or are the jobs favored by secondary income workers. These signs, combined with the current success of the local transit and cab companies, suggests that most city residents stay within Hall County for work.



ECONOMIC DEVELOPMENT RESOURCES

Many communities employ a number of methods to encourage and strengthen local business and economic conditions. Economic development resources can take the form of development agencies, government programs, or special features within an education system that foster desired business environments. These resources are a means of supporting the local economy, and as such are strong factors in the analysis of economic development patterns.

Through the State and Federal levels the local government is provided assistance by the following:



At more than 100 years old and with over 1,500 members throughout Hall County, the **Greater Hall Chamber of Commerce** is the chief organization guiding the local business community’s efforts to support community development. The Chamber works with the City to encourage and support expansion of current businesses and to recruit new business to the area. The Chamber supports various social and civic causes that advance the local quality of life and has been a strong advocate of Gainesville’s growth by promoting tourism and supporting the City’s demands with regards to Lake Lanier. The Chamber also acts as a local industrial development authority for Hall County.



The **Georgia Mountains Regional Commission** is the regional government serving the 12 counties in the northeastern corner of Georgia, including Hall County and neighboring Dawson, Lumpkin, White, Habersham and Banks Counties. The GMRC has departments for Planning and Economic Development, each available to provide a full array of services to assist the City with plans, grant writing and other community development efforts.



Federal EDA Appalachian Regional Commission, USDA Rural Development. All communities within the Georgia Mountains Region are eligible for assistance from these Federal Agencies for projects that directly translate into new employment opportunities. This includes funding loans and matching grants for capital improvement and downtown development that attract new businesses or facilitate business expansion.



Georgia Departments of Labor, Community Affairs and Economic Development. The State of Georgia assists local economic development through the provision of training programs, expert recruitment resources and financial assistance. Staff from all three Departments communicate with the local governments regarding programs and resources for which they are eligible.

PLANNING AND PROGRAMMING

Local governments sometimes participate in several programs designed to assist business initiatives and improve the quality of the local labor force.

Local governments in Georgia are, depending on their classification and status, eligible for both the OneGeorgia and BEST programs that are designed specifically to support economic development in rural communities. Depending on the specific program, this support can include tax credits for new employment, assistance with job skills training and assistance with capital improvement projects.

Local governments are also eligible to apply for assistance through programs such as the Transportation Enhancement (TE) Grant, Employment Incentive Program (EIP) Grant and Community Development Block Grant (CDBG) programs. Funds awarded as part of these programs can assist with a select range of projects such as small loans for infrastructure improvements and facility developments that support job growth. These programs can also provide loans directly to businesses for utility improvements and training programs that support economic development.

Georgia communities can also utilize the QuickStart program provided in conjunction with the Georgia Department of Economic Development and the Department of Adult and technical Education. This program provides resources for area technical colleges to develop and provide specific job training programs at the request of businesses seeking new/more employees. This service is also provided at no or defrayed cost to employees that enroll for the one-time training.

Local Government Assistance Programs



EDUCATION AND TRAINING FACILITIES

Post-secondary education is the foundation for developing a highly skilled work force. The accessibility and quality of colleges and universities enables a community to produce a labor pool with a wider variety of skill sets and with a deeper set of skills for the jobs in greater demand. Such facilities also support specific job-skills training for local industry expansion. Thus it is crucial for any community to include in their plans for economic development an understanding of the education resources available for building and sustaining the type of labor force needed to prosper.

Gainesville is blessed with an abundance of colleges and universities within the general vicinity, including several options within or adjacent to the city. Located within Gainesville is Brenau University, which has evolved from a private women’s seminary founded in 1878 to a full university in 1992 that also harbors a residential preparatory school for girls. Brenau University’s graduate programs include masters-level studies in business, interior design, psychology, health care administration, education, nursing, gerontology, occupational therapy, education specialist, and doctoral-level interior design. As of 2021, Brenau University enrollment features about 3,500 total students in four academic units:

- College of Education
- College of Health & Science
- College of Business & Mass Communication
- College of Fine Arts & Humanities



Brenau University

On the city’s north side sits the new campus for Lanier Technical College, a unit of the Technical College System of Georgia. Lanier Tech serves as the foremost workforce development resource for Banks, Barrow, Dawson, Forsyth, Hall, Jackson, and Lumpkin counties by providing 1) career-technical education programs, offered through traditional and distance delivery methods, leading to associate degrees, diplomas, and technical certificates of credit, 2) customized business and industry training and economic development services, 3) continuing education for technical and professional development, and 4) adult education services. The new main campus in Gainesville, which includes an on-site conference facility, spans over 95 acres and currently has over 3,000 enrolled students. An additional 2,000 students attend the college’s other campuses.

The closest state university is the University of North Georgia (UNG), with its main campus in Dahlonega and secondary campus adjacent to Gainesville. The University of North Georgia is part of the University System of Georgia and is designated as a State Leadership Institution and The Military College of Georgia. UNG currently has about 18,000 undergraduates, including about 7,500 at the Gainesville campus, making it one of the state’s largest public universities. UNG features 5 academic colleges, with the most popular major areas of study being biology, psychology, management, marketing, and business administration. UNG also features competitive athletics, arts programs, and conference facilities in both the Dahlonega and Gainesville campuses.



Lanier Technical College Campus



UNG - Gainesville Campus Map

Two other technical colleges are near enough that they could assist in job training and general education efforts: North Georgia Technical College is located approximately 20 miles north in Clarkesville, and the Lanier Tech campus in Cumming is approximately 20 miles to the west. Depending on the exact location of new industries and/or the commuting arrangements for town residents, either facility could provide additional training resources for the local labor force.

Several private colleges are also within nearby counties, adding the variety of resources available to area residents and businesses. Combined, these institutions educate more than 7,000 students in an assortment of liberal arts, theological studies and general education and business majors:

- Truett McConnel College (Cleveland)
- Emmanuel College (Franklin Springs)
- Piedmont College (Demorest)
- Toccoa Falls College (Toccoa)

Another education resource for Gainesville residents is the Featherbone Communiversi-ty Center, a cooperative venture and facility that provides training and education opportunities for a variety of needs and challenges. The role of the Communiversi-ty is “to provide everyone in the North Georgia region an opportunity to make connections, engage in collaborative learning, imagine possibilities, and work together to create a better quality of life for all.” The Communiversi-ty is a partnership of local schools and businesses. Featherbone Communiversi-ty is home to the Brenau University Department of Nursing, the Interactive Neighborhood for Kids (INK), Lanier Technical College Manufacturing Development Center, University of Georgia Small Business Development Center, and the Georgia Tech Enterprise Innovation Institute.

ECONOMIC TRENDS

The broader Gainesville area has an abundance of key assets considered magnets for new residents and businesses, including recreation amenities (Lake Lanier, the nearby mountains), Northeast Georgia Medical Center, and multiple post-secondary educational institutions. These amenities ensure a strong quality of life for employees and the related market potential for commercial enterprise. As a result, the whole Georgia Mountains region, and in particular the I-985/Lanier Parkway corridor, has continued to feature strong economic growth despite the pandemic.

Highlights of recent trends in the area are listed below. This includes some information courtesy of the Greater Hall Chamber of Commerce:

- The poultry products and processing industry, which comprises establishments primarily engaged in slaughtering poultry and small game and/or preparing processed poultry and small game meat and meat byproducts, is critical to Gainesville’s economy. The region has the highest number of employers in the state with 28 establishments accounting for 12,837 employees, many of those in and around Gainesville. With average annual wages of \$34,892, this industry is projected to grow by 0.59% annually through 2024. Fieldale Farms Corporation, Pilgrims Pride Corporation, and Victory Processing, Inc. are among the ten largest employers in the region.
- Healthcare continues to be a critical industry for the region. The increasing number of older-age households in the area, which includes natural residents living longer and newcomers retiring into the area from elsewhere,

are both attracted to the medical resources available in Gainesville as well as the overall natural scenery and affordability. This trend is expected to continue for at least through the planning cycle, but the access to such facilities will also support general population growth as larger industries seek locations that can support quality lifestyles for their workforce. The recently announced expansion of the NGMC campus is designed to help ensure the hospital can serve Gainesville residents through 2050. In support of this trend, Brenau University, Lanier Tech, and UNG have all expanded their programs involved in nursing, medical technology, and other studies that teach skills for health care workers.

- The Northeast Georgia Inland Port, under construction just north of the city, will create a new distribution hub to service the area. This port will support existing business and lure new industry, with expectations of the facility generating 400+ trips-per-day from freight vehicles servicing the site as soon as it opens in 2024. This is expected to attract additional industries along the GA 365 corridor, fostering a manufacturing and distribution hub along this arterial.
- The overall industrial development happening in the Gainesville and Hall County has seen the metro area recognized by numerous trade publications as a Top 10 destination for business multiple times over the past few years. Resources such as CoStar, Site Selection magazine, and the Milken Institute have all recognized the economic performance of the region, while strengthening the case for continued growth.

- Cottrell, an industry leader in manufacturing and assembling car haulers and equipment, recently announced plans to establish a second manufacturing facility in Gainesville-Hall County. The company is investing \$125 million in the new, 500,000 SF facility, which will serve as the North Campus and will be located adjacent to their existing South Campus. Cottrell plans to break ground in the third quarter of 2021 and expects land development and construction to take up to 30 months.
- In 2019, heavy equipment maker Kubota North America Corp. announced plans for an \$85 million, 300-acre expansion of its manufacturing facility just north of Gainesville. This expansion is slated to be completed in 2022 and should result in an addition 200 jobs for the manufacturer.
- In 2020, Fox Factory, a manufacturer of a variety of powered vehicles, opened in the business park across from Chicopee Woods. This facility employees approximately 300 people in the manufacture of suspension products for their vehicles, and is considered a highly advanced facility regarding machine integration.
- The 2021 Economic Development Report from the Greater Hall Chamber of Commerce notes that overall 12 new and expanded businesses in Gainesville-Hall County adding approximately 460 jobs and \$200 million in investment during 2020.

BROADBAND TECHNOLOGY

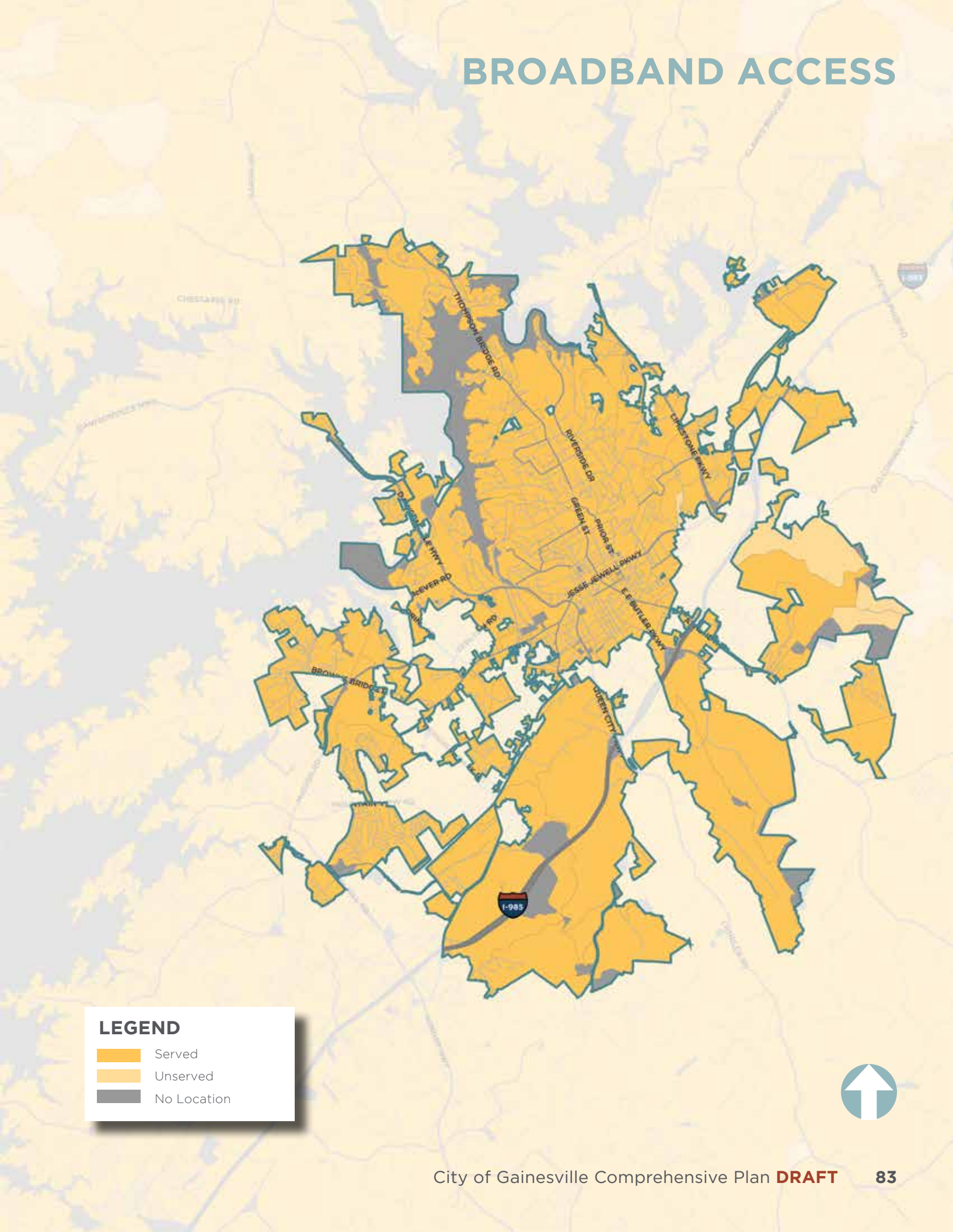
The growing importance of access to reliable and high-speed, high-capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication. To address this issue the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act" to facilitate the enhancement and extension of internet access in communities. The State will add future support programs and initiatives aimed at delivering the community improvement that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses.

Achieving these goals at the local level begins with communities pursuing the Broadband Ready Community Designation, demonstrating that they've taken steps to reduce obstacles to broadband infrastructure investment by incorporating a broadband assessment into their comprehensive plan and has adopted a model ordinance. Here the ACE Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan. Once these are in place the Georgia Department of Community Affairs and the Department of Economic Development will identify and promote facilities and developments that offer broadband services at a rate of not less than 1 gigabit per second in the downstream to end users that can be accessed for business, education, health care, government.

One of the first products to come out of the Georgia Broadband Initiative was an inventory of general conditions across the State regarding access to high speed/ high-capacity broadband technology. Utilizing demographic data from the U.S. Census Bureau and cross-referencing that information with knowledge of broadband infrastructure, the Department of Community Affairs produced a series of maps depicting the state of broadband accessibility in rural areas. On this basis, Gainesville as a whole at least has access to high-grade broadband, so any gaps in their local network remain small and likely effects mostly residential users.

As an additional reference Gainesville and Hall County were included in the 2014 Georgia Mountains Digital Economy Plan (DEP), one of several such plans developed for each region across Georgia in accordance with standards defined by the Georgia Technology Authority (GTA). The DEP was designed to identify and coordinate the resources and efforts related to improving the region's infrastructure in support of hi-tech industries and economies. As each regional plan is completed, the State and its partners can begin directing their energy and resources with clearer focus and understanding of needs from every part of Georgia. While specific investment actions have not been identified as part of this initial process, the DEP provides a work scope that addresses key focus areas and recommendations that will help the GMRC, its member governments and regional stakeholders move forward with an understanding of the regional and state context for building network connectivity, improving educational resources and fostering technology hubs. With continued coordination and monitoring of progress, it is hoped these efforts will make the region a more effective and efficient place enabling all manners of business to realize their potential in accessing and utilizing electronic data.

BROADBAND ACCESS



S.W.O.C. ASSESSMENT – GMRC DIGITAL ECONOMY PLAN

	STRENGTHS	WEAKNESSES
WORKFORCE/EDUCATION	Higher Educational Institutions – University of North Georgia, Brenau University, North Georgia Technical School, Lanier Technical School	Limited existing high-tech labor force
	Faster Business Start-up Time	Low family income
	Dawson GigCenter – Business start-ups	
	GMRC Workforce Development	
	Strong Development Authorities and Chamber offices to assist start-up businesses and industries	
INFRASTRUCTURE	Cooperative EMC’s that deliver good products	System redundancy. Residents and businesses need more choices for internet service.
	North Georgia Network	Cost prohibitive
	Access to metro Atlanta	Geographic isolation
	Ga 400 – Technology Corridor	
	Residents ability to telecommute	
LOCAL GOVERNMENT	GMRC fostering cooperation	Limited funding resources
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education

Goal: Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.

Strategy: Prepare to meet industry and business telecommunication needs by assisting with fiber optic network development. The purpose of this strategy is to support, develop, and provide educational opportunities regarding telecommunication systems in the region.

OPPORTUNITIES	CHALLENGES
Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
Tourism/outdoor recreation related industry	Topographically, the GMRC Region is difficult to traverse for aerial line installation
Educating local government on importance of broadband access	Finding grant funds for broadband projects
	Need to better communicate to State legislators the Region’s needs regarding broadband initiatives and projects

Strategy: Promote and support the use of health information technology (IT). The purpose of this strategy is to encourage local partnerships between health providers and local leaders in using telecommunications and other information technology to improve care to patients and lower health costs.

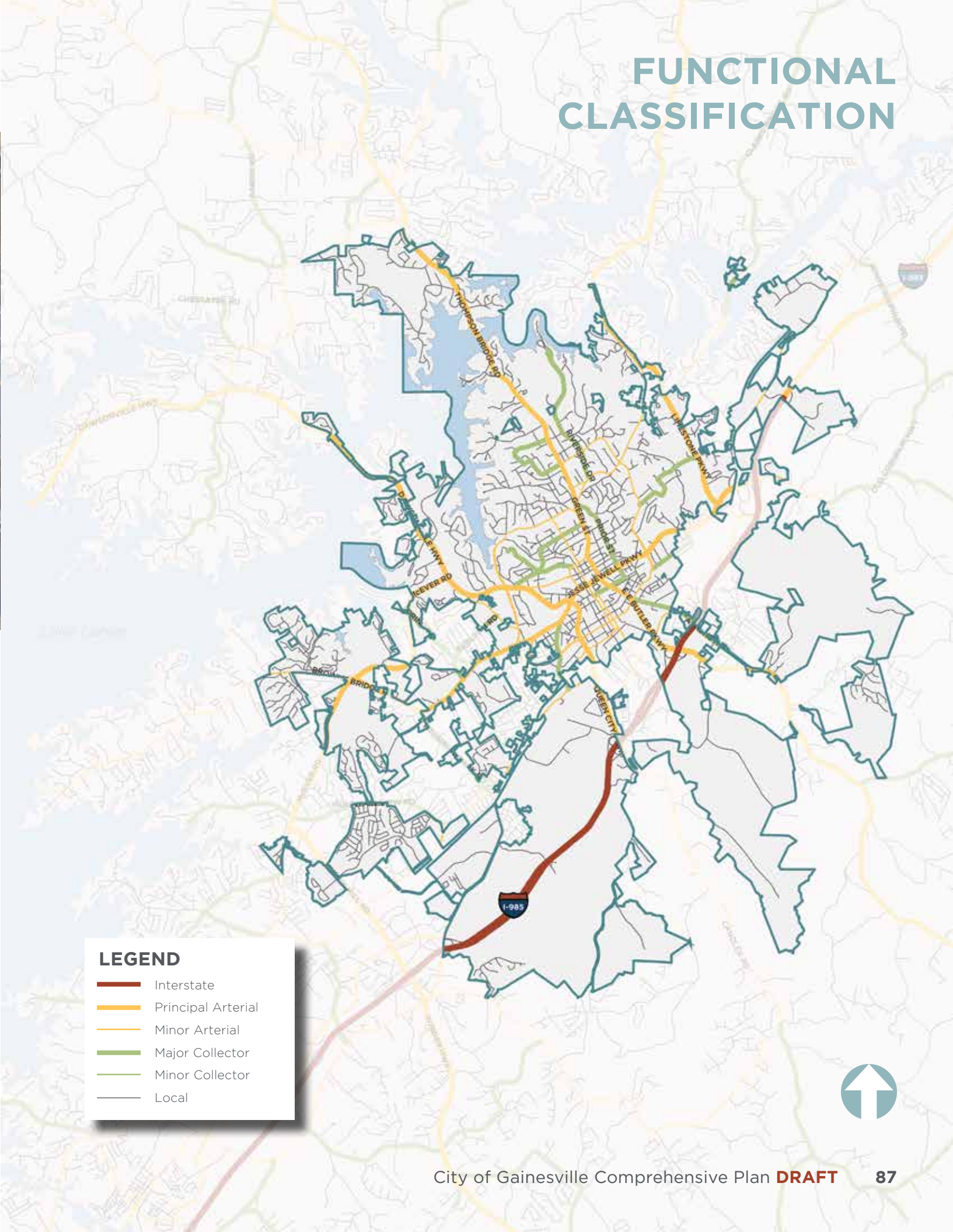


OVERVIEW

Transportation concerns the accessibility to sites and land uses. The demands for transportation facilities and services vary by land use, demographics and other factors. The dynamic nature of accessibility and the various factors that combine to determine functional performance in infrastructure suggest transportation for larger or rapidly growing communities requires special attention outside of the traditional public facilities and services. Because transportation plays such a large part in shaping development patterns, and because transportation systems can be assessed as all together a utility, a set of facilities and a service, transportation must often be assessed as its own element.

Transportation planning for the City of Gainesville is managed through the Gainesville-Hall Metropolitan Planning Organization (GHMPO), which was designated in 2003 to serve as the agency responsible for federally required comprehensive transportation planning process for the Gainesville Urbanized Area. The GHMPO is responsible for transportation planning for the Gainesville-Hall Planning Area (GHPA), which covers all of Hall County and a portion of western Jackson County. City of Gainesville staff and officials participate on standing committees that guide the various planning process carried out by the GHMPO, ensuring that the analysis and mitigation strategies work for the City and its stakeholders. All material for this section comes from GHMPO documentation, namely the 2020 Regional Transportation Plan and the FY 2021-2024 Transportation Improvement Program (TIP).

FUNCTIONAL CLASSIFICATION



ROADS

Assessment of roadway infrastructure involves an inventory of roads by functional classification, a process by which streets and highways are grouped according to the character of service they are intended to provide. Individual roads and streets do not all serve the same function, nor do they manage travel independently but rather as part of a cohesive network. Transportation planning for roads, then, is used to determine how this travel can most efficiently move within the network, and functional classification assists with this process by defining the part that any road or street should play in serving the flow of trips through a roadway network.

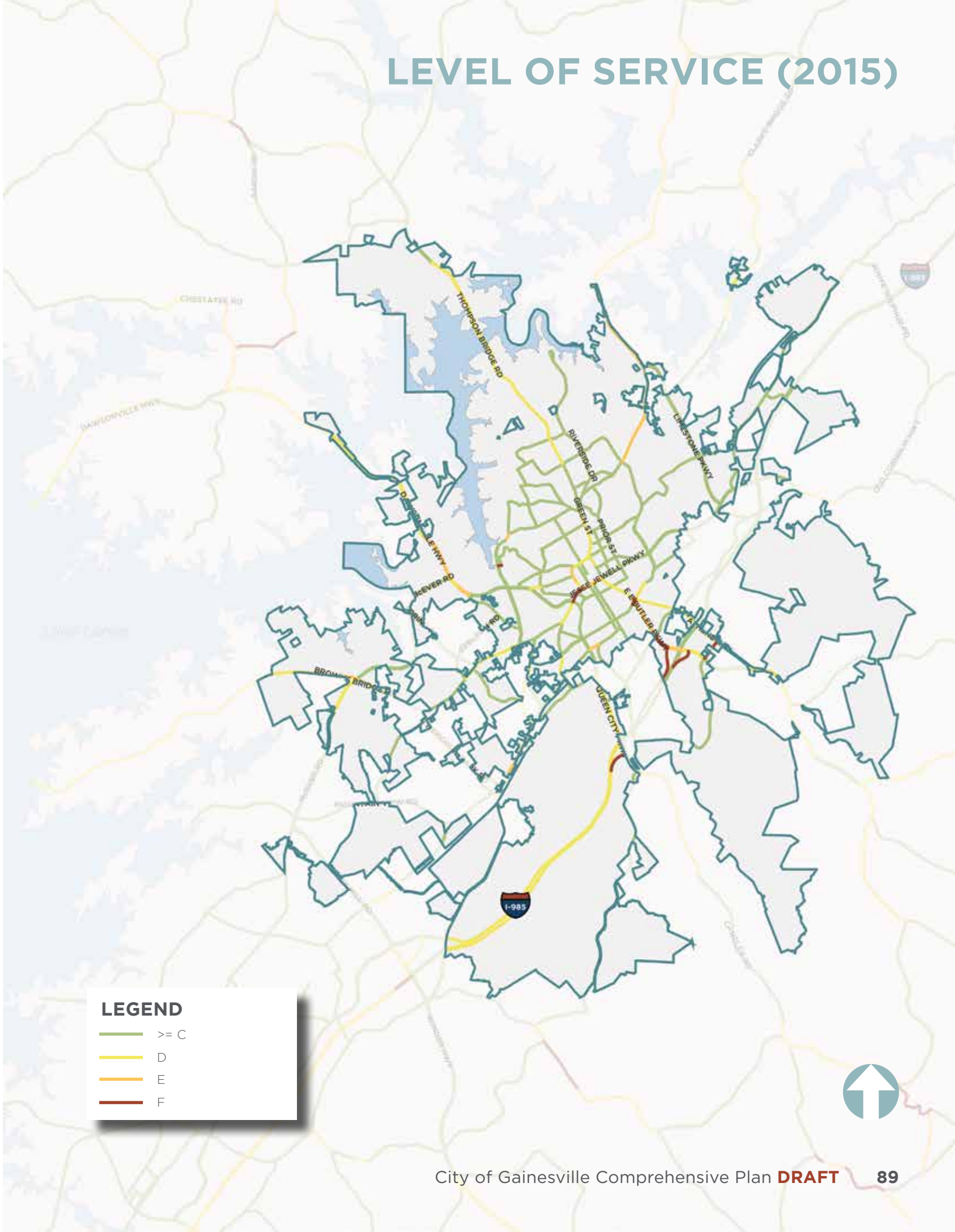
The road network in and immediately around Gainesville is largely defined by the shape of the lake, area topography, and I-985. The Lake serves as a natural barrier prohibiting traffic along the city’s western and northern frontiers, where traffic must ultimately converge into one of the several bridges crossing the reservoir. As a result, these roadways have grown in their role as arterial highways and helped shaped land use along their corridors. Similarly, I-985 has defined the land use and traffic flow on the city’s eastern frontier, providing one of the main arteries connecting Gainesville to the metro area to the south and the popular tourist destinations to the north. Topographic changes in the form of rolling hills have also helped to shape the roads, as the slope of the land dictates both buildable land and the route for optimal roadways.

For Gainesville, these influences have produced a variant of the hub-and-spoke model often seen in cities. Downtown and the immediately surrounding neighborhoods feature classic urban blocks and very walkable scales and high degrees of interconnectedness. This begins to taper away the further one travels from the city center, as select roads the originated as

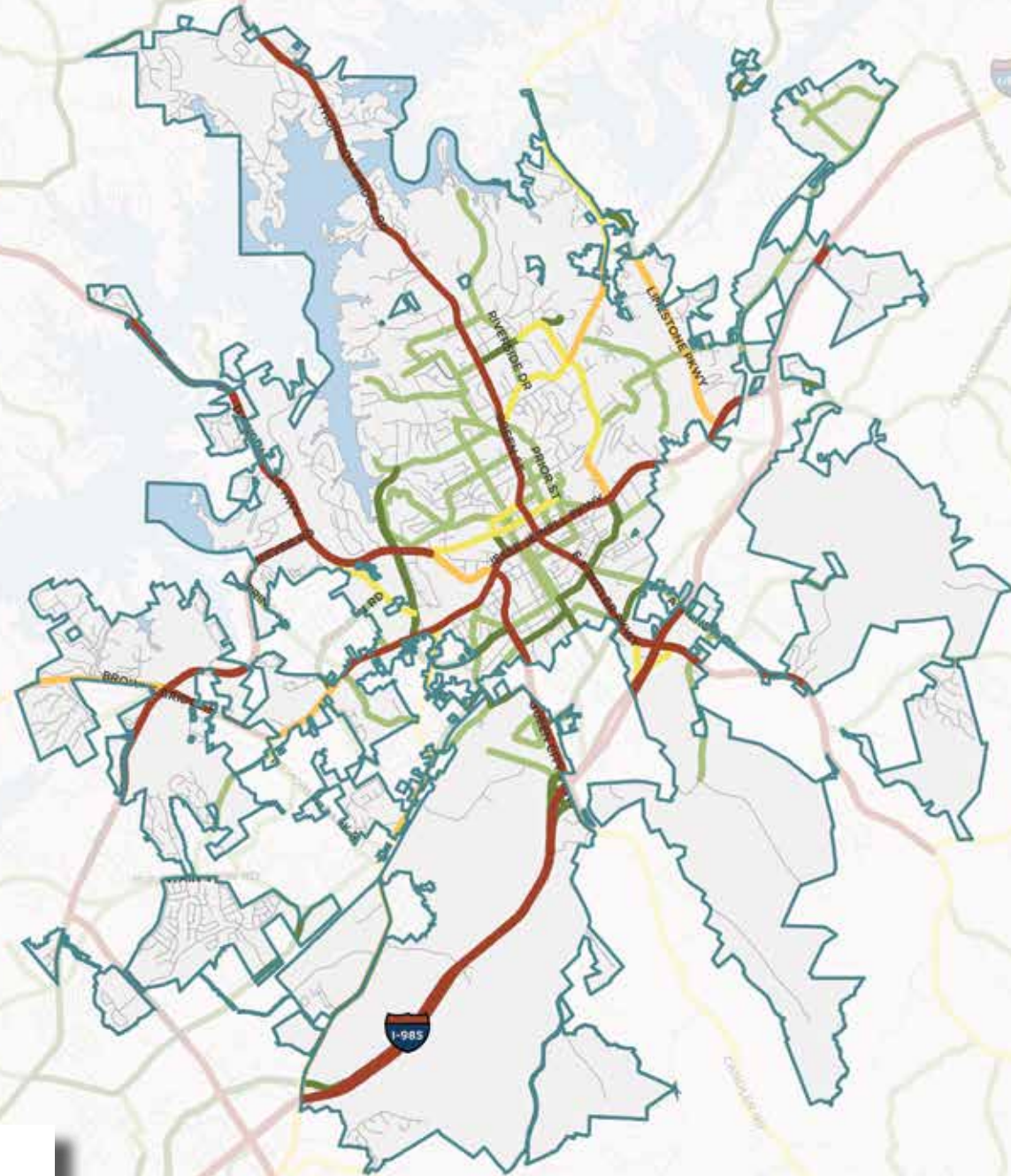
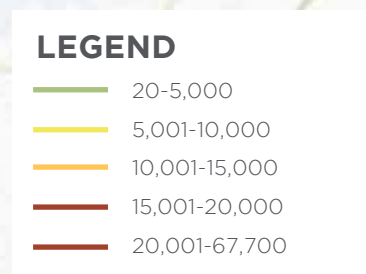
inter-city arterials follow ridge lines and are designed more for automotive users than for pedestrian scale land uses. Eventually the roads to the west coalesce as the peninsulas reach into the lake, while everywhere else reaches out into the rest of burgeoning suburban Hall County.

This arrangement is considered moderately functional for Gainesville. The biggest issues for the city concern several choke points where through traffic (particularly freight trucks) mix with local traffic to create congestion and some hazardous intersections. According to the latest Strategic Plan for the GHMPO, the overall levels of service for most roads within Gainesville should remain functional in the near term even with minimal investment, with some notable exceptions: Athens Highway/US 129 east of downtown, Jesse Jewell as it runs between downtown and midtown, and a section of Calvary Church Road east of Exit 20 are the key roadways that registered an “F” in traffic modeling for the City under a No Build scenario, with those roadways now targeted for future improvements by the GHMPO and GDOT.

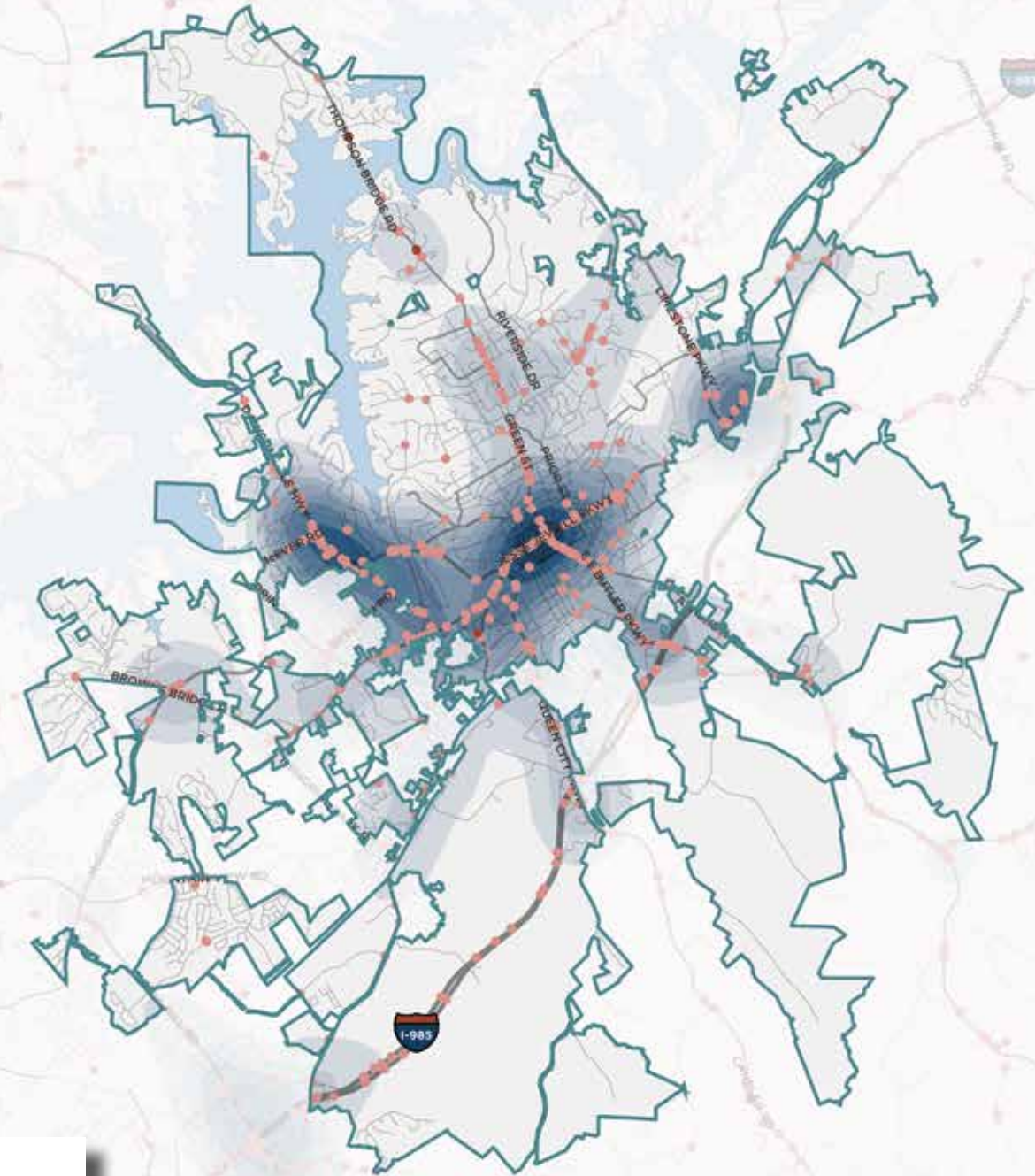
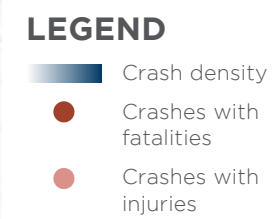
LEVEL OF SERVICE (2015)



AVERAGE ANNUAL DAILY TRAFFIC



CRASHES



Additional road issues of importance to the City for the near future:

- Green Street, the stretch of Business US 129 that runs just north of downtown, has been the subject of an intense study for improvements that will address not only easing traffic flow but also managing severe flood issues, pedestrian safety, and retention of the Green Street Historic District’s character. An approved design scheme (complete with new roundabouts) is now on the schedule and work will begin within the planning horizon.
- McEver Road at Dawsonville Highway has become a growing problem during rush hour conditions. The volume of development at this intersection creates a significant delay and bottleneck on many evenings, in particular, as drivers from McEver merge with those on an already congested westbound Dawsonville Highway. The GHMPO hired a consultant to review options for improvements, but the initial study didn’t not find a cost-effective improvement plan.
- Just outside of Gainesville, the Sardis Connector project will link Dawsonville Highway with Thompson Bridge Road just northwest of the city. This has the potential to relieve a number of nearby points of congestion but might also attract land uses creating a new node of development near the Thompson Bridge Road intersection at Mt. Vernon Road.
- Business US 129 north of the city is becoming more congested as the area grows. Already an arterial for many freight users, the increasing traffic among commuters has not yet created a tipping point for that roadway but is presenting a problem for the portion of the road that reaches from Thompson Bridge to South Enota Road. This stretch of the road corridor, Park Hill Drive, is a narrow road running one lane each way through an established neighborhood and adjoining commercial properties. Any improvements to this roadway must be thoughtfully designed to avoid adverse impacts to the community, or the City must convince drivers to accept the conditions as is.

Proposed Road Improvement Projects in Gainesville

PROJECT #	ROAD/PROJECT NAME	PROJECT TYPE
GH-104	Dawsonville Highway at McEver Road Operations	Intersection
GH-105	E.E. Butler Parkway/Athens Street at MLK Jr. Boulevard Intersection Improvements	Intersection
GH-112	Jesse Jewell Parkway - Widen To 6 Lanes from John W. Morrow, Jr Parkway To Academy Street	Widening
GH-113	Oak Tree Drive - Operations: SR 60 Connector from Thompson Bridge Road to Riverside Drive	Roadway Operations
GH-113	I-985 From Winder Highway to Howard Road	Widening
GH-114	E.E. Butler Parkway/Athens Highway/US 129 Capacity - Widen To 6 Lanes	Widening
GH-116	I-985 At CS 991/Elachee Road	Bridge
GH-119	Thompson Bridge Road at Chattahoochee River	Bridge
GH-121	Green Street - Maintain Four Travel Lanes. Install a Center Raised Median Between Two Intersection Improvements at Academy Street and Glenwood Drive	Roadway Operations
GH-124	Dawsonville Highway from to Shallowford Road	Operational Improvement
GH-125	Green Street at S. Enota Drive/Riverside Drive	Roundabout
GH-125	Greet Street at Academy Street	Roundabout

Source: GHMPO 2020 Regional Transportation Plan

SIDEWALKS & TRAILS

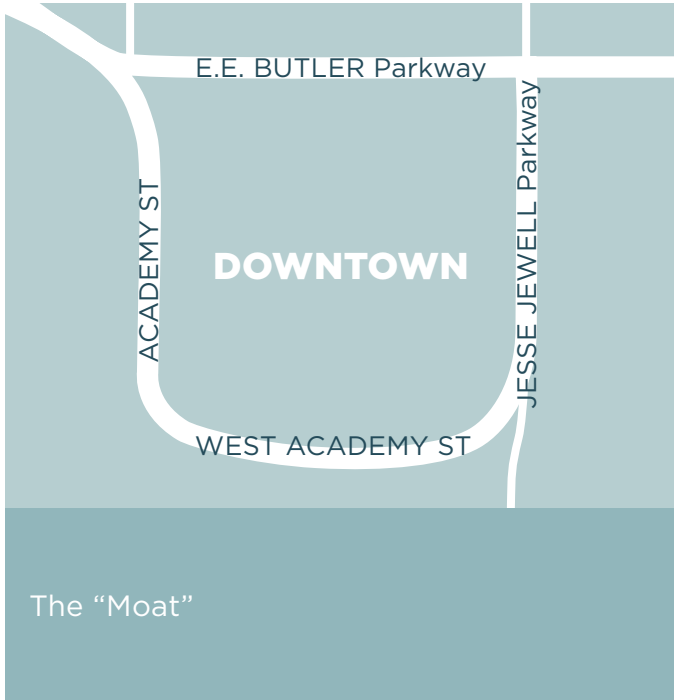
Pedestrian accessibility refers to the level of connections available within a community to people via walking, biking or other non-motorized means. Traditionally this is provided through sidewalks and trails, this level of infrastructure ensures that communities, especially cities, have a comprehensive level of connectivity between parcels and neighborhoods.

Gainesville has a robust sidewalk system and active, paved trails. Much of this infrastructure is dated or worn, with significant portions rendered less safe due to widening roads, increased numbers of curb cuts, and smaller buffers between sidewalks and roads. The City has been working with a Complete Streets-style policy to ensure new road improvements and new developments yield upgrades to any impacted sidewalks and has been working to make a more cohesive and connected network.

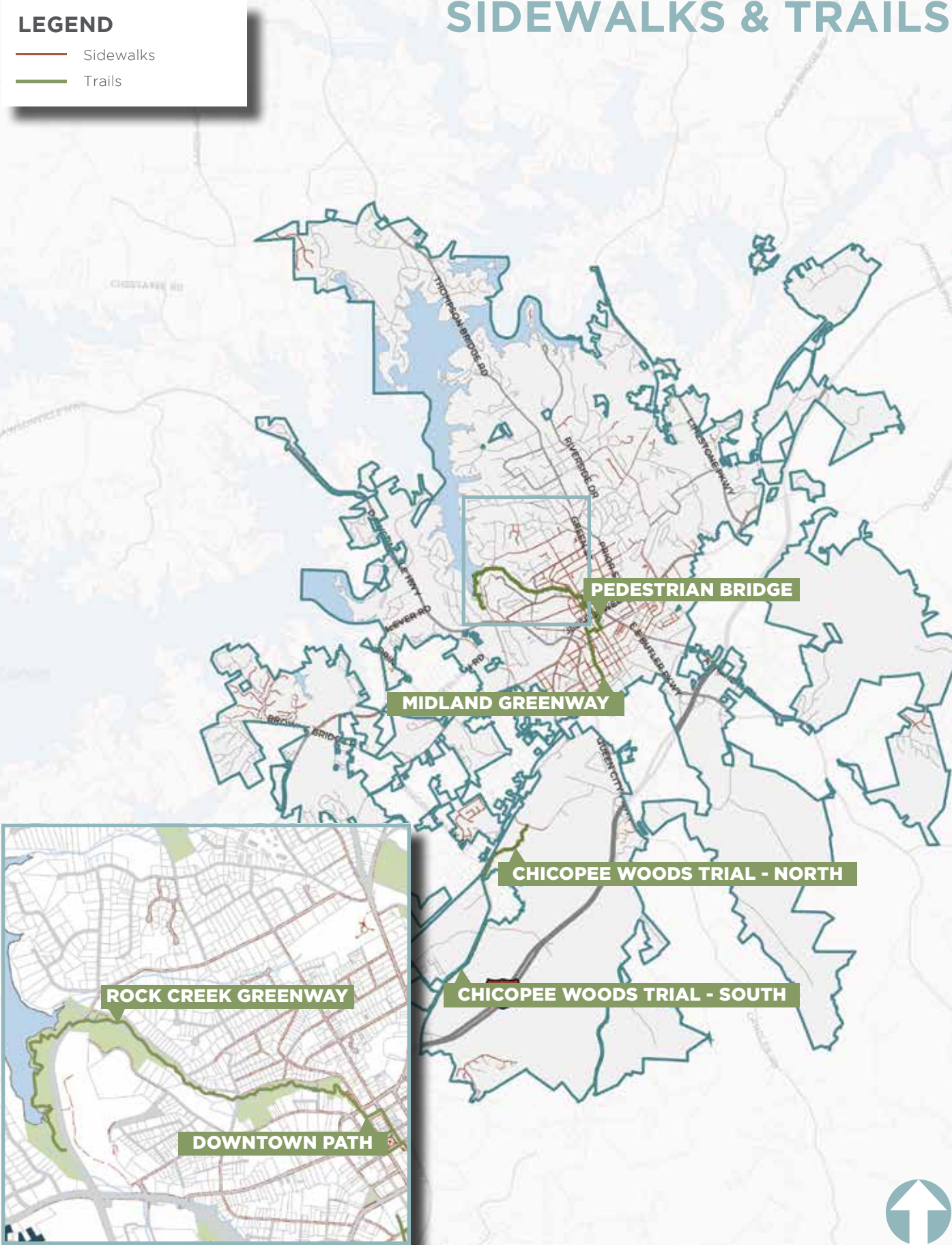
In 2015, the City completed the Gainesville Downtown Plan, a master plan for the urban core. One of the main issues identified in that document was the need for improved connectivity. Sidewalks, and particularly crosswalks, were cited as a crucial need if the city’s heart would become vibrant again. As a result, the City began pursuing funds to assist with implementation and has been fostering more visible and functional crosswalks all along the “moat,” the collection of auto-oriented roadways that encircles the 13 blocks constituting the core of downtown. This effort has also included more signal activators for pedestrians and other ADA-compliance improvements at existing crosswalks.

As an offshoot of past planning exercises, the City originally developed the Rock Creek greenway – A trail along the wooded median and channel for a small perennial stream that runs from downtown to Lake Lanier. The trail links three small parks, running adjacent to a neighborhood with many smaller, older homes. This trail, and in particular the Wilshire Park playground area, have become extremely popular for the scenic, wooded setting, the Solar System monuments along the route, and access to the stream.

Eventually, the City began working with Hall County and other stakeholders in seeking to expand and improve the trail systems in the area. Today, pedestrians and cyclists can use the Midland Greenway for 6 blocks, stretching in the opposite direction from downtown as the Rock Creek Greenway. This greenway includes about 4,000 feet of paved trail, a detention pond that is available for fishing, public art, and picnic areas. The Midland Greenway will eventually link with the existing Chicopee Woods Trail and others to form the Highlands to Islands trail network, connecting Gainesville to Oakwood and the University of North Georgia, and further south to Flowery Branch and Lake Lanier Islands resort.



SIDEWALKS & TRAILS



PUBLIC TRANSIT

Public transportation allows people otherwise unable to travel greater access to the community, and can support a community’s health and vitality by providing a functional alternative to private automobile ownership. Public transportation is also a means of diffusing traffic pressures, alleviating the environmental concerns stemming from roadside development, and for stimulating residential and commercial activity.

Access to transit is critical to communities with a significant number of residents that lack personal transportation. For Gainesville, that translates to approximately 10% of all households, especially those renting their place of residence. Across all of Hall County, the percentage is lower but the total households without a vehicle is still over 3,000 units.

In December of 2020, the public transit service offered in Gainesville and Hall County shifted from a conventional dial-a-ride bus service to the new WeGo system, a ride-share transportation service that customers can schedule on-demand via the WeGo smartphone application. WeGo uses a fleet of 17 passenger vans that are smaller than

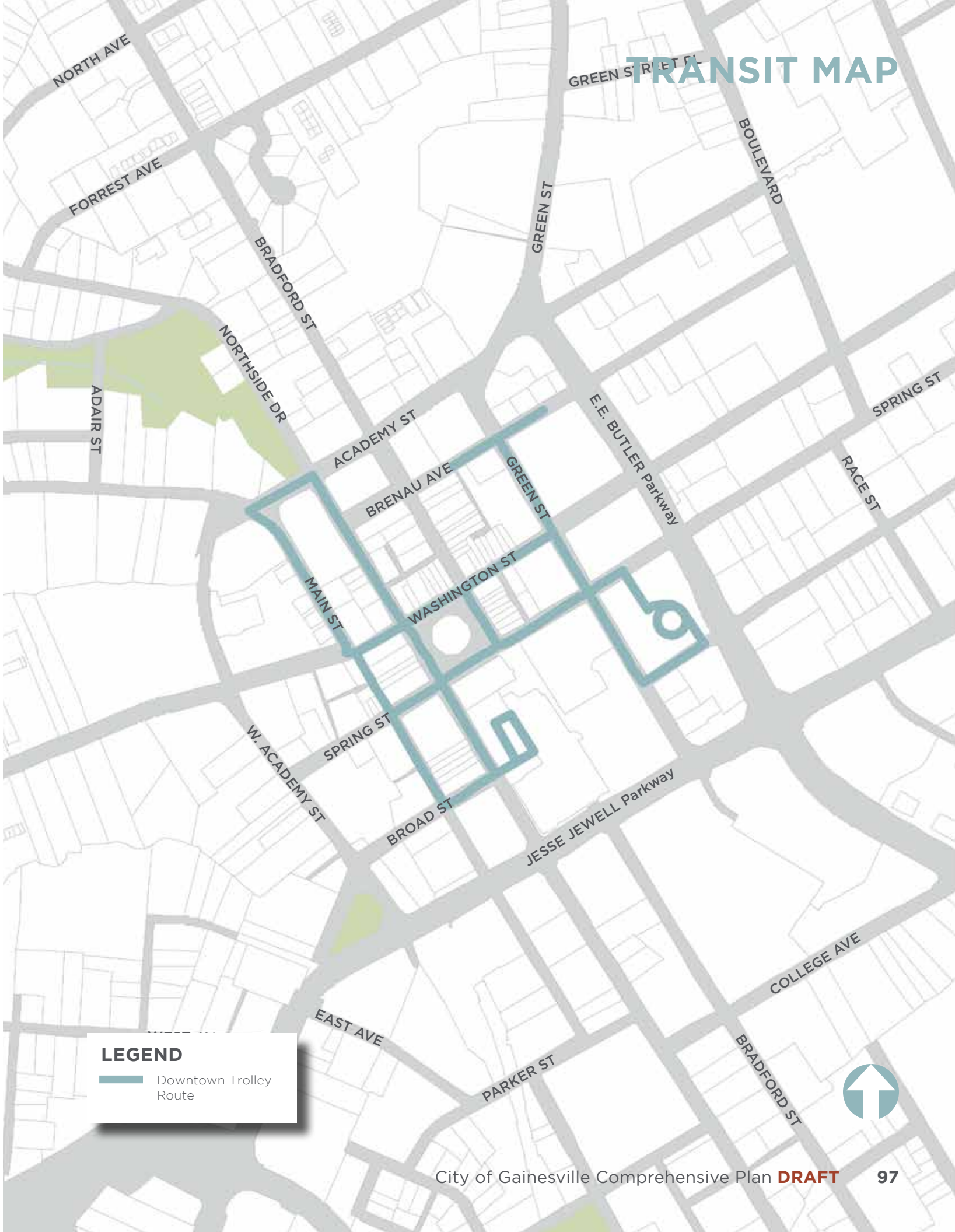
the shuttle buses used in the old system, and thus are typically faster and more fuel efficient. The service is now fully employed throughout Hall County and has received rave reviews, not only in allowing customers more leeway in scheduling but because the trips tend to be less crowded and delayed.

The City also began employing special fixed-route transit for temporary events and seasonal scheduling. The Gainesville Trolley was activated for weekday luncheon hours over the summer, providing a free, fixed route circuit along a former Hall Area Transit route, utilizing existing bus stops. The service will be run on a trial basis for other select schedules and events, and is viewed as a way to get more people to downtown or connected along the Browns Bridge road route.

Though early, the changes employed by the Hall Area Transit program are viewed as an example of a small urban transit system that has nimbly adapted to a more efficient and user friendly model. Both the employment of technology to aid in scheduling and payment processing and the smaller vehicles that are more capable of maneuvering through traffic have made WeGo a more widely welcomed service compared to the dial-a-ride model that required 24-hour advanced notice.



Example of passenger van fleet (Shutterstock)



RAIL & AIRPORTS

While personal automobiles are the most common form of transportation, rail and air travel remain critical to the efficient movement of people and goods. More importantly, these facilities require specialized planning and development to ensure efficient operation and not adversely impact surrounding land uses.

RAILROADS

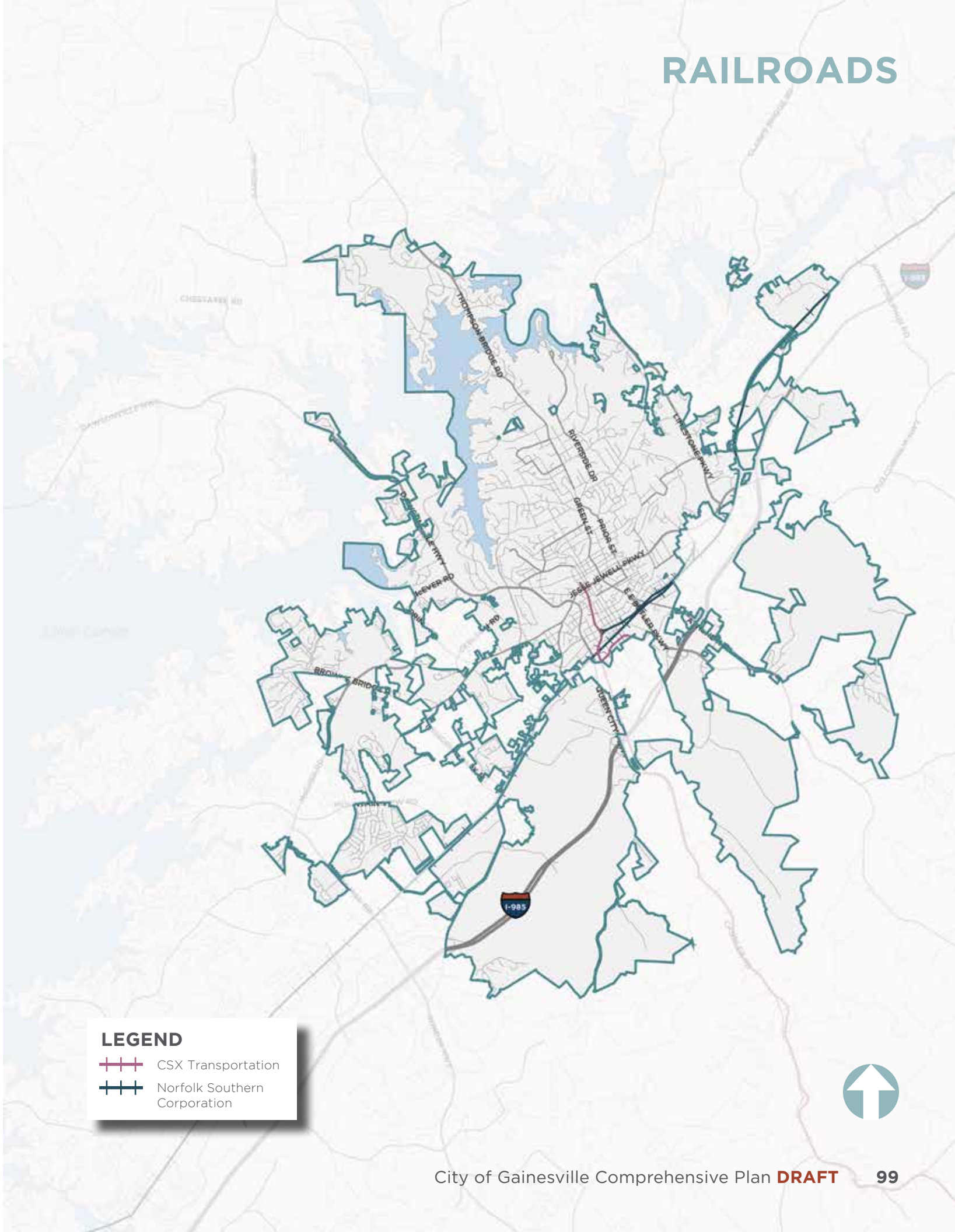
Railroad service has declined in priority in the US since the 1950's but is still crucial to several industries. Heavy rail is an integral part of modern industrial freight movement as well as growing plans for increased passenger travel. Transportation planning must address available rail options and conditions not only for the benefit of the rail system but also for points where rail service interacts (or intersects) other transportation systems.

Two major active freight rail lines run in a north-south direction through Hall County. The Norfolk Southern Atlanta/Greenville line parallels US 23 and passes through Flowery Branch, Gainesville, and Lula. The CSX line

runs south from Gainesville to Athens. The Norfolk Southern line features an annual gross tonnage of near 50 million tons, while the CSX line handles about 8 million. Freight traffic is the premier rail service need for Gainesville, with the lines directly serving several industries within and immediately around the city. Gainesville is a noted and growing rail hub such that just north of the city the Georgia Ports Authority is opening up their 4th inland rail port to aid in freight movement between this part of the State and the seaports at Savannah and Brunswick. The Georgia Ports Authority is opening up their 4th inland rail port to aid in freight movement between this part of the State and the seaports at Savannah and Brunswick.

AMTRAK provides daily passenger service along the Norfolk Southern line with a Gainesville station stop in each direction. Long-term plans by the Georgia Rail Passenger Program (GRPP) still envisions future commuter rail service between Atlanta and Gainesville, as well as intercity service to Greenville, South Carolina. That effort has been stalled while the State explores high-speed rail options that are currently slated to fall south of I-85.

RAILROADS



AIRPORTS

All public use airports in Georgia are assigned one of three functional levels as the facility relates to the state’s transportation and economic needs, as discussed in the current Georgia Aviation System Plan, a 20-year plan for the state’s public use airports. These functional levels are generally described as:

- Level I-Minimum Standard General Aviation Airport
- Level II- Business Airports of Local Impact
- Level III- Business Airports of Regional Impact

Gainesville is served by Lee Gilmer Airport (GVL), a Level III facility located just east of the city within an industrial district adjacent to I-985. Lee Gilmer Airport is owned and managed by the City, provides private

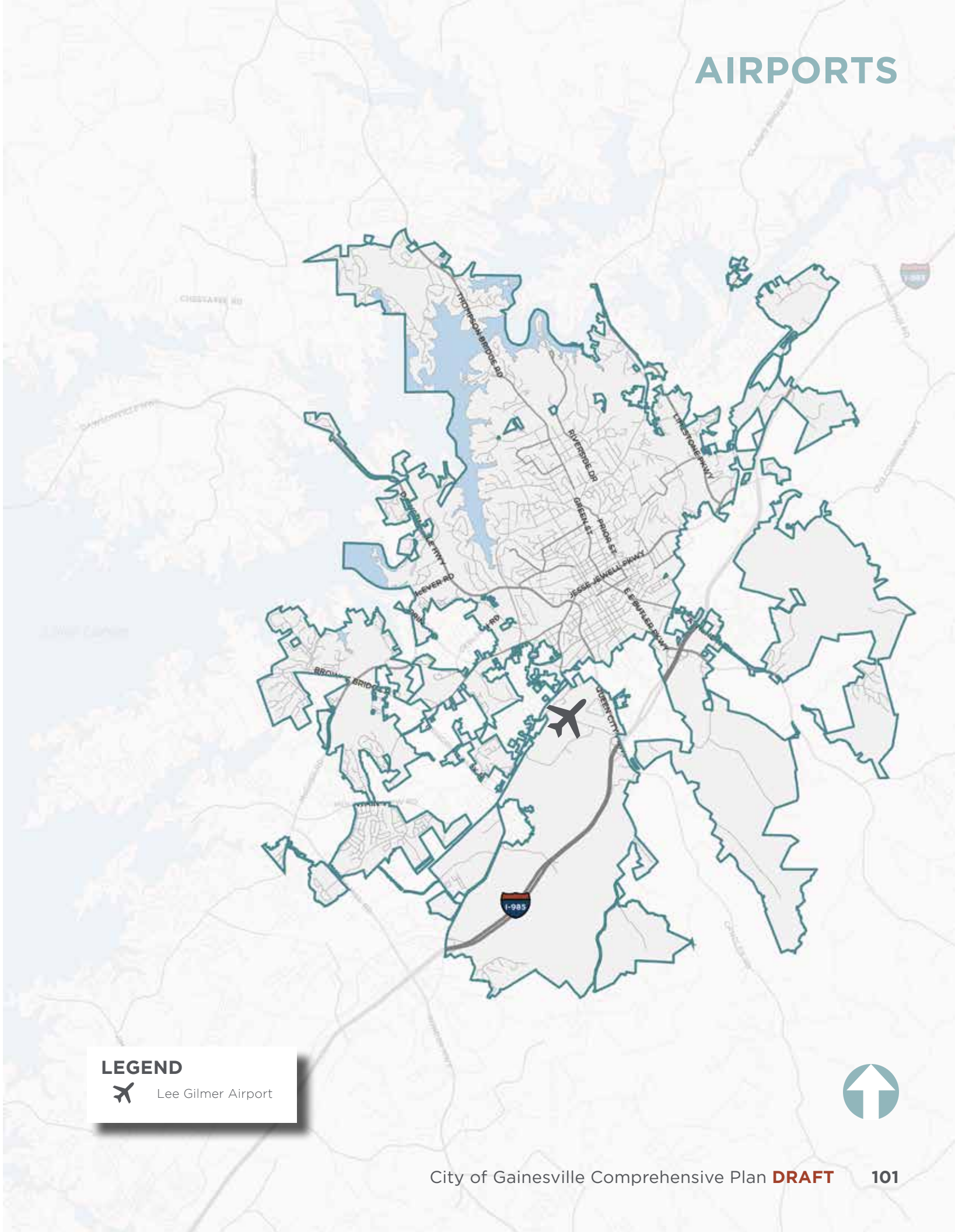
general aviation air service including fuel sales and aircraft storage, and also harbors a local flight school. The airport features two runways, including a main runway at 5,500 x 100 feet and a secondary 4,000 x 100-foot runway. Improvements completed in 2018 included of a new corporate hangar, an upgrade of safety lighting, and a modernization of the terminal, which dates from the 1940’s. The City is also planning to connect the airport to a pedestrian trail that will run from Midland to Chicopee Woods.

The City is currently performing the required five-year updates to their Airport Capital Improvement Plan, which will identify specific improvements needed to maintain or expand service levels. The ambition is to expand the facility to address the current wait list for hangar space, and to position the facility to possibly handle future options of rural commuter traffic.



Airport entrance

AIRPORTS



NATURAL RESOURCES

A region’s natural resources are the native conditions and elements that contribute to the local character and livelihood. As the rivers and lakes supplying public water, mineral deposits that support local industry, or a scenic park serving locals and tourists alike, these resources can, properly managed, greatly serve a community’s health, culture, and economy. Because these sites and conditions are highly susceptible to disturbance from human activity, they are regarded environmentally sensitive and need to be preserved for public benefit.

WATER RESOURCES

Gainesville currently features 22 different stream segments currently on the Georgia lists of water bodies being monitored for current or past contamination issues. Of those 22 streams, five segments are currently classified as “Not Supporting” their identified use. (All five listed as “Fishing” streams.) All five of the listed stream segments have issues involving Fecal Coliform, and urban runoff is listed as the primary cause of the problem. The suspicion is hinged largely on the extent of impervious surfaces within Gainesville, which takes wastes and toxins and allows them to flow into surface waters without any filtration.

Clean Water Act Compliance

- Y

Any “not supporting” 303(d) listed waterbodies?

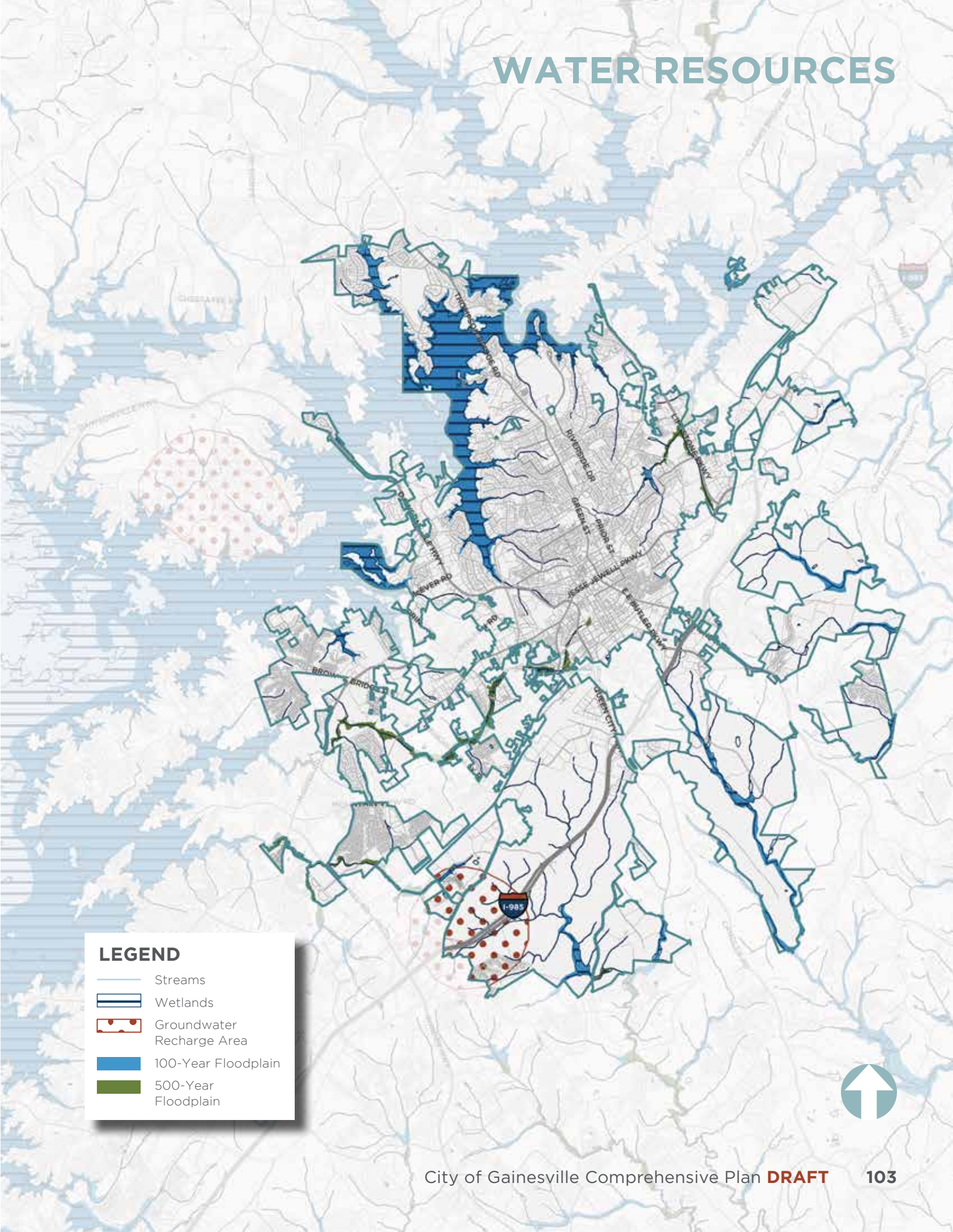
If yes, these waterbodies have been found contaminated to the extent that they are not considered supporting their designated use. As such the local community should seek to manage land uses within the watershed so as to yield healthier water quality.
- Y

Any 305(b) listed waterbodies?
- N

If yes, do the Implementation Plans/Watershed Management Plans require any outstanding actions from the local government? If so, please include these actions within the Implementation Program.

Gainesville has a history of working to improve and sustain water quality of local resources and maintains a robust Water Resources Division to coordinate environmental programs, code enforcement, industrial permitting and pretreatment, and more. The City has also performed streambank mitigation as part of other developments, including trail and greenspace projects, plus it has worked to improve stormwater sewer infrastructure to improve detention and filtration of runoff. Because of these efforts the State considers Gainesville as actively managing contamination issues with listed water bodies, meaning Gainesville must continue mitigation efforts but won’t be unduly penalized for conditions and results beyond their control. The chief issues for Gainesville to address going forward is to maintain vigilance over any sewage system leaks, ensure landowners are compliant with codes and laws regarding outdoor wildlife and its waste, and continue searching for opportunities to increase greenspace and improve stream banks.

WATER RESOURCES



State-listed Non-Supporting Water Bodies in Gainesville

BASIN	NAME	LENGTH (MI)	TMDL?	CAUSE	SOURCE
Chattahoochee	North Fork Balus Creek	2.0	Y	FC	UR
Chattahoochee	Flat Creek	6.0	Y	FC, Bio F	UR
Chattahoochee	Slaughterhouse Creek	1.0	Y	FC	UR
Chattahoochee	Longwood Park Creek	1.0	Y	FC	UR
Oconee	E.T. Creek	1.0	Y	FC	UR

Source: Georgia EPD, 2020



Lake Lanier at sunset

ENVIRONMENTALLY SENSITIVE AREAS

The Environmental Planning Criteria was established through the Georgia Planning Act as a method of identifying minimum standards that should be implemented to protect Georgia's most sensitive natural resources, known as State Vital Areas. These include wetlands, water supply watersheds, protected rivers, groundwater recharge areas, and mountain protection areas. Local governments are encouraged to adopt regulations for the protection of relevant natural resources to maintain their eligibility for certain state grants, loans, and permits. The Georgia Department of Natural Resources has developed model ordinances to be used as guides for local governments as they develop the necessary regulations to meet EPD standards.

Environmental Planning Criteria

CHARACTERISTIC	GAINESVILLE	HALL COUNTY	Gainesville features various environmentally sensitive areas located throughout the city, most notably streams and the Chattahoochee River and Lake Lanier. The topography of the area and Gainesville's location means there are an abundance of creeks and streams in and around the city. The forests of Chicopee Woods are also listed.
Floodplains		Y	
Forest Lands	Y	Y	
Groundwater Recharge Areas		Y	
Plant & Animal Habitat		Y	
Prime Agricultural Lands			
Protected Mountains			
Steep Slopes			
Water Supply Watersheds	Y	Y	
Wetlands	Y	Y	
Protected Rivers	Y	Y	

These environmental features are critical to the local ecology and to the general integrity of Lake Lanier. Gainesville's primary water source is also a vital asset to the local economy, as the reservoir is a hugely popular tourist attraction and a recreation amenity that serves as a draw for many business leaders and their employees. Preserving the quality of Lake Lanier and its tributaries is a critical mission of the City's environmental policies and ordinances. The City has adopted the required regulations to maintain compliance with the State's DNR Part V environmental criteria.



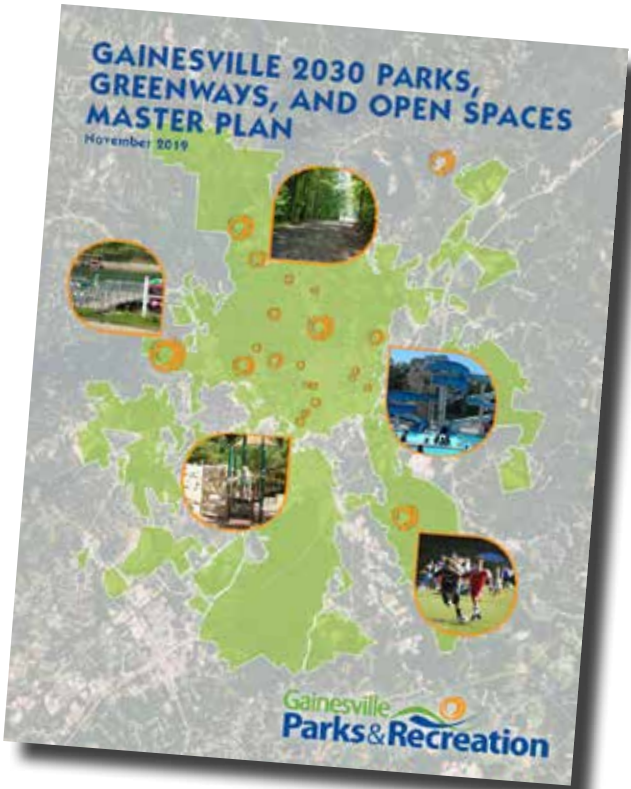
Midland Greenway

GREENSPACE

As a feature of community planning and development, the term “greenspace” refers to any piece of land that is covered with vegetation and is contributing to/preserving a part of local ecology. This comes in recognition of how natural landscapes are not only critical to our environmental health but also provide valuable amenities for communities seeking to provide a high quality of life. Greenspaces provide places to recreate, to experience nature, that shape local character, and often provide scenic beauty that helps make a place unique.

Vision 2030 Greenspace Report

Since the early 2000’s, Gainesville and Hall County have pursued measure to identify, preserve, and promote greenspaces across the community. Greenspace is even one of the Big Ideas identified within the Vision 2030 effort by the Greater Hall Chamber of Commerce, recognizing its potential for the area. A sub-committee focusing on greenspace yielded the first coordinated approach to inventorying assets and suggesting priorities for the development of a greenspace network across all of Hall County. The effort emphasizes trails, Lake Lanier, and select other parks and woodlands that could serve both environmental purposes and as recreational amenities. The initiative helped birth the ongoing Highlands to Islands trail system that currently links Gainesville with Oakwood, with plans to branch throughout Hall County. The greenspace committee remains active today in helping the governments and stakeholders advancing their greenspace goals.



The following represents a summation of the functional definitions used for greenspace as applied to various land use and community development purposes:

Greenspace Types and Related Objectives

TARGET AREAS & CONDITIONS
PRIMARY PRESERVE
Critical environmental features such as wetlands, water supply watersheds, etc. Georgia law has defined several types of State Vital Areas that require minimal degrees of protection.
SECONDARY PRESERVE
Sensitive environmental features; existing natural environments; special cultural or animal habitats; existing, vegetative, vacant land within developing areas.
AGRICULTURAL PRESERVE
Active and inactive farmland
PASSIVE PRESERVE
Public parks, ball fields and other lawns that feature vegetative covering but are offered up for active use.

Criteria for Prioritization

- Protection of State Vital Areas – (DNR’s environmental protection criteria outlines several categories of conditions and minimum standards for protection)
- Preservation of existing greenspace, preferably as connected network and in larger preserves
- Preservation of any critical habitats for local ecology
- Development of coordinated and connecting trail system via greenways

GENERAL POLICY GOALS
PRIMARY PRESERVE
Land to be preserved as natural as possible, with only passive use and access. This refers to actual large-scale preserves, wildlife management areas and such that are accessible but only for low-impact passive uses such as hiking, biking, etc. This includes USFS land, larger utility corridors and anything with limited accessibility. Includes State and National Parks except concentrated areas of active use, like beaches or lodges.
SECONDARY PRESERVE
Preservation where possible, with passive use and access; Some non-intrusive development (context sensitive) This refers to smaller portions of land that are placed into private conservation, such as common greenspace areas for subdivisions. They feature as part of the greenspace network but access is limited or prohibited and there are usually no coordinated uses encouraged. This is where you’ll find all the private properties being placed into conservation easements simply for ecological or tax considerations.
AGRICULTURAL PRESERVE
Land placed into agricultural conservation, with special notes regarding soil management and watershed protection. Depending on the level of activity, frequently forested areas would fall here instead of in Primary Preserve lands. Saved more so for rural nature and the agricultural economy than for environmental purposes.
PASSIVE PRESERVE
This refers to greenspace included with active use parks, plazas and urban settings that features more manicured lawns, fewer trees and is surrounded by volumes of impervious surfaces. These may not feature heavily with regard to environmental benefit but can factor in outdoor uses and encouraging people to be active.

RECREATION

OVERVIEW

As cities and communities continue to evolve the ways that public greenspaces and passive recreational areas can benefit an area, they have become more clarified and measurable. Especially for modern communities capable of tapping into their surrounding natural setting, parks and trails can serve a vital role in helping many aspects of public health and economic prosperity. Local parks, recreational trails, and public open spaces improve our physical and psychological health, contribute to the health of the local ecology, spur economic growth, and make our communities more attractive places to live, work, and play. Parks and trails provide spaces for recreation and social gathering, attract tourists, and provide the sense of place that often connects visitors and citizens to the history and character of the community.

PARKS & TRAILS

Parks, trails, and greenspaces provide social and civic destinations for residents and visitors, serving as a community’s “front yard” and possibly as an iconic space for celebrating local history, art, and culture. Whether designed predominantly as a greenspace or with a variety of manicured spaces and structures, parks give a community the opportunity to create a shared space that can be unique and special, that allows people to come together in a place that is typically fun, inviting, and often picturesque.

Recreation facilities and services for Gainesville residents are provided through the Gainesville Parks and Recreation Authority, an independent agency whose Board of Directors is appointed by the Gainesville City Council. GPRA manages eight major facilities, 21 parks, and over 547 or more acres of park land. Additionally, the GPRA is responsible for 1,000 social and athletic programs over the course of a year, many of which are accessible to residents outside of the city, as well.



Frances Meadows Aquatic Center pavilion and playground.

The GPRA is nationally accredited and has an operating budget of approximately \$5mm. The GPRA recently completed a Trails and Open Spaces Master Plan and is currently updating their general Master Plan, which will include programming through at least 2030.

The GPRA routinely shares equipment and personnel with the Hall County Parks and Leisure Services Department to provide optimum response to recreation needs from one community to the other. Hall County shares costs, operation and ownership on a 50/50 basis with the City of Gainesville on two parks: Clarks Bridge Park, which is leased from the US Army Corps of Engineers, and the 88-acre Allen Creek Soccer Complex.

GRPA PARKS	PLAYGROUNDS	PAVILIONS	RESTROOMS	BEACH	TRAILS	FEATURES
1. Allen Creek Soccer Complex						Soccer
2. City Park	X	X	X			Civic Center, Martha Hope Cabin, Softball Fields, Football Stadium, Tennis Courts,
3. Clarks Bridge Road Park			X	X		Boat Ramp; Fishing
4. Desota Park	X	X	X			Tennis, Basketball
5. Engine 209 Park						Historical Park With Railroad Cars
6. Fair Street Center						Community Center
7. Holly Park		X			X	Boat Ramp; Fishing
8. Rock Creek Greenway						
9. Ivy Terrace Park		X			X	
10. Rock Creek Veterans Park					X	Amphitheater
11. Wilshire Trails	X		X		X	
12. Longwood Park	X	X	X	X	X	Tennis, Fishing; Horseshoe Pits
13. Kenwood Park	X				X	
14. Lanier Point Park	X	X	X		X	Softball, Boat Ramp; Fishing
15. Linwood Nature Preserve					X	
16. Myrtle Street Park	X					Basketball
17. Poultry Park						Benches/ Gardens Around Monument
18. Riverside Park	X	X			X	
19. Roper Park	X	X	X		X	Tennis, Athletic Field
20. Wessell Park	X				X	Tennis, Basketball
21. Frances Meadows Aquatic Center		X	X			Fitness Center, Pools, Water Park

Additionally, the City manages Chattahoochee Golf Course, located across Lake Lanier from downtown Gainesville. This is a Robert Trent Jones, Sr. design measures over 7,000 yards and the oldest golf course in northeast Georgia. In 2006, the course was renovated with new greens, bunkers, cart paths, improved drainage and a modernized teaching center.

OTHER RESOURCES

Gainesville resident also have access to facilities and programs provided by other agencies. The Hall County Parks and Leisure Services Department operates 14 parks, including two lakefront properties, the Agricultural Center at Chicopee Woods. The City and County are working together (along with other partners) in developing the Highlands to Islands Trail System, a series of linked and paved trails for biking

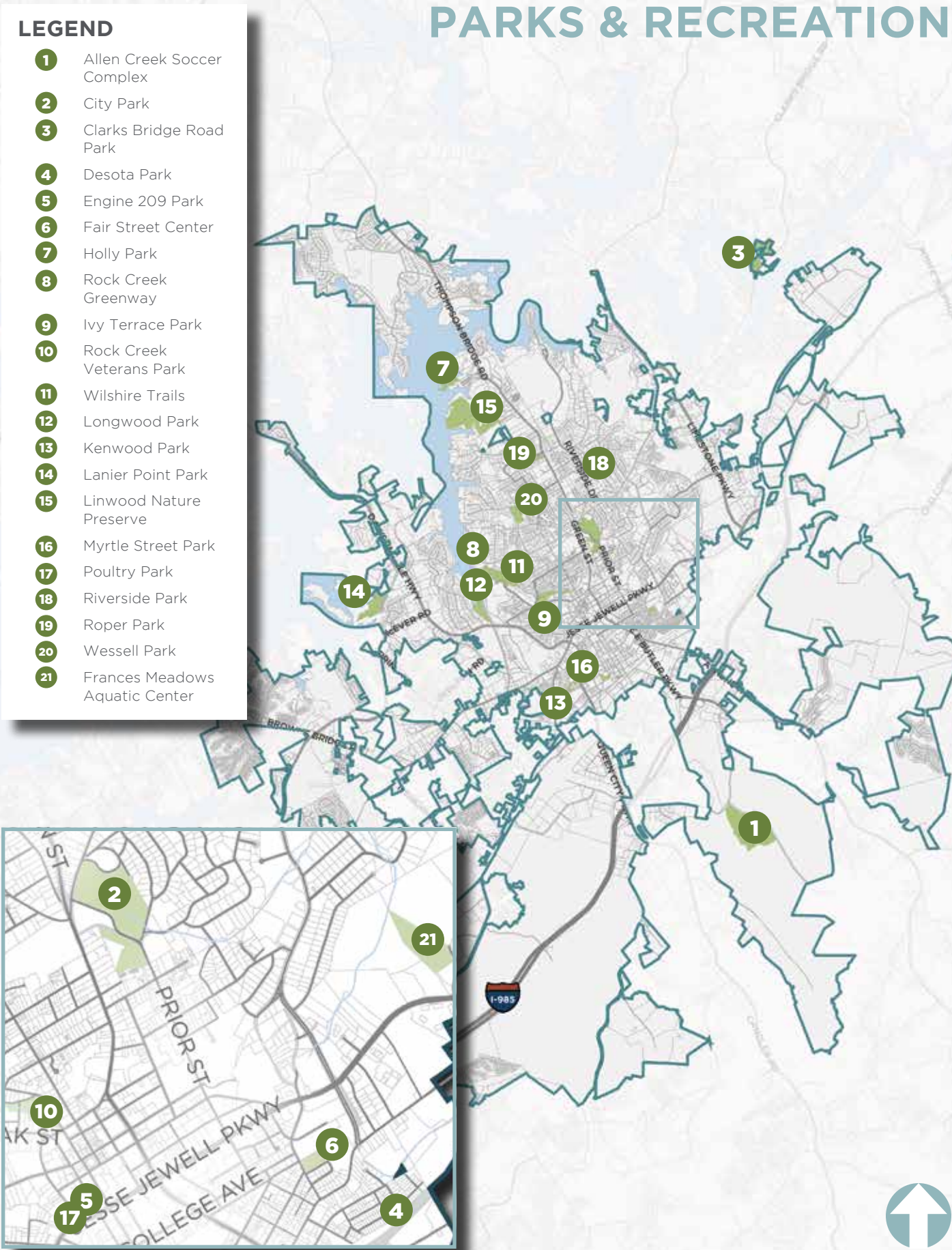
and pedestrians that will connect downtown Gainesville with Lake Lanier Islands and other attractions in south Hall County, via the existing Midland Greenway.

Abutting the city limits is the 1,400+ acre Chicopee Woods Nature Preserve, featuring over 8 miles of hiking trails, 21 miles of mountain biking trails, and the Elachee Nature Center, an educational and event center that serves as a regional attraction teaching people about local wildlife and ecology. There’s also an adjoining public golf course that winds its way into the woods.

One of the more recent additions to the area is the Atlanta Botanical Gardens’ Gainesville campus, an 8.5-acre botanical garden with 3 short woodland hiking trails and a designated children’s garden. The gardens feature several plant collections as well as seasonal plantings, while also providing event space and educational programs.



Playground at Wilshire Trails



INTERGOVERNMENTAL COORDINATION

Often, a community’s residents and businesses receive some services via the coordination of multiple government entities, namely in the form of agreements and contractual arrangements. This is seen as a means of ensuring a more efficient way of providing those services, as well as a way to avoid unnecessary duplication of services.

SERVICE DELIVERY

The issues of local service delivery, local revenue collection and distribution, and intergovernmental coordination are very important. To this end, Georgia enacted the Service Delivery Strategy Act to foster a process that gives local governments and authorities the opportunity to reach agreement on the delivery of services in an effective and cost-efficient manner to Georgia’s citizens. The intent of the Act is:

- To provide a flexible framework for local governments and authorities to agree on service delivery arrangements.
- To minimize any duplication or competition among local governments and authorities providing local services.
- To provide a method of resolving disputes among service providers regarding service delivery, funding equity and land use.

Regarding Hall County and Gainesville, the most recent Service Delivery Strategy (SDS) was updated in 2017 and is slated for update once more in June of 2022. The more critical elements of this document involve the primary utilities, such as water and sewer, as well as things such as roads and parks were there is an abundance of crossover use by residents of multiple jurisdictions.

Participating Governments:

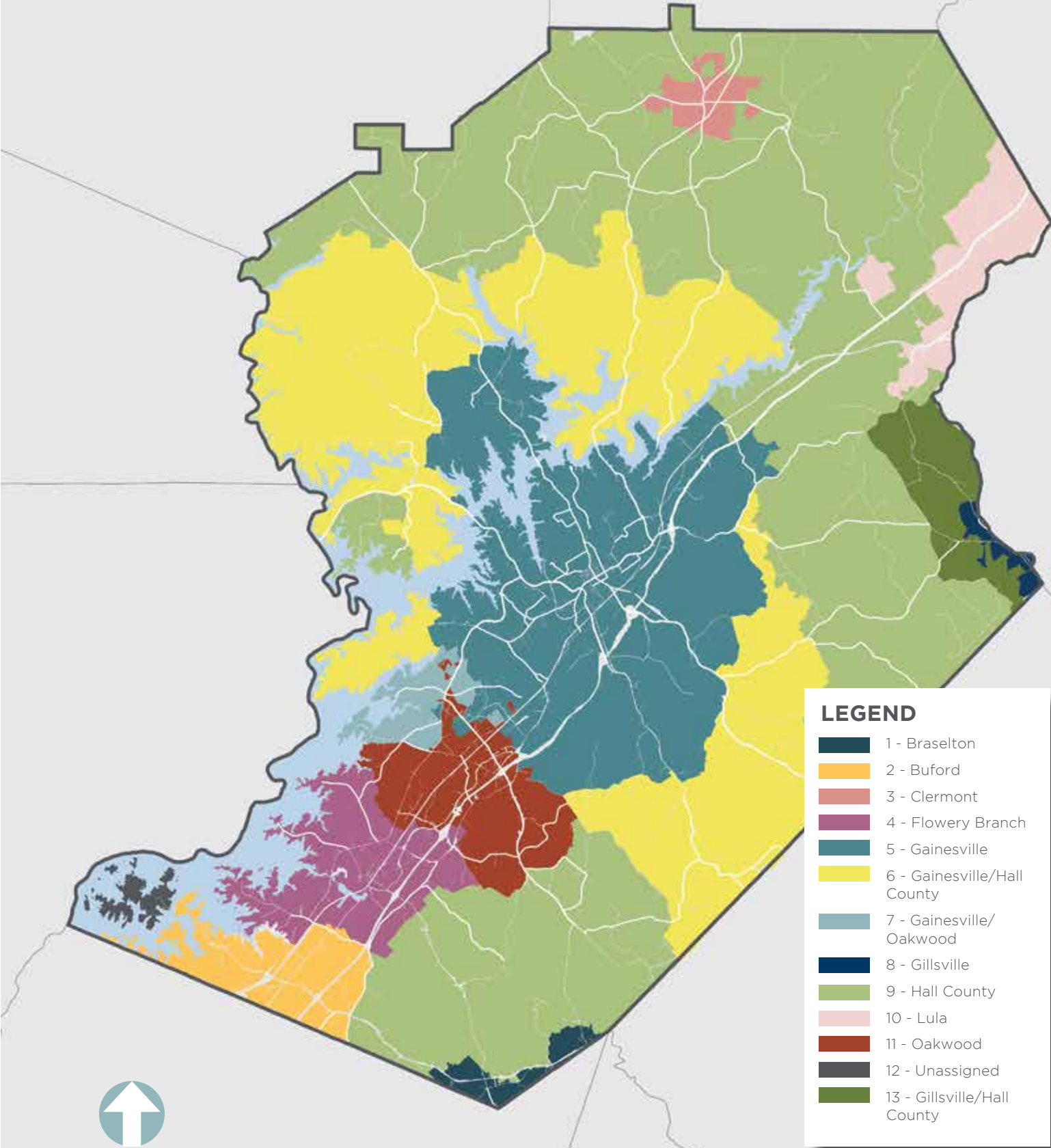
- Braselton
- Buford
- Clermont
- Flowery Branch
- Gainesville
- Gillsville
- Hall County
- Lula
- Oakwood
- Rest Haven

COOPERATIVE AGREEMENTS

As referenced in the SDS, the City of Gainesville maintains agreements with the County to provide support in the areas of law enforcement and fire protection. Sometimes known as automatic aid or mutual aid agreements, these types of contracts outline how the jurisdictions will work together in response to emergency situations that can spill across boundaries and/or where the other jurisdiction is better positioned for initial response. These agreements provide coordination in how such aid is made available, ensuring a better overall level of service to both jurisdictions.

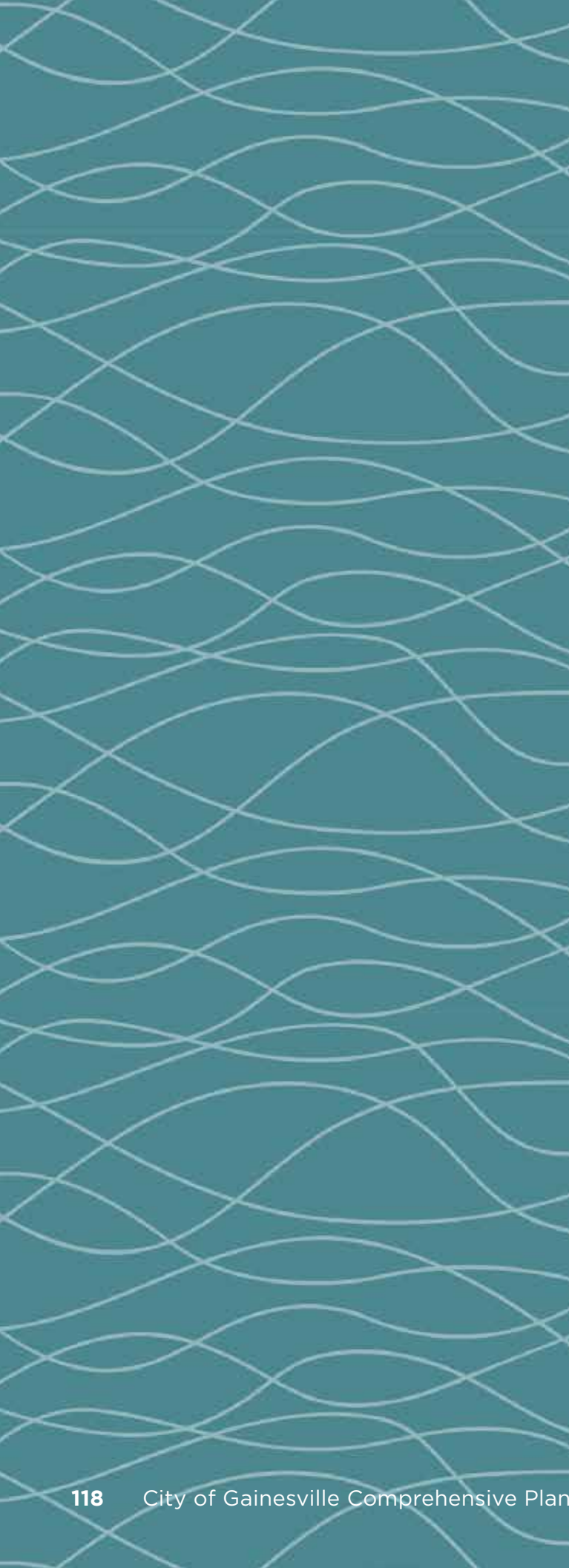
These agreements will be reviewed as part of the SDS update process, as well as during the update of the Hall County Hazard Mitigation Plan. At those times, any concerns or identified needs for improvements will be presented by the staff from the respective departments.

HALL COUNTY SERVICE DELIVERY DISTRICTS



SDA ELEMENT	COUNTY-WIDE	UNINCORPORATED ONLY, SINGLE PROVIDER	1 OR MORE CITIES TO PROVIDE ONLY IN LIMITS		OTHER
			NOT IN UNINCORPORATED AREAS	COUNTY WILL PROVIDE IN UNINCORPORATED AREAS	
Airport	X				
Animal Control	X				
Attorney Services - court appointed	X				
Building Permits & Inspection				X	
Business & Alcohol License				X	
Cemetery			X		
Clerk of Courts	X				
Code Enforcement				X	
Community Service Center				X	
Convention/Public Assembly	X				
Coroner	X				
Courts (Superior, State, Juvenile)	X				
Dept. of Children and Family Services	X			X	
E-911/Central Communications	X				
Elections				X	
Emergency Management	X				
Emergency Medical Services	X				
Engineering				X	
Equalization Board	X				X
Extension Services	X				
Fire Protection					X
Golf Course				X	
Human Resources				X	
Indigent Defense	X				
Inmate Labor				X	

SDA ELEMENT	COUNTY-WIDE	UNINCORPORATED ONLY, SINGLE PROVIDER	1 OR MORE CITIES TO PROVIDE ONLY IN LIMITS		OTHER
			NOT IN UNINCORPORATED AREAS	COUNTY WILL PROVIDE IN UNINCORPORATED AREAS	
Jail/Detention Center	X				
Jury	X				
Law Enforcement				X	
Library				X	
Magistrate Court	X				
Mental Health	X				
Municipal Court		X			
Parks/Recreation/Leisure Services				X	
Planning and Zoning/GIS				X	
Probate Court	X				
Probation				X	
Public Health	X				
Public Land & Building Maintenance				X	
Public Transportation				X	
Road Maintenance				X	
Sewage Collection and Treatment					X
Solid Waste Management & Recycling				X	
Stormwater Damage				X	
Street Lighting				X	
Tax Assessment	X				
Tax Collection				X	
Traffic Control/Traffic Engineering				X	
Voter Registration	X				
Water Transmission and Treatment				X	



3.

COMMUNITY ENGAGEMENT

Outreach Methods

Steering Committee

Meetings & Events

Results of Input

OUTREACH METHODS

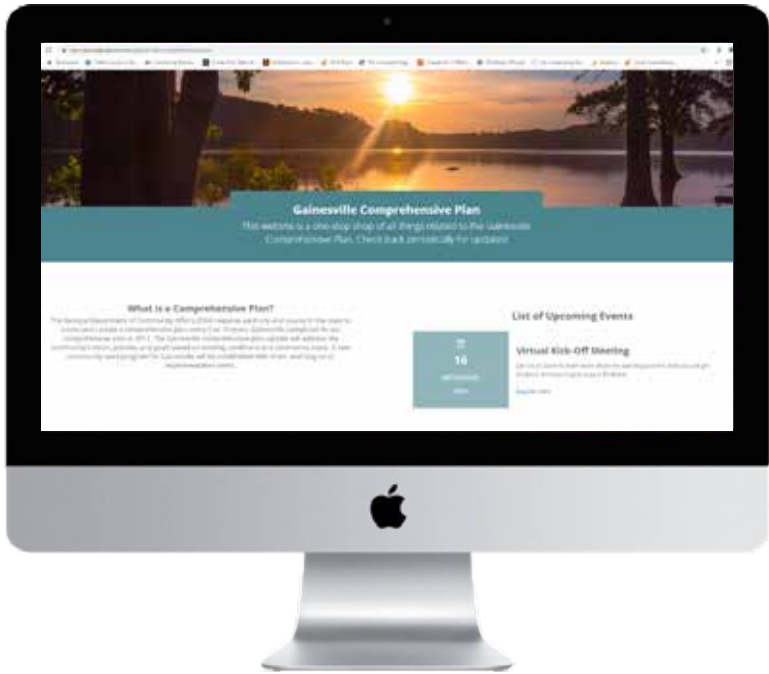
OVERVIEW

Meaningful community involvement is a crucial part of any planning process. The following techniques to gather input from stakeholders within the City of Gainesville:

- A website for the public to access important information, upcoming meeting dates, and planning documents;
- An online survey to assess public opinion on life in Gainesville and gather input on types of improvements that need to be made;
- Online activities;
- Stakeholder surveys;
- Regular Steering Committee meetings;
- A pop-up event; and
- Public meetings.

MARKETING

All members of the Planning Team worked together to conduct marketing and communications, and create materials for events. A website was created through an online platform called Social Pinpoint to share information about upcoming meetings, host the community input survey, and post materials presented at meetings. Before each public meeting, email blasts were sent to the City’s various lists, and the City’s social media pages. Printed flyers and business cards with the website URL were distributed to community members at the pop-up at Mule Camp to advertise the upcoming Visioning Workshops and encourage participation in the process.



PUBLIC ENGAGEMENT BY THE NUMBERS

727
Total survey results

522
Total number of comments and feedback

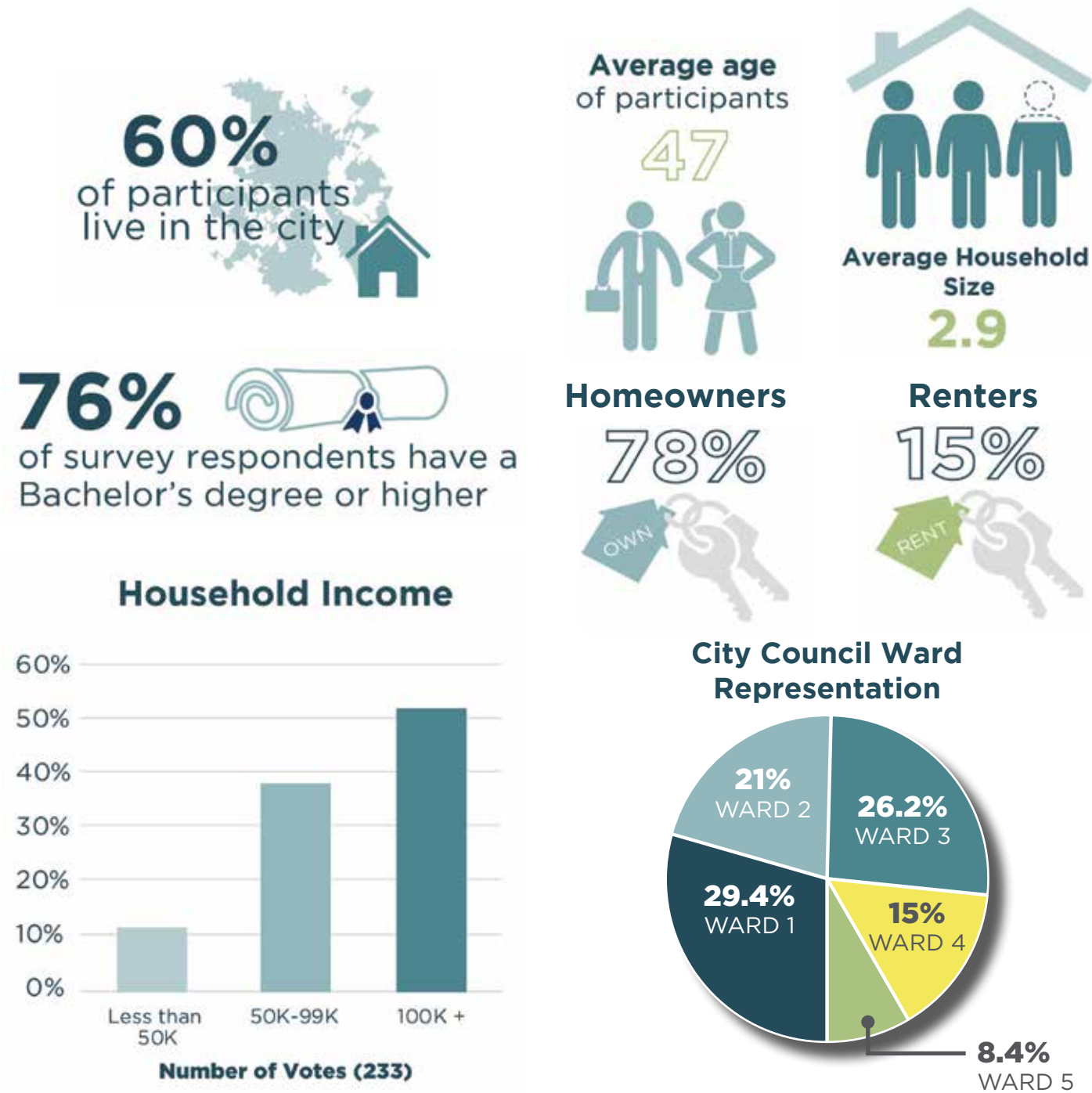
1,206
Estimated total participants and stakeholders

366
Total Social Pinpoint viewers/users

113
Participants at all workshops

COMMUNITY INPUT SURVEY

A long-form community input survey was hosted through Social Pinpoint. The survey went live on September 16, 2021, and closed on January 31, 2022. A version of the survey was created for Gainesville High School students and a short-form survey was distributed to community groups. The survey received a total of 379 responses. (See the Appendix for a full list of questions). An optional section asked respondents demographic questions about themselves. Approximately 97% of respondents answered those questions. Based on the data received and the low response rate, the city’s population composition is not well represented by those who responded to the survey. The results on the following pages reflect the opinions and preferences of a small and singular segment of the population.



“WHAT ONE WORD WOULD YOU USE TO DESCRIBE GAINESVILLE TODAY?”

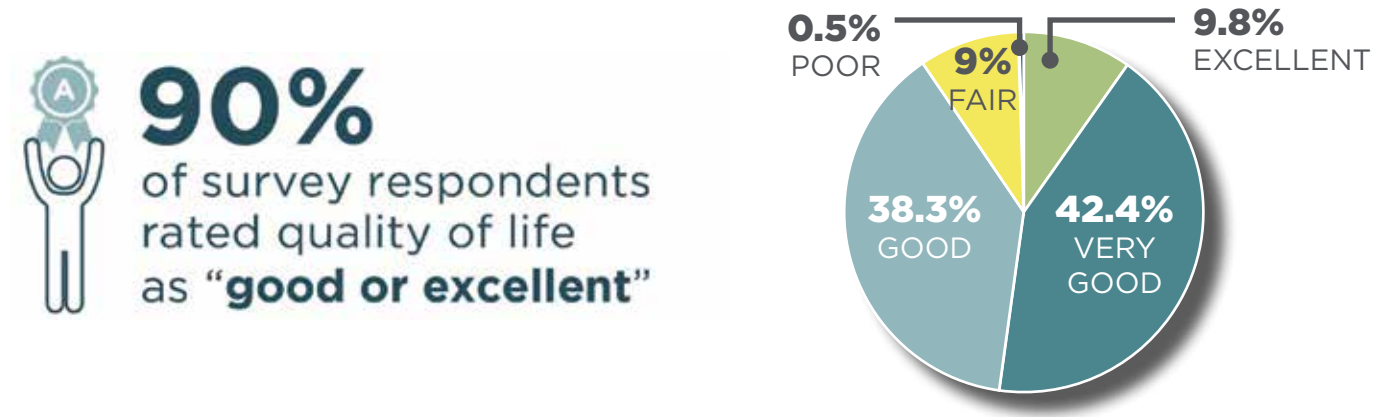


WHAT ONE WORD BEST DESCRIBES WHAT YOU WOULD LIKE TO SEE GAINESVILLE BE TOMORROW?



The size of the words represents how frequently that word was written relative to the others. The initial words have a mix of positive and negative connotations, reflecting the changes Gainesville has undergone over the past two decades, as well as its assets and weaknesses. The words describing Gainesville’s future are far more positive, indicating that residents are positive about the future.

WHAT DID PEOPLE HAVE TO SAY ABOUT QUALITY OF LIFE?



WHAT DID PEOPLE HAVE TO SAY ABOUT FUTURE DEVELOPMENT?

- Top 5 Future Goals**
1. Maintain quality of city services
 2. Affordable housing options
 3. Maintenance of parks, recreation, and open space
 4. Walkability and bikeability
 5. Transportation and accessibility



WHAT DID PEOPLE HAVE TO SAY ABOUT TRANSPORTATION AND INFRASTRUCTURE?

Top 3 Transportation Improvements

1. Improved traffic flow 
2. Sidewalks 
3. Streetscape upgrade (lighting, street trees, enhanced crosswalks) 



Most ranked transportation in the City as **“average or low”**



71%
of respondents do not feel that sidewalks are comfortable



Most respondents felt **neutral** about the **transportation network**

63%
Felt that traffic and lacking sidewalk and bicycle facilities made walking and riding uncomfortable



WHAT DID PEOPLE HAVE TO SAY ABOUT HOUSING?

Top 3 Housing Types



WHAT ELSE DID PEOPLE SHARE?

High Concern for:

- Cost of living
- Creating a sense of place & community atmosphere
- Accessibility & condition of sidewalks, roadways, bike facilities
- Protection & conservation of natural resources
- Access to basic needs such as fresh food & medical care



VISUAL PREFERENCE SURVEY

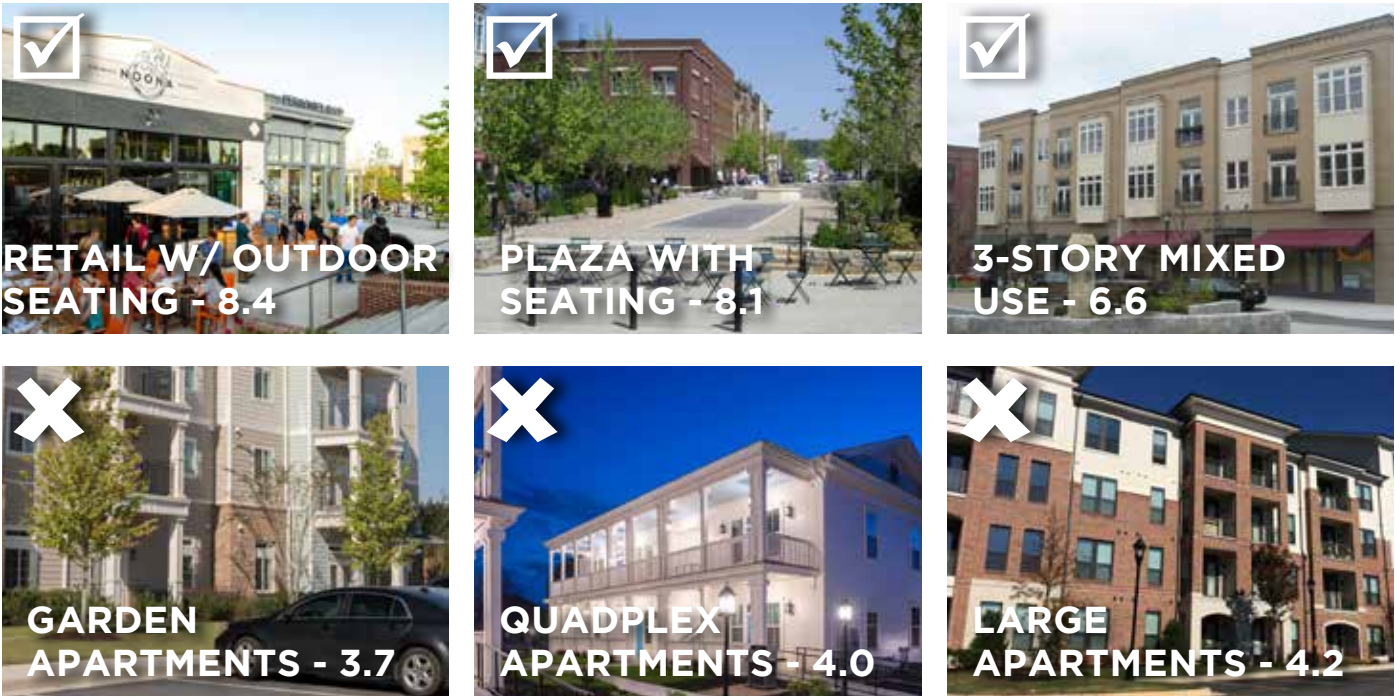
A visual preference surveys was developed for each of the proposed redevelopment areas for Lakeshore Mall, Budgetel, and Gainesville Mill. The surveys were open from November 16, 2021 to January 31, 2022. Respondents were asked to take a visual preference survey to select the type of streetscape, building, and residential examples best suited for each location. Each survey showed ten images and respondents were asked to rank them 1 through 10, with 1 being not appropriate for the area and 10 being most appropriate. Respondents also had the option to express why they chose their scores. Total, there were 348 responses for the visual preference survey.

The top preferences for Lakeshore Mall were outdoor seating with retail, plaza with

seating, and three-story mixed-use buildings. For the Budgetel area, landscaped sidewalks, restaurant buildings, and outdoor seating were the top choices. The Gainesville Mill's top choices were adaptive re-use for housing and breweries, and three-story mixed-use buildings.

The top concerns that were raised by respondents included the desire to re-use as many existing buildings and developments as possible, sustainable design, and housing affordability. Other concerns included how cost of living would be affected; the availability of housing for people of all ages, incomes, and needs; and the ability to create a sense of place and strong community atmosphere.

LAKESHORE MALL & LONGWOOD PARK (193)



BUDGETEL (77)



GAINESVILLE MILL (78)



STEERING COMMITTEE

The City chose 20 people, including a City Council member, representatives of local and regional organizations, business owners, and residents to serve on the Steering Committee.

The responsibilities of the Steering Committee were to:

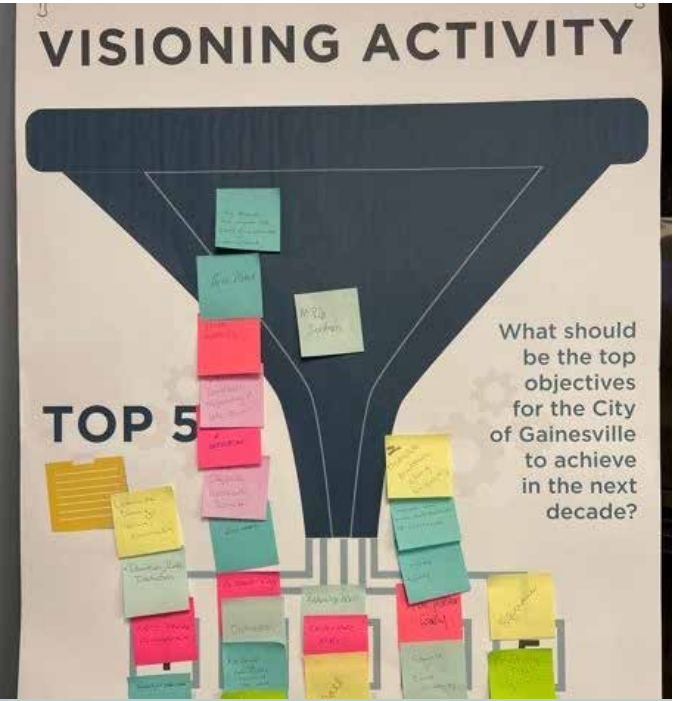
- Represent their community and its interests;
- Provide guidance regarding local preferences;
- Serve as a sounding board for recommendations;
- Review and give comment on draft plan materials; and
- Help spread the word about the study and upcoming workshops to their communities.

The Steering Committee met three times throughout the process. At meetings, the Steering Committee reviewed and gave nuanced input on ideas before they were presented to the public, and they were given opportunities to speak about new information as it arose.

The Steering Committee contributed to helping develop initial ideas, creating preliminary community initiatives, updating the Character Areas map, and gave significant initial input on the Redevelopment Plans, mostly by suggesting important changes that would be supported by the general public.



Steering Committee meeting in September 2021



Visioning activity conducted during first Steering Committee meeting.

MEETINGS & EVENTS

PUBLIC WORKSHOP #1

The first planning workshop was held virtually due to the COVID-19 pandemic on September 16, 2021 via Zoom. The topics covered identified what a comprehensive plan was, the schedule for completing the plan, a general analysis of demographics since 2010, and accomplishments since the 2017 Comprehensive Plan. A live poll asked questions about the City’s strengths, weaknesses, opportunities, and threats. Afterwards, a moderated question and answer period was held for attendees.

During the first workshop, attendees were encouraged to go to the project website on Social Pinpoint and complete a mapping exercise, a S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) activity, and community input survey to identify the goals and policies to include in the comprehensive plan update.



MULE CAMP

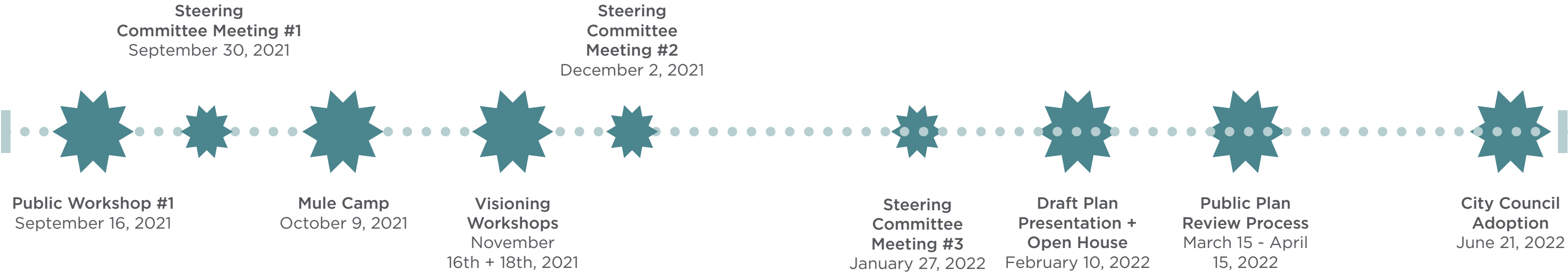
The City and consultants put together an in-person pop-up on October 9, 2021 at the Midland Greenway during the Mule Camp multi-day annual fall festival hosted by the Gainesville Jaycees. The consultants spoke with nearly 100 individuals. As people passed by, they were asked to participate in an activity to vote on which ideas identified from the previous workshop and Steering Committee meeting they supported most and add other ideas not listed.

Hard copy and digital surveys were available to fill out with the incentive for participants to enter a raffle to win a \$50 Visa gift card. Information flyers and business cards with QR codes and links to the project website were handed out.

The top ideas with the highest votes were supporting the redevelopment of Lakeshore Mall, adding more retail options along the Midland Greenway, and expanding affordable housing and workforce options.



PUBLIC PARTICIPATION TIMELINE



VISIONING WORKSHOPS

The visioning workshops were split up into two in-person events. The first was held on November 16, 2021 at the Civic Center with four participants and the second workshop was on November 18, 2021 at the Fair Street Neighborhood Center with 13 attendees.

Topics covered during workshop included defining the comprehensive plan and planning process. A presentation outlined demographic information about the City, feedback summary from the virtual Kick-Off Meeting and community input survey responses, and interactive map participation up to October 31st. Results from the S.W.O.T. activity and summarized feedback from Mule Camp were also presented.

Participants were then instructed to complete Character Area worksheets identifying the community objectives and making recommendations for the areas they felt most strongly about.



PUBLIC OPEN HOUSE

To present the draft plan to the public, an in-person meeting was held on February 10, 2022 at the Gainesville Administration Building. There was high community participation with 43 people signing in, though the it is estimated that at least 50 people attended.

The plan’s goals, objectives, updated character areas, future land use map, potential development areas and trails map, and redevelopment concepts for Lakeshore Mall, the Budgetel area, and the historic Mill areas was displayed via boards. The maps were set up around the meeting space for feedback. Some of the maps had QR codes that could be scanned to access more detailed recommendations. Attendees were given green dots to place on recommendations that they agreed with or supported, and red dots to place on recommendations they did not agree with or did not support. Comment cards were provided in order to give attendees an opportunity to write down suggestions or additional feedback.

Overall, feedback from the open house was positive. The goals, objectives and character areas were well received. Participants indicated some hesitance about multi-family housing but appeared to be hopeful about future commercial development in the city.

PUBLIC HEARING

Information forthcoming after March 15, 2022.



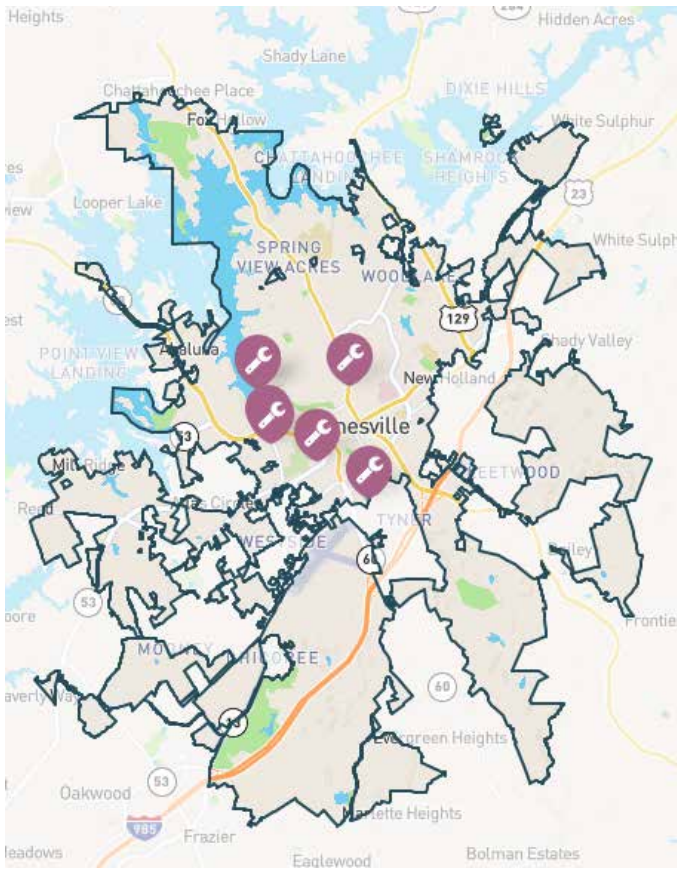
RESULTS OF INPUT

Feedback throughout the public engagement process was consistent with what was observed by the consultants. Much of what was heard reflected similar opinions made in 2012 and 2017.

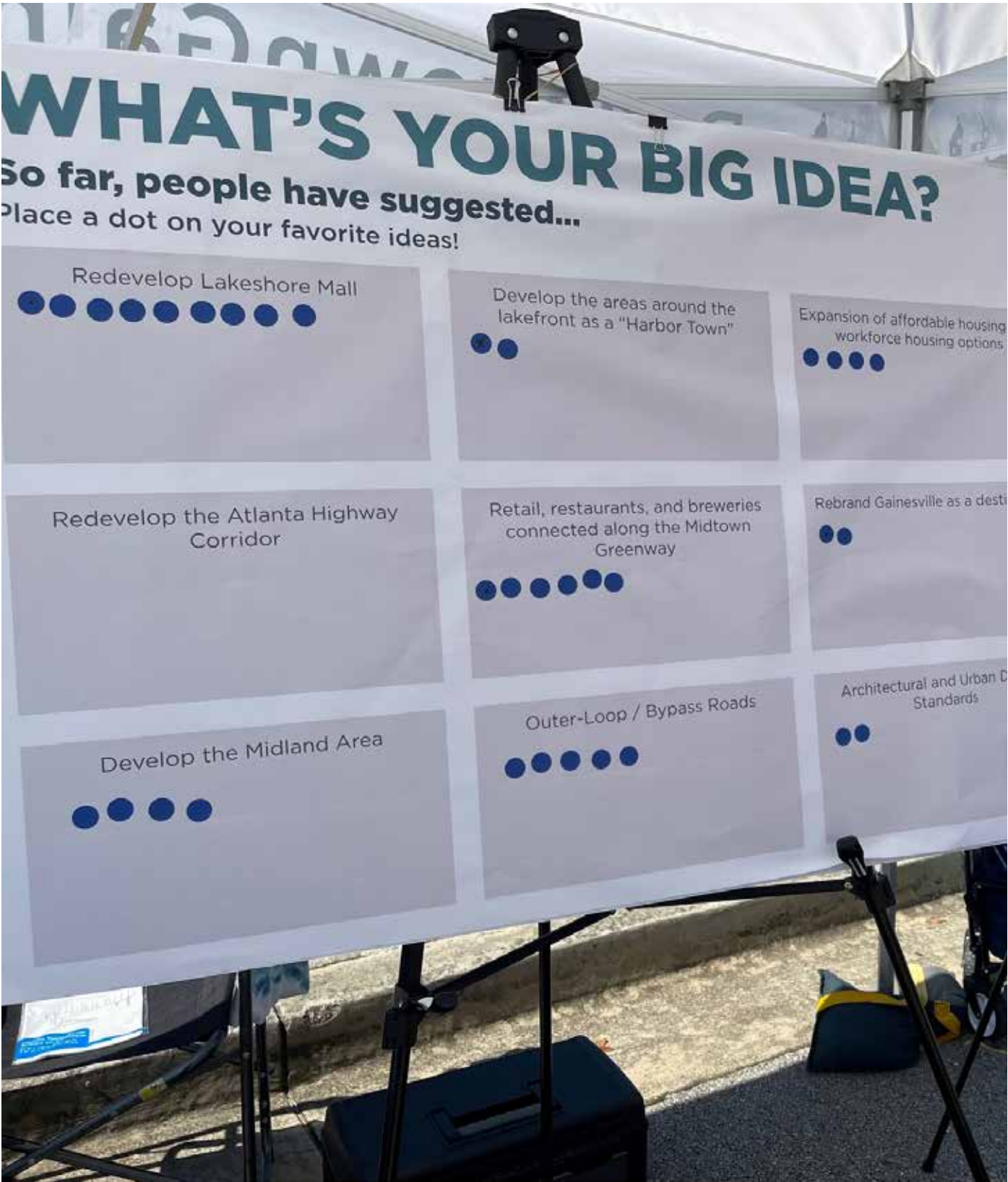
Overall, feedback indicated that Gainesville residents highly rate their quality of life in the City. When planning for the future, the community wants to see goals focused on maintaining the quality of services provided by the City, providing more options for affordable housing, and continuing to improve parks and recreational spaces. The local transportation network should expand and improve to accommodate various modes of mobility to increase walkability, bikeability, and access for all. Three of the highest supported transportation improvements included addressing the improvement of traffic flow, adding more sidewalks along existing roadways, and upgrading streetscape to include new lights and street trees to improve pedestrian safety and comfort.

Other concerns identified by residents when envisioning the future growth of Gainesville is the ability to maintain an affordable cost of living, having access to basic needs such as fresh food and medical care, and continuing to protect and conserve the natural resources within and around the City for future generations.

When planning for future development, the location that was mentioned the most for redevelopment was the Lakeshore Mall area. The Budgetel area and Gainesville Mill, amongst others, were also identified as areas to focus other redevelopment efforts. These potential development efforts should focus on eliminating blight, re-using existing structures as much as possible, and provide affordable housing for new and existing residents.



Interactive map identifying redevelopment areas



Mule Camp Big Idea activity

4.

GAINESVILLE TOMORROW

Plan Framework

Vision Statement

Community Objectives

Land Use

Community Facilities &
Services

Historic & Cultural
Resources

Housing

Economic Development

Broadband

Transportation

Natural Resources

Recreation

Intergovernmental
Coordination

Redevelopment Concepts

PLAN FRAMEWORK

Per the standards set by the State of Georgia, this plan addresses ten elements:

- Land use;
- Community facilities and services;
- Historic and cultural resources;
- Housing;
- Economic development;
- Broadband;
- Transportation;
- Natural resources;
- Recreation; and
- Intergovernmental coordination.

Each element has its own set of goals and objectives that line up with the vision of this plan.

VISION STATEMENT

GAINESVILLE IS COMMITTED TO BEING AN INNOVATIVE CITY, PROVIDING A CLOSE-KNIT COMMUNITY FEEL IN WHICH TO LIVE, WORK, LEARN, AND PLAY.

COMMUNITY OBJECTIVES

CREATING A SENSE OF PLACE	REDEVELOPMENT OF BLIGHTED AREAS	ACCESS TO PARKS & GREENSPACE	ENVIRONMENTAL SUSTAINABILITY	HOUSING CHOICE
				
EMPLOYMENT OPPORTUNITIES	COMMERCIAL DEVELOPMENT	CONNECTIVITY	HISTORIC PRESERVATION	SAFETY & SECURITY
				

WHAT ARE COMMUNITY OBJECTIVES? WHAT IS THEIR PURPOSE IN THIS PLAN?

As Gainesville moves into its third century, ensuring both quality development and maintaining the city’s high quality of life will become even more critical. As the consultants and City staff engaged with the public throughout this process, ten key themes emerged that will serve as the City’s focus areas as new development occurs.

Each of the City’s goals and recommendations that relate to the plan’s elements (land use, transportation, economic development, etc) seek to fulfill at least one of these objectives. In addition to driving city-wide goals and objectives, each of Gainesville’s “character areas” prioritizes a number of these community objectives to address their critical needs, advance opportunities, reinforce existing assets, and address any potential threats to quality of life.

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC’s existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There is a need to continue preserving historic and intown neighborhoods and ensuring compatible infill development.
- The campus of Northeast Georgia Medical Center is going to continue to expand and create additional needs for off-street parking, which is impacting nearby residential property owner. Expansion of the campus may

- be constrained by a lack of parking. There is a need to consider long-term strategies to serve expansion of the medical campus while balancing the needs of nearby properties.
- Components of traditional neighborhood design can and should be added to new residential subdivisions. New residential subdivision development needs to follow guidelines for these development patterns.
 - Design guidelines for the downtown area have been established but need to be implemented to guide future urban residential and mixed-use developments.
 - There is opportunity to redevelop areas of the city to remove blight and underutilized developments, while introducing more up-to-date development styles

GOAL & STRATEGIES

GOAL: PROMOTE AND ENSURE EFFICIENT, FUNCTIONAL, AND COMPATIBLE LAND USE PATTERNS.

STRATEGIES:

- Provide for the development of land by assuring the provision of infrastructure, services and greenspace and the compatibility with the surrounding area.
- Maintain and preserve quiet, stable, established neighborhoods of detached, single-family residences.
- Encourage new, high-quality infill residential development that maintains community character and ensures stable, long-term property values and neighborhoods.
- Review the physical character and design of proposed new buildings and land development to assure compatibility with surrounding structures, setting and architectural and site development patterns.
- Continue to provide a compact, pedestrian-friendly downtown as the center of activity in the city.
- Where an extension of the grid street system is possible and recommended, development adjacent to the central business district should incorporate compatible grid-patterns of streets and blocks as well as architecture and development patterns.
- Limit industrial land uses to appropriate areas that do not encroach on residential neighborhoods or conservation lands.
- Provide for maximum flexibility in the mixture and arrangement of land uses and unique and innovative land planning via planned unit developments, at appropriate locations, and with appropriate sizes and scales.
- Promote the establishment of conservation neighborhoods which preserve natural resources, lower development costs and encourage affordable housing.
- Continuously re-evaluate and improve the land development regulatory process in Gainesville through the availability of clear, web-accessible instructions, guidelines, and resources.

CHARACTER AREAS

The Georgia Department of Community Affairs (DCA) defines character areas as special geographic areas that:

- “Have unique or special characteristics to be preserved or enhanced;
- Have potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation; or
- Require special attention due to unique development issues.”

The character area map from 2012 and 2017 were used as a guide to creating the updated map as each of the areas still met at least one, if not more, of the criteria listed above. This vision for future growth, development and preservation in the city, condensed into 10 final Character Areas is based on where:

- Strong direction is needed to achieve desired community objectives;
- Past investments are beginning to show economic benefits and there is a desire to maintain them; and
- Existing land use practices may pose long-term development issues.

For each character area, there is a map, a list of community objectives (refer to page 139) that should be prioritized, a list of appropriate land use and development types (refer to pages 144-147), a list of appropriate zoning districts should there be re-zonings, and implementation measures that relate to the nine planning elements. The maps also include unincorporated parcels in Hall County within a half-mile of the city limits. While annexation is neither a top nor immediate priority for the City of Gainesville, in the event one of those parcels is incorporated into the City and is to be developed or redeveloped, there is a future development strategy that has already been considered and approved by the community.

IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation (con't)	• Examine access management along Thompson Bridge Road and Park Hill Drive to determine if driveways could be consolidated in conjunction with streetscape improvements. • Assess prior Green Street / Park Hill Drive intersection improvement concepts for future applicability. • Continue to implement the Green Street median project. • Determine the feasibility of creating a tree canopy preservation / replacement program, possibly in partnership with local volunteer groups.
Natural Resources	• Continue to preserve and strengthen the urban forest in and around City Park. • Explore landscaping or green development standards to increase the presence of open space / green space and reduce the environmental impacts of large paved areas that are typical of suburban or strip shopping centers. • Continue the program of shoreline restoration in partnership with the U.S. Army Corps of Engineers. • Restore the Longwood Cove tributary creeks and wetland environments and improve them as linear parks / greenways connecting the lakefront and Wilshire Trails to Alta Vista Cemetery.
Recreation	• Continue to preserve City Park as the open space "heart" of the surrounding neighborhoods. • Promote the creation of pocket parks as opportunities arise. • Explore the opportunity to use undevelopable land for future park space. • Implement recommendations of the Strategic Parks and Recreation Plan, and look for opportunities to create new open space such as the park discussed for the Fair Street / Newtown NPU. • Construct a greenway extension through Newtown to connect to the Midland Greenway, possibly in conjunction with a new stormwater basin and park on the Blaze Recycling site.
Intergovernmental Coordination	• Work with city school system to reposition Pearl Nix Parkway for a pocket park with public art and stormwater detention that provides a gateway to Gainesville High School.

INSPIRATION IMAGES

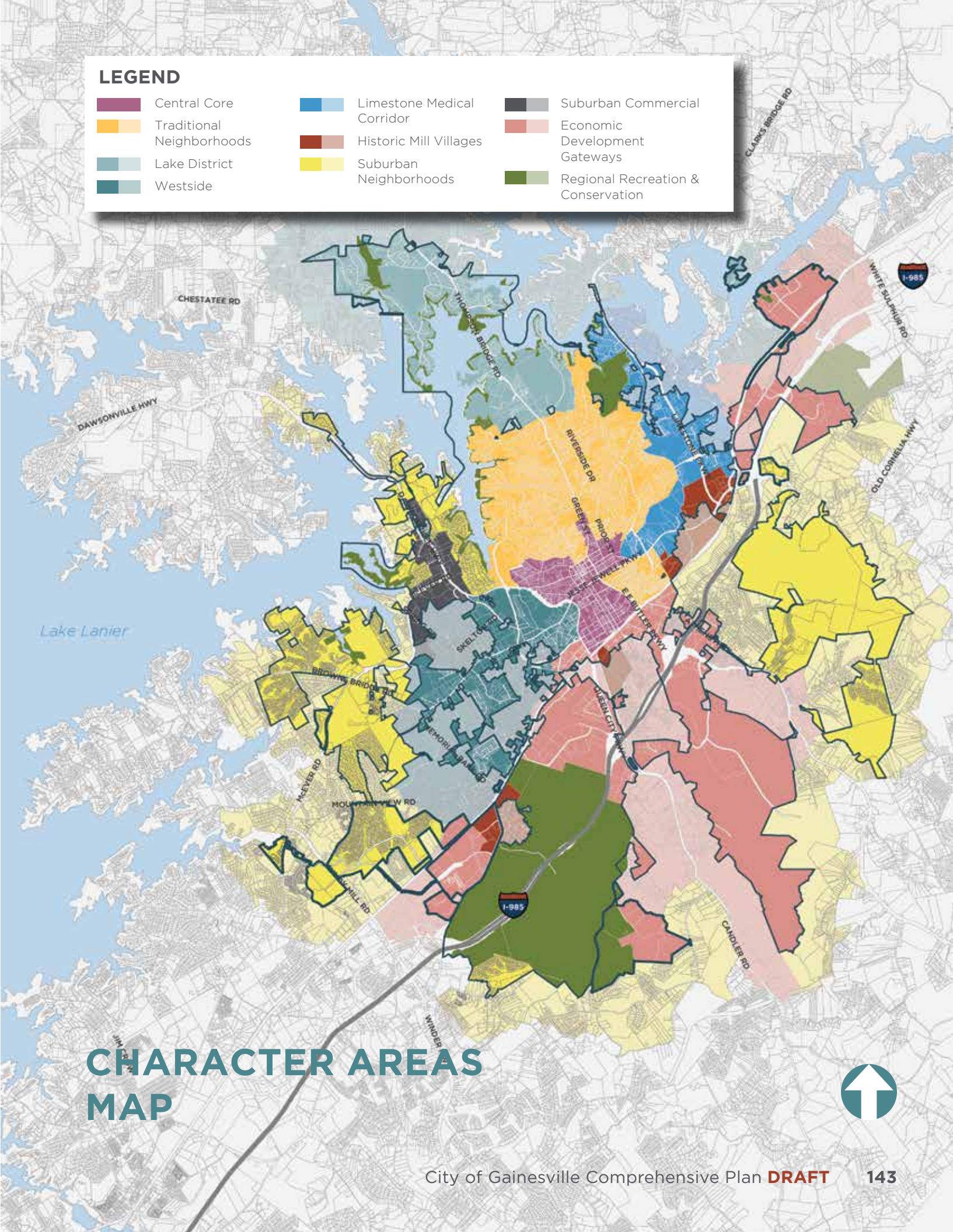
TRADITIONAL NEIGHBORHOODS

Most of Gainesville's historic neighborhoods and older "traditional" residential areas were developed before the second World War. While there are differences in housing size, mix, and architectural styles, general identifying characteristics include smaller lot sizes, pedestrian-oriented streetscapes (sidewalks, street trees, and street furniture), and limited open space. Older areas also exhibit buildings that are placed close to the front property line and less space between buildings.

Gainesville's older neighborhoods also fulfill the larger objective of providing housing that is walkable, human-scaled, and close to goods and services. These neighborhoods also help fulfill some of the need for naturally occurring affordable housing that is older, smaller, and therefore more affordable compared to newer, larger homes. Regardless, this neighborhood should seek to fulfill the need to have a range of housing that meets the needs of different household types, sizes, lifestyles, and incomes. Although there are some opportunities for compatible infill development, the city's traditional neighborhoods are largely built out and will mostly provide opportunities for renovation and rehabilitation. Much of Gainesville's unique sense of place is driven by the character of its traditional neighborhoods. While most of these neighborhoods are walkable, there is a need to expand the sidewalk network to provide even more connectivity. There is little opportunity for open space preservation, though some of the less developable land might be suitable for future park space in the form of pocket parks. Two of the neighborhoods in this character area have formed formalized Neighborhood Planning Units (NPU's): Bradford-Ridgewood and Fair Street / Newtown. These NPUs were created by the neighborhoods to have ongoing planning discussions and establish their own visions to help advance their unique goals and objectives. The vision of Bradford-Ridgewood, a neighborhood comprised mostly of well-preserved Craftsman bungalows and English-style homes, is to affirm their single-family character through historic preservation (where appropriate) and infill development, enhanced walkability, and beautification. The vision of Fair Street / Newtown, a neighborhood with Craftsman bungalows and small cottages and ranch homes, is also to affirm their traditional single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification. It is recommended that the City assist these NPUs with upholding their visions.

Also included in this character area is the City Park neighborhood center. This area is made up of the neighborhood retail center along Thompson Bridge Road that originated in the 1940s and 1950s as the automobile became more dominant in cities across America. It is small, comprised of the commercial properties flanking Thompson Bridge Road and Riverside Drive from City Park to Virginia Avenue. The neighborhood center is defined by the broad section and vehicular nature of Thompson Bridge Road. However, the mid-scale buildings scattered parking lots, and local businesses break up the character of the road corridor. The area also includes the Enola Drive portion of Thompson Bridge Road, which has a mix of older neighborhood retail and newer chain stores and restaurants. While this character area is not a primary destination for business, however, the area should grow as the walkable, locally-oriented commercial core of Gainesville's older neighborhoods and opportunities to provide infill commercial development should be explored. Additionally, the mature forest in City Park should be protected as an important natural resource in addition to community resources like the Civic Center and Bobby Gruhn Field.

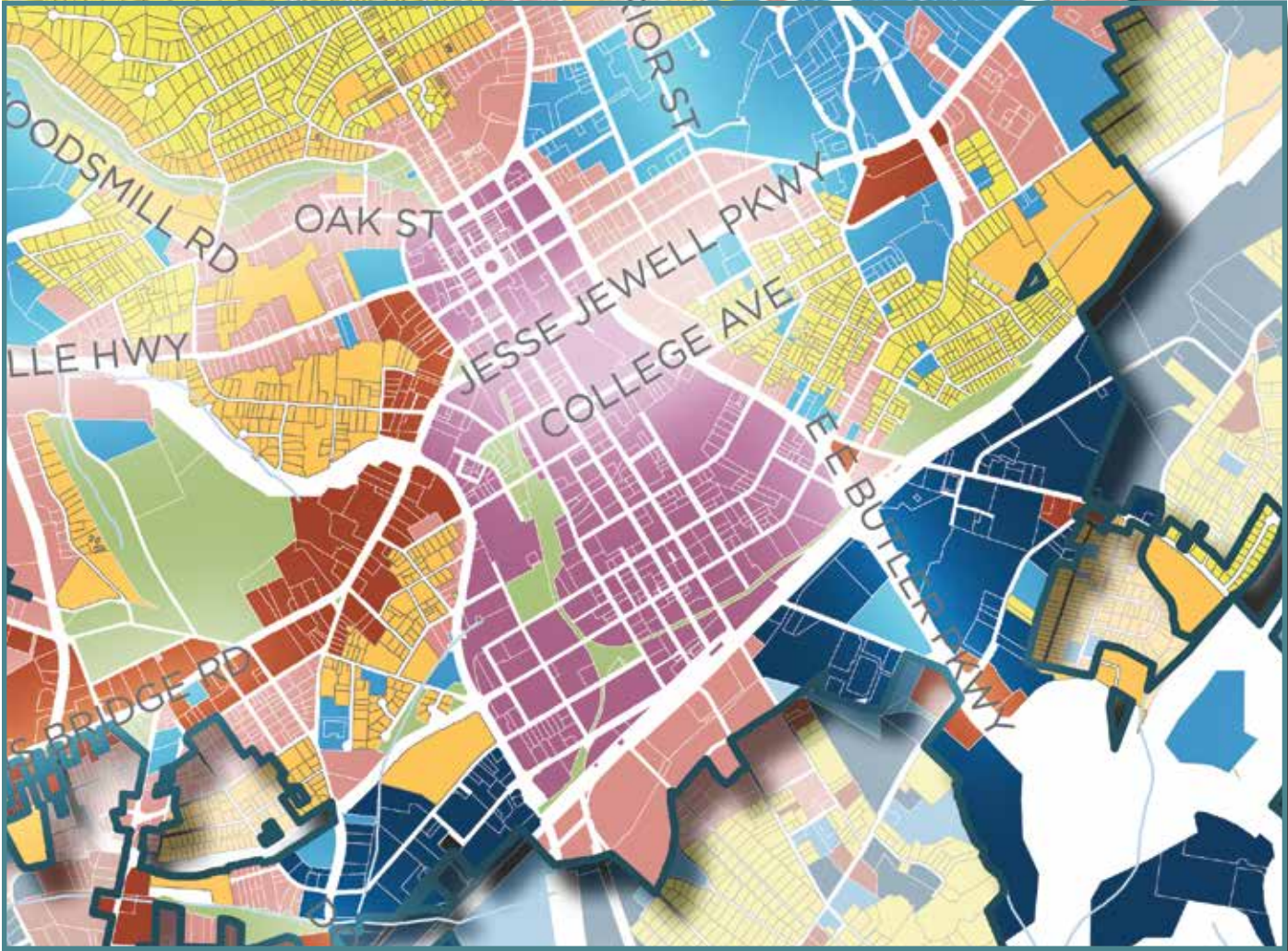
TRADITIONAL NEIGHBORHOODS CHARACTER AREA



FUTURE LAND USE

The map on the facing page shows a parcel-by-parcel interpretation of this plan’s physical vision and desired development for each of the 10 character areas. The map also includes unincorporated parcels in Hall County within a half-mile of the city limits. While annexation is neither a top nor immediate priority for the City of Gainesville, in the event one of those parcels is incorporated into the City and is to be developed or redeveloped, there is a future land use that has already been considered and approved by the community. It should be noted that when a land use is labeled “limited” for a character area, it indicates that while that land use may be allowed under the appropriate zoning districts listed, it should not be prioritized over other land uses listed. It should also be noted that while the Character Areas describe the narrative of how new development and redevelopment is regulated in each area of the city, the future land use maps are to be treated as a suggestion of how those visions can manifest. The graphics on the following pages list and describe the various the future land uses that are identified in this plan.

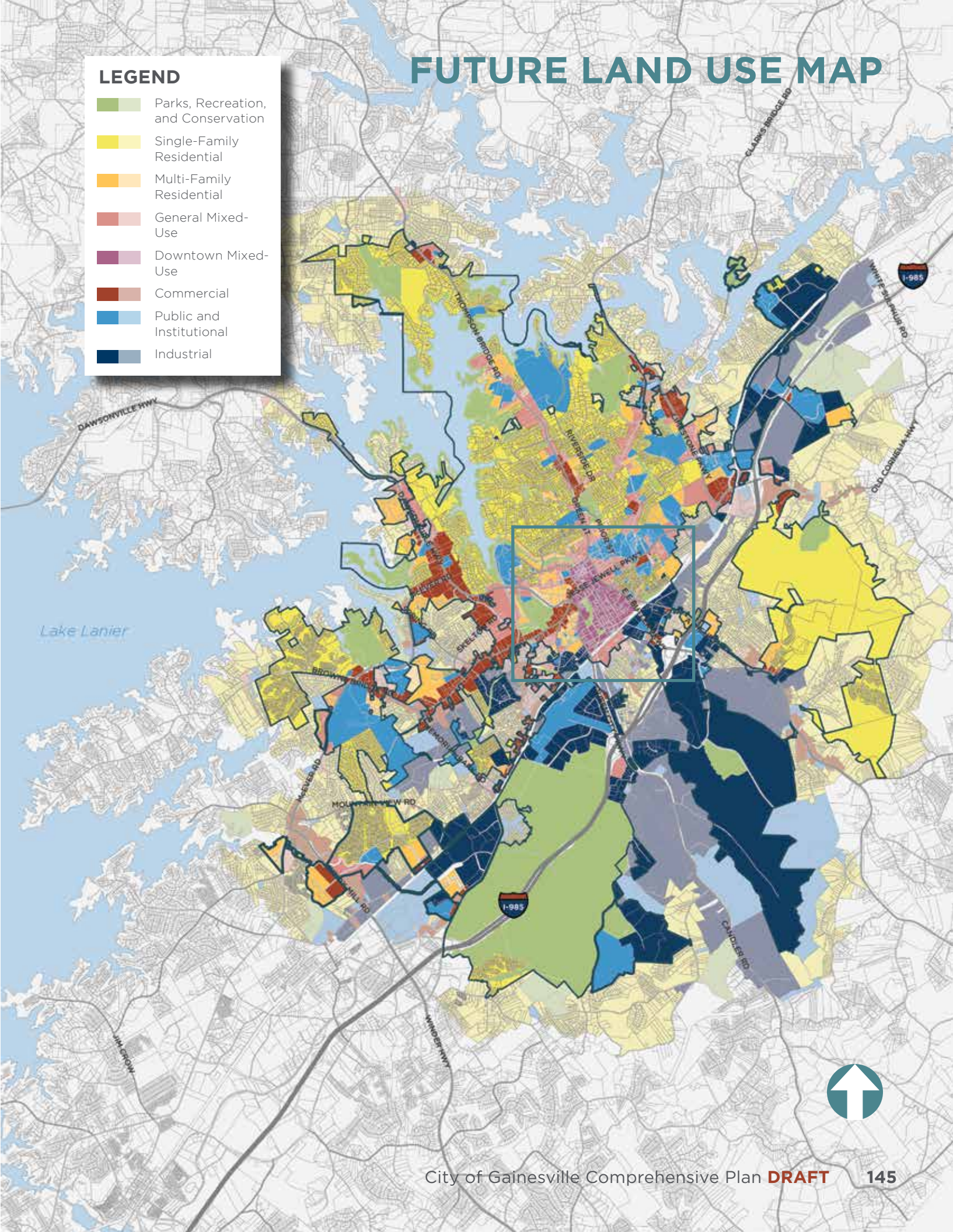
CENTRAL GAINESVILLE



FUTURE LAND USE MAP

LEGEND

- Parks, Recreation, and Conservation
- Single-Family Residential
- Multi-Family Residential
- General Mixed-Use
- Downtown Mixed-Use
- Commercial
- Public and Institutional
- Industrial





PARKS, RECREATION, & CONSERVATION

These lands include areas containing or planned for parks and recreation facilities, permanently designated open space, and conservation areas, including buffers along waterways and other environmental features.



SINGLE-FAMILY RESIDENTIAL

Single-Family Residential includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre. There would be limited light office use (home occupation, etc.) allowed.



MULTI-FAMILY RESIDENTIAL

Multi-Family Residential includes areas containing or planned for single-family attached or multi-family housing at densities ranging from four to twelve dwelling units per acre.



GENERAL MIXED-USE

This includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential. The types of non-residential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office.



DOWNTOWN MIXED-USE

Downtown Mixed-Use is similar to General Mixed-Use, but at a higher intensity, and includes areas containing predominately retail use. It would feature a mix of traditional and contemporary architectural styles. Residential above ground-floor retail or office uses are encouraged.



COMMERCIAL

Commercial includes areas with focused retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels, and automotive-related businesses. Commercial uses may be located as a single use in one building or grouped together in a shopping center.



PUBLIC & INSTITUTIONAL

Public & Institutional include areas containing or planned for public and/or institutional uses including governmental, educational and medical facilities, houses of worship, and similar institutional facilities; or for major transportation, utilities or communication facilities.



INDUSTRIAL

Industrial includes a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

CENTRAL CORE

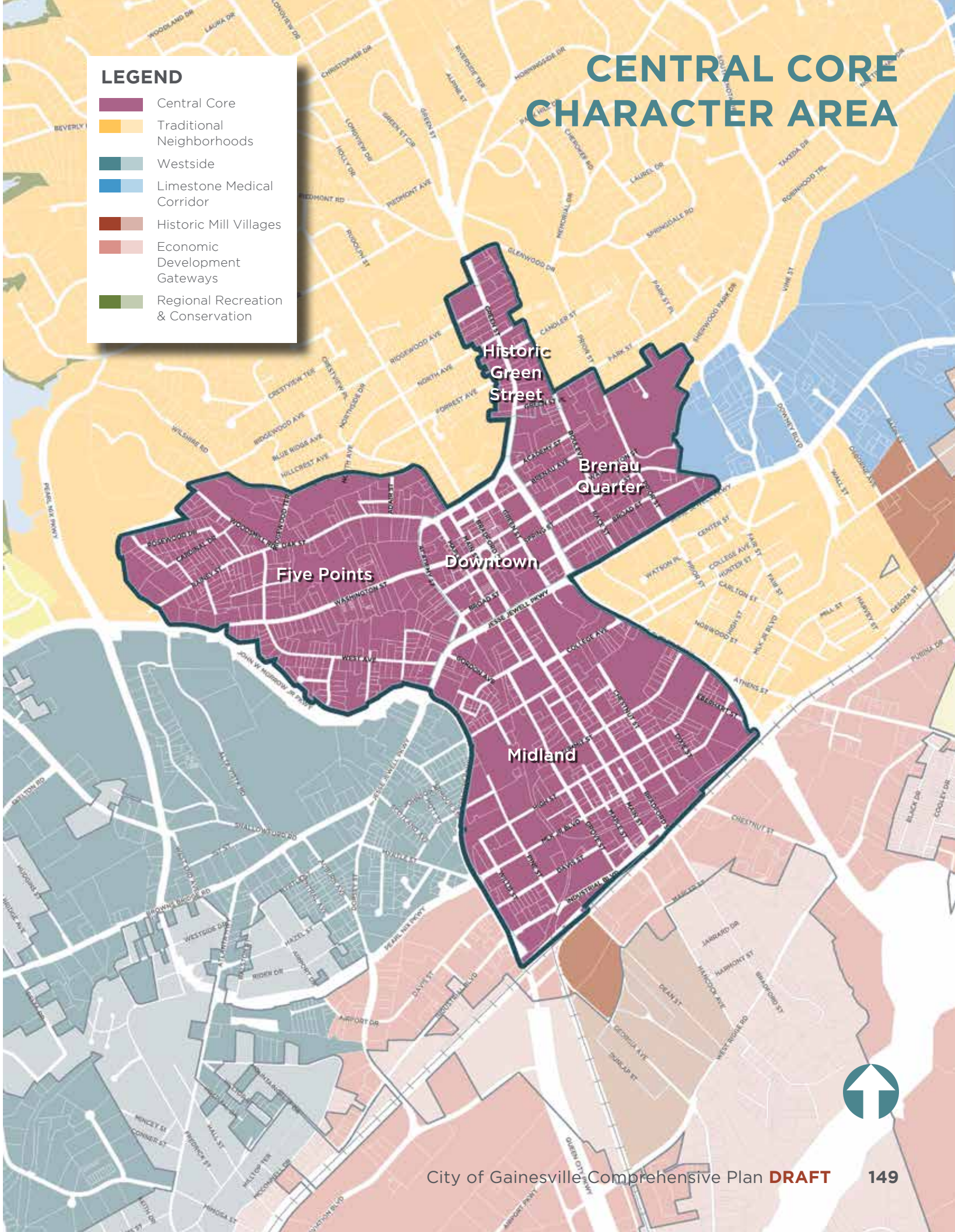
The Central Core character area is the historic heart of Gainesville, centered on the Square and extending to the east, west and south. The area is diverse in its characteristics, therefore to analyze it and make recommendations, it makes sense to break it down into five unofficial “subareas” to explain their similar identities but different mixes of existing and future uses: Downtown, Midland, the Brenau Quarter; the Historic Green Street Corridor, and the Oak Street, Rainey Street, and Washington Street corridors (“Five Points”).

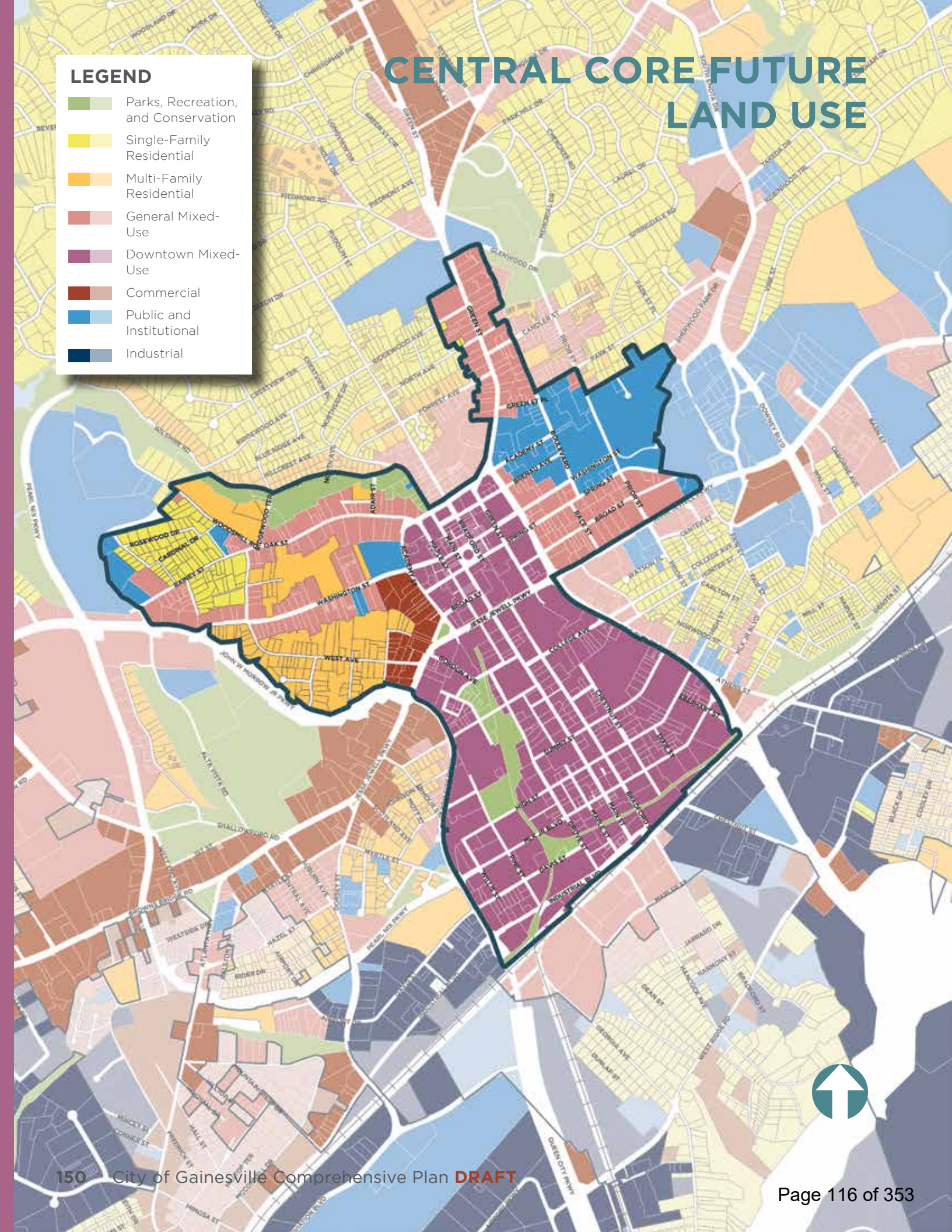
Downtown Gainesville should continue to serve as the symbolic heart of the City and the seat of local government, but should strive for additional office and housing to provide a more sustainable mix of uses. Historic preservation and sensitive infill are key to maintaining the strong sense of place. Development in Midland will be a continuation of all the energy that has happened and will continue to happen in the Downtown core. Public improvements to Midland, including the greenway, have already kick-started a long-term transition to more diverse land uses including a mixed-use core along Main Street and Bradford Street. The vision for Midland includes mixed-income housing, a multi-modal transportation node at the Amtrak station, and adaptive reuse of older, industrial buildings.

The “Brenau Quarter” houses Brenau University and some single-family and student housing. This area is not a primary destination for business, however it will continue to include medical and professional offices that support the Northeast Georgia Medical Center. This area is also unlikely to accommodate new population growth, however it is recommended that the City work with the University in implementing any campus improvements as time passes.

The character of Historic Green Street is comprised of large houses boasting historical architectural, with many now converted into businesses. Smaller and newer homes, also used as businesses, are scattered along the street. The street itself is lined with trees and spacious front lawns. However, the sidewalks are narrow and are located up against the travel lanes, making walking along the corridor an uncomfortable experience for pedestrians. It is recommended that the historical buildings along the street be maintained and preserved but the streetscape be improved to allow for a more beautiful and walkable environment.

The west side of the Central Core is known as the “Five Points” area of Gainesville. It is focused along the Oak Street, Rainey Street, and Washington Street corridors. Each corridor has a distinctive development pattern — Oak Street with small businesses and repair shops, some dating to the 1940s; West Avenue with a variety of modest historic houses mixed in with newer homes; Rainey Street with simple vernacular and ranch-type houses, some in disrepair; and scattered parcels of strip office and commercial along Washington Street. The Rainey Street and West Avenue neighborhoods are traditional intown residential areas but are in need of some revitalization. Vacant land is limited, but long-term redevelopment of aging and underutilized buildings could provide infill sites. The Rock Creek Greenway connection will continue to enhance this area’s regional identity through increased access and connectivity.





CENTRAL CORE FUTURE LAND USE

LEGEND

- Parks, Recreation, and Conservation
- Single-Family Residential
- Multi-Family Residential
- General Mixed-Use
- Downtown Mixed-Use
- Commercial
- Public and Institutional
- Industrial

COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Higher density single-family residential;
- Multi-family residential;
- General mixed-use;
- Downtown mixed-use;
- Commercial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-2 Residential
- R-O Residential Office
- O-I Office Institutional
- N-B Neighborhood Business
- C-B Central Business
- G-B General Business
- L-I Light Industrial
- PUD Planned Unit Development
- Midland Overlay Zone
- Historic Preservation Overlay Zone

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	- Consider adopting urban design guidelines for Downtown and Midland. - Continue to promote infill development in Midland and in the Oak/Rainey/Washington area. - Integrate Brenau University’s master plan and expansion program into a larger redevelopment planning effort for Downtown and the northern portion of Midland. - Work with Brenau University and residents to formally designate/adopt the already completed set of design guidelines for the campus and surrounding areas to prevent incompatible residential development. - Consider rezoning the parcels along Oak Street, including the mill building at the “Five Points” intersection, to allow for residential mixed-use to support the creation of a loft/warehouse district. - Work with the owner of the “Five Points” mill building to research the building’s history, as the cornerstone of a new “Five Points” historic district. - Create a set of design guidelines for Washington Street to bring it closer to Green Street in character over time. - Prepare a revitalization plan for the Rainey Street neighborhood that includes renovation, selective demolition/ infill, and redevelopment of the duplex apartments on Smith Drive.
Community Facilities & Services	- Work with the U.S. Postal Service to find a suitable relocation for the Green Street facility; redevelop the post office site to a use compatible with the Green Street historic district and adjacent Brenau University facilities. - Support educational efforts of Featherbone Communiversity and the Brenau University Graduate Center.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Historic & Cultural Facilities	- Maintain Downtown’s uniqueness, architectural diversity, and links to the past through historic preservation. - Support the Quinlan Visual Arts Center. - Implement the recommendations of the Historic Resources Phase I and II survey for new or expanded districts for Brenau University and the Park/Prior/Perry neighborhood area. - Encourage continued adaptive reuse of historic residential structures and historically-appropriate upgrades to existing structures on the Brenau University campus. - Work with Brenau University to redesign and improve the landscape around the old university gate to function as a better ceremonial entry to the campus. - Retain the historical character of Green Street.
Housing	- Promote the development of diverse new housing opportunities within the Downtown and Midland core. - Offer urban-style products in a variety of types, and expand options for different household income levels in Midland. - Target mixed-income, high-quality multi-family housing development to take advantage of the open space investment in the Midland Greenway and related parks. - Where reuse of residential structures is proposed, encourage compatible scale and character of potential non-residential uses to existing residential uses.
Economic Development	- Encourage small businesses to locate in Downtown and Midland, and existing businesses should be retained. - Increase and diversify total city employment in Downtown and Midland. - Continue efforts to redevelop/revitalize Midland as a location for residents, jobs, and entertainment. - Leverage Midland Greenway as an economic development asset by promoting mixed-use development adjacent to the greenway. - Continue to offer business investment incentives and redevelopment incentives through tax allocation districts and other subsidy programs.

IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Economic Development (con't)	- Continue to support Brenau University as an employment center. - Support Brenau University's "Discovery Incubator" as a vehicle to expanding cutting-edge research and business in the city. - Support Brenau University as an advanced education center in the city and the region. - Continue to partner with Brenau University to open university facilities and the campus to greater public use. - Continue to use subsidy programs such as TADs to support small-scale development projects like façade improvements and rehabilitation of aging structures.
Transportation	- Upgrade MLK Jr. Boulevard to a "complete street" focused on pedestrian improvements, from Queen City Parkway to E. E. Butler Parkway. - Undertake phased streetscape improvements on Main and Bradford Streets to link Downtown to Midland. - Expand the Midland Greenway along the disused CSX interchange track right-of-way to connect to Newtown and New Holland. - Improve pedestrian safety at crossings along E.E. Butler Parkway. - Improve Downtown connections and streetscapes throughout the "Five Points" area. - Address the pedestrian sidewalk gap between Midland Greenway and Jesse Jewell Parkway. - Implement Green Street corridor improvements to include a new median, stormwater improvements and utility relocation.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Natural Resources	- Re-assess the feasibility of Flat Creek restoration east of the Midland Greenway. - Environmentally sensitive areas in Downtown or Midland and brownfield assessments and creek restoration should continue to be explored. - Explore the opportunity for open space preservation along the tributaries of Longwood Creek, especially those adjacent to John W. Morrow, Jr. Parkway. - Protect and restore the Longwood Creek watershed.
Recreation	- Reclaim the former rail spur/brownfield area along the CSX right-of-way at the foot of Chestnut Street as a new urban park/greenway. - Explore creating a linear park and habitat restoration along the length of Longwood Creek, as an open space amenity for the West Avenue neighborhood. - Explore creating a greenway paralleling Longwood Creek and John W. Morrow, Jr. Parkway, connecting at key points to West Avenue.
Intergovernmental Coordination	Work with Hall County to redevelop the North Georgia Detention Center to a use more compatible with the desired mixed-use character of Midland.

INSPIRATION IMAGES

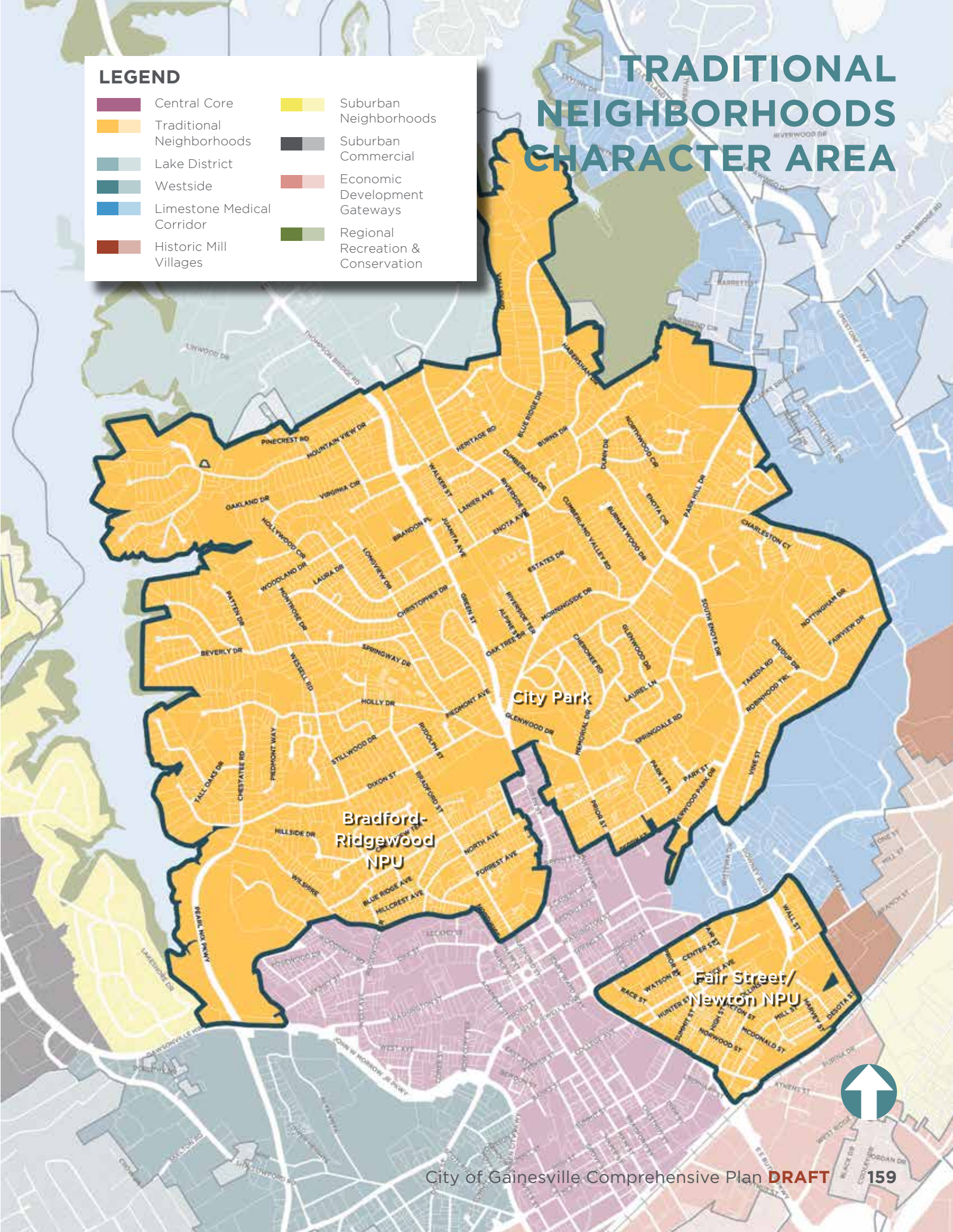


TRADITIONAL NEIGHBORHOODS

Most of Gainesville’s historic neighborhoods and older “traditional” residential areas were developed before the second World War. While there are differences in housing size, mix, and architectural styles, general identifying characteristics include smaller lot sizes, pedestrian-oriented streetscapes (sidewalks, street trees, and street furniture), and limited open space. Older areas also exhibit buildings that are placed close to the front property line and less space between buildings.

Gainesville’s older neighborhoods also fulfill the larger objective of providing housing that is walkable, human-scaled, and close to goods and services. These neighborhoods also help fulfill some of the need for naturally occurring affordable housing that is older, smaller, and therefore more affordable compared to newer, larger homes. Regardless, this neighborhood should seek to fulfill the need to have a range of housing that meets the needs of different household types, sizes, lifestyles, and incomes. Although there are some opportunities for compatible infill development, the city’s traditional neighborhoods are largely built out and will mostly provide opportunities for renovation and rehabilitation. Much of Gainesville’s unique sense of place is driven by the character of its traditional neighborhoods. While most of these neighborhoods are walkable, there is a need to expand the sidewalk network to provide even more connectivity. There is little opportunity for open space preservation, though some of the less developable land might be suitable for future park space in the form of pocket parks. Two of the neighborhoods in this character area have formed formalized Neighborhood Planning Units (NPUs): Bradford-Ridgewood and Fair Street/Newtown. These NPUs were created by the neighborhoods to have ongoing planning discussions and establish their own visions to help advance their unique goals and objectives. The vision of Bradford-Ridgewood, a neighborhood comprised mostly of well-preserved Craftsman bungalows and English-style homes, is to affirm their single-family character through historic preservation (where appropriate) and infill development, enhanced walkability, and beautification. The vision of Fair Street/Newtown, a neighborhood with Craftsman bungalows and small cottages and ranch homes, is also to affirm their traditional single-family character through historic preservation, upholding architectural standards, code enforcement, and increased safety and beautification. It is recommended that the City assist these NPUs with upholding their visions

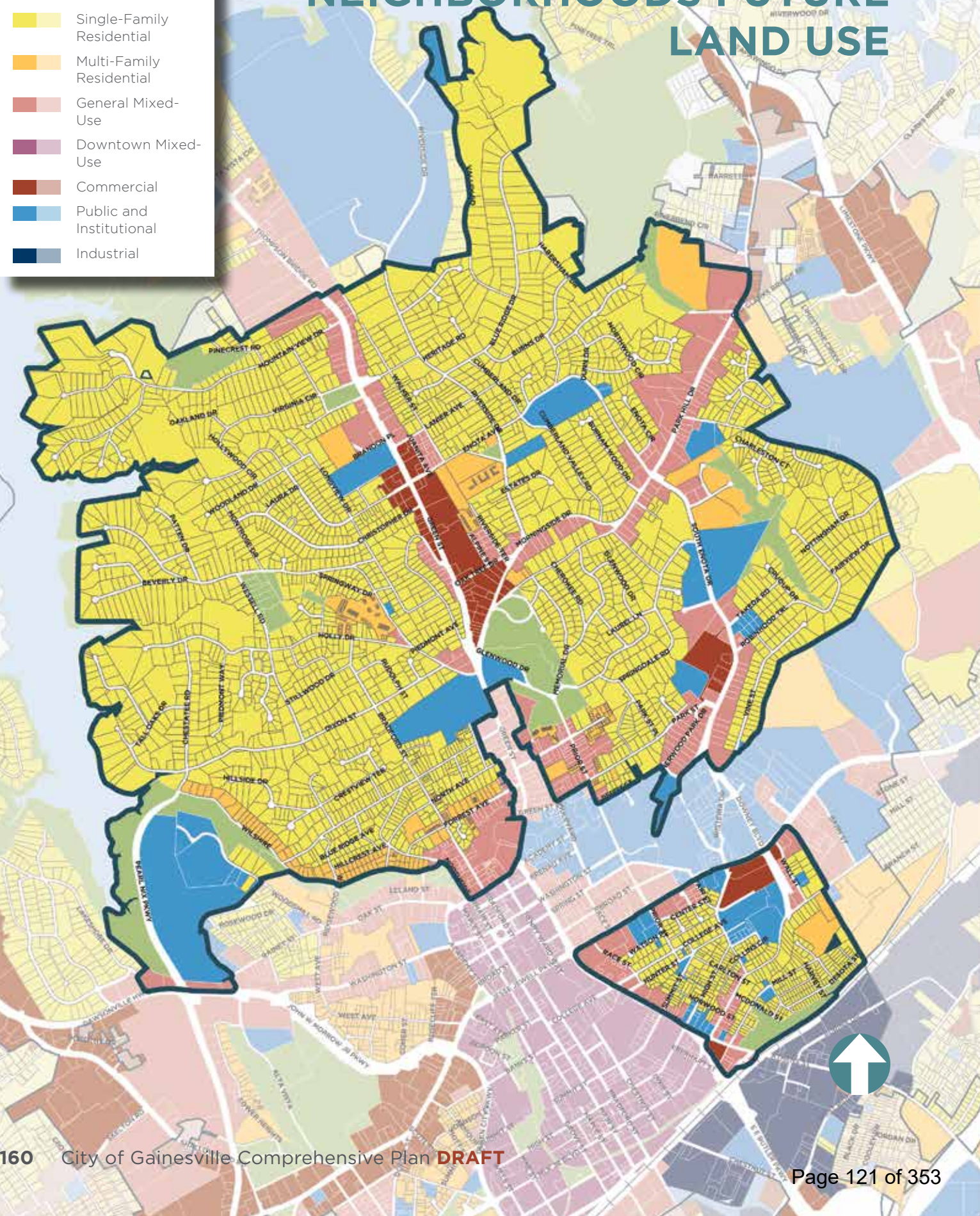
Also included in this character area is the City Park neighborhood center. This area is made up of the neighborhood retail center along Thompson Bridge Road that originated in the 1940s and 1950s as the automobile became more dominant in cities across America. It is small, comprised of the commercial properties flanking Thompson Bridge Road and Riverside Drive from City Park to Virginia Avenue. The neighborhood center is defined by the broad section and vehicular nature of Thompson Bridge Road. However, the small-scale buildings scattered parking lots, and local businesses break up the character of the road corridor. The area also includes the Enota Drive portion of Thompson Bridge Road, which has a mix of older neighborhood retail and newer chain stores and restaurants. While this character area is not a primary destination for business, however, the area should grow as the walkable, locally-oriented commercial core of Gainesville’s older neighborhoods and opportunities to provide infill commercial development should be explored. Additionally, the mature forest in City Park should be protected as an important natural resource in addition to community resources like the Civic Center and Bobby Gruhn Field.



LEGEND

- Parks, Recreation, and Conservation
- Single-Family Residential
- Multi-Family Residential
- General Mixed-Use
- Downtown Mixed-Use
- Commercial
- Public and Institutional
- Industrial

TRADITIONAL NEIGHBORHOODS FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Single-family residential;
- Multi-family residential;
- Limited general mixed-use
- Limited commercial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-1 Residential
- N-C Neighborhood Conservation
- R-2 Residential
- R-O Residential Office
- G-B General Business
- PUD Planned Unit Development

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Preserve the area’s unique character. • Although the area is largely built-out, promote opportunities for infill development as they arise. • Amend current N-C zoning standards to better reflect existing lot conditions, to accommodate modifications to existing homes for growing families. • Consider adopting architectural standards that are compatible with each neighborhood’s historic character for new construction and rehabilitation, or consider modifying the current infill standards to achieve the same purpose. • Continue to grow the Green Street corridor as a walkable, locally-oriented commercial core that serves the city’s older residential neighborhoods. • Promote infill opportunities along Green Street where large parking lots and vacant/underutilized structures exist.
Community Facilities & Services	• Continue to address the existing neighborhoods’ needs and they relate to facilities and services. • Promote Gainesville High School and elementary schools in the area as important community resources.
Historic & Cultural Facilities	• Expand existing historic districts and create new districts as per the historic resources structural survey recommendations. • Continue to preserve resources such as the Civic Center and Bobby Gruhn Field. • Work with owners of early commercial buildings to recognize, maintain and preserve them as unique cultural resources. • Evaluate the potential for expanding events capacity at Martha Hope Cabin to an outdoor venue at Candler Field.
Housing	• Continue to fulfill the neighborhood objective of providing housing that is walkable, diverse, human-scaled, and close to goods and services. • Continue to fulfill the neighborhood objective of providing housing that is walkable, diverse, human-scaled, and close to goods and services. • Continue to fulfill the neighborhood objective of providing housing that is walkable, diverse, human-scaled, and close to goods and services.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Housing (con’t)	• Create a neighborhood revitalization loan/grant program to assist qualifying property owners with home improvements, possibly in conjunction with home maintenance workshops and/or CDBG funding. • Work with the Gainesville Housing Authority and other affordable housing providers to create a strategy to increase affordable/workforce ownership opportunities in the area. • Support the renovation or redevelopment of blighted or substandard multi-family housing along the Park Hill Drive corridor. • Review zoning and building requirements to assess policies that restrict access to affordable and missing-middle housing.
Economic Development	• Market and promote the city’s intown neighborhoods as a unique, close-in opportunity for knowledge workers and entrepreneurs to increase the economic spending power intown. • Encourage the development of neighborhood-serving businesses as needed. • Promote and market the presence of locally-owned businesses. • Explore ways to leverage the presence of Longwood Cove through improvements to Longwood Park that physically engage Lake Lanier.
Transportation	• Implement the recommendations from the Park Hill Corridor Study. • Implement the recommendations from the US 129 Corridor Study. • Improve pedestrian connectivity to parks throughout the area. • Connect the existing trail from Longwood Park along Pearl Nix Parkway to Lakeshore Drive and connect to Lakeshore Mall. • Connect existing Wilshire Trails along Pearl Nix Parkway to John W. Morrow, Jr. Parkway. • Assess prior Green Street and Park Hill Drive intersection improvement concepts for future applicability. • Close the gaps in sidewalk continuity along Park Hill Drive, possibly as part of a streetscape program that “brands” the district.

IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation (con't)	• Examine access management along Thompson Bridge Road and Park Hill Drive to determine if driveways could be consolidated in conjunction with streetscape improvements. • Expand the sidewalk network on all feeder streets to Thompson Bridge Road and Park Hill Drive. • Study traffic operations and signalization at the Enota Avenue and Virginia Avenue intersections along Thompson Bridge Road to improve pedestrian safety. • Implement Green Street corridor improvements to include a new median, stormwater improvements and utility relocation.
Natural Resources	• Determine the feasibility of creating a tree canopy preservation/replacement program, possibly in partnership with local volunteer groups. • Continue to preserve and strengthen the urban forest in and around City Park. • Explore landscaping or green development standards to increase the presence of open space/green space and reduce the environmental impacts of large paved areas that are typical of suburban or strip shopping centers. • Continue the program of shoreline restoration in partnership with the U.S. Army Corps of Engineers. • Restore the Longwood Cove tributary creeks and wetland environments and improve them as linear parks/ greenways connecting the lakefront and Wilshire Trails to Alta Vista Cemetery.
Recreation	• Continue to preserve City Park as the open space “heart” of the surrounding neighborhoods. • Promote the creation of pocket parks as opportunities arise. • Explore the opportunity to use undevelopable land for future park space. • Implement recommendations of the Strategic Parks and Recreation Plan, and look for opportunities to create new open space such as the park discussed for the Fair Street/Newtown NPU.
Intergovernmental Coordination	• Work with city school system to reposition Pearl Nix Parkway for a pocket park with public art and stormwater detention that provides a gateway to Gainesville High School.

INSPIRATION IMAGES



LAKE DISTRICT

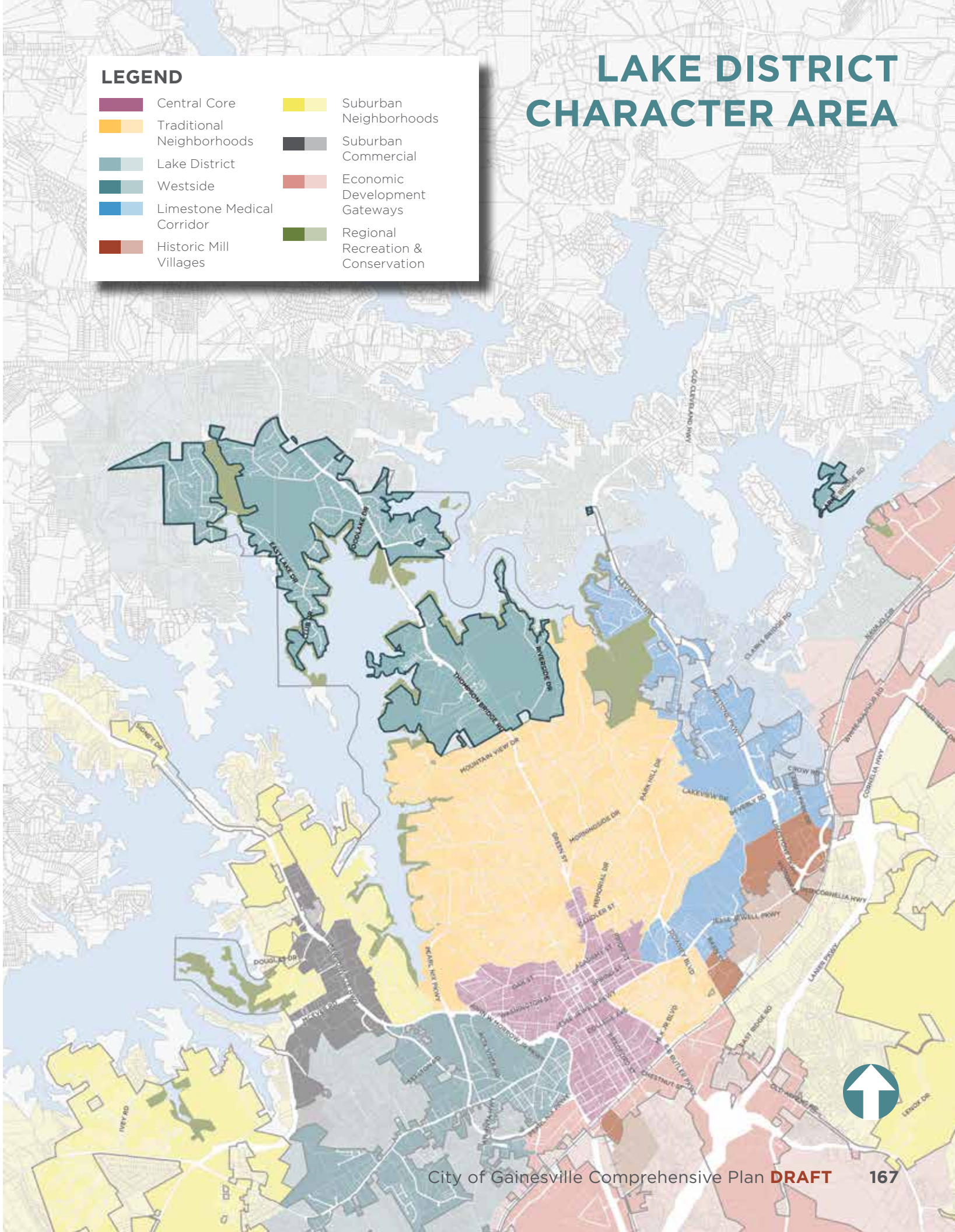
The Lake District character area is comprised of the Chattahoochee Country Club and other properties that surround Lake Lanier, including the peninsula bracketed by Riverside Drive and the Linwood Water Reclamation facility and the Thompson Bridge Road corridor north of Mountain View Drive. The character area also includes a portion of Clarks Bridge Road, the Olympic Rowing Venue, and neighborhoods north along Cleveland Highway. The north and south portions of the Lake District have distinctly different land use patterns. The north is characterized by the Chattahoochee Golf Club and estate houses fronting Lake Lanier. Aside from a small commercial center at Nancy Creek Road, Thompson Bridge Road has the character of a rural parkway, flanked by trees and split by a landscaped median. Alternatively, the south end is dominated by expanding commercial development focused on Thompson Bridge Road and there is no comparable lakeside single-family neighborhood.

The main driver for the Lake District is the presence of Lake Lanier and its landscape. The vision and strategies for this character area are twofold:

- The vision for the north side of the lake is preserving its single-family residential character, limiting intensification of the existing commercial node, protecting the existing tree canopy and shoreline ecosystem, and continuing enhancement of the golf club.
- The vision for the south side is to take advantage of the lake and forest to create a character that is similar to that north of the lake, which includes supporting the development of new conservation-based single-family housing and open space preservation on undeveloped land. New commercial development should be concentrated at or near the existing Linwood Drive node and any future commercial development should follow a mixed-use “village” format.

Since Lake Lanier is the physical driver of the Lake District, leveraging while protecting it should be considered in every planning decision. Lake Lanier, the Upper Chattahoochee, and the Olympic Rowing Facility are all regional icons that deserve ongoing attention and care. Expanding public access to Lake Lanier is critical, although privately-owned open space is plentiful. Shoreline conservation or restoration and the protection of forested areas on undeveloped land are important goals.

New housing will be a major source of growth for the area and should feature a wide range of product, from townhouses to high-end single-family detached homes. The area should maintain and advance a residential focus on both sides of the Lake Lanier bridge, combining traditional neighborhood development (TND) walkability with the natural character of the Country Club. The character area can accommodate limited mixed-use and commercial growth, but it must be carefully planned to avoid suburban sprawl.



LAKE DISTRICT CHARACTER AREA

LEGEND

- Parks, Recreation, and Conservation
- Single-Family Residential
- Multi-Family Residential
- General Mixed-Use
- Downtown Mixed-Use
- Commercial
- Public and Institutional
- Industrial

LAKE DISTRICT FUTURE LAND USE

COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Single-family residential;
- Limited multi-family residential;
- Limited general mixed-use;
- Limited commercial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-1-A Residential
- R-1 Residential
- R-2 Residential
- N-B Neighborhood Business
- PUD Planned Unit Development

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• The area should maintain and advance a residential focus on both sides of the Lake Lanier bridge, combining traditional neighborhood design with the character of the Country Club. • Promote the redevelopment of older apartments, retail, and office space. • Carefully plan any new residential or commercial growth to avoid suburban sprawl. • Except for the Holly Park Drive/Rubicon/Firelight Pointe area, ensure that future zoning changes or re-zonings preserve the character at or near the Thompson Bridge Road/Linwood Drive intersection. • Revise the existing corridor design overlay standards to encourage inter-parcel connectivity, walkability, and Traditional Neighborhood Development (TND) formats. • Explore landscaping or green development standards to increase the presence of open space/green space and reduce the environmental impacts of large paved areas.
Community Facilities & Services	• Support the Riverside Military Academy as one of the City’s signature institutions.
Historic & Cultural Facilities	• Preserve and improve the Lake Lanier Olympic Center as the only remaining fully-intact venue from the 1996 Olympics. • Work to improve the American Legion picnic grounds and pavilion structure as an important cultural landscape.
Housing	• Promote a diverse range of housing product types. • Consider creating a set of residential design guidelines that formalize a Lake District aesthetic, taking cues from the mature neighborhoods that surround Lake Lanier. • Explore the opportunity of large institutions (such as Lakewood Baptist Church) for partnering on affordable housing development.
Economic Development	• Expand public and visual access to the lake as an economic development asset. • Undertake a regional marketing campaign for the Olympic Rowing Center as a world-class destination. • Support office and neighborhood-scale retail development in designated areas along Thompson Bridge Road.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation	• Consider impacts on regional traffic as traffic on Thompson Bridge Road is managed. • Add a street connection to Linwood Nature Preserve. • Explore other boulevard treatments to Thompson Bridge Road such as median landscaping and access management. • Expand the sidewalk network on all feeder streets to Thompson Bridge Road. • Study traffic operations and signalization at intersections to improve pedestrian safety on Thompson Bridge Road.
Natural Resources	• Factor in the protection of Lake Lanier in every planning-related decision. • Advocate for the preservation and stewardship of the urban forest on privately-owned land. • Continue the program of shoreline restoration in partnership with the U.S. Army Corps of Engineers. • Explore the possibility of a wetland preservation park between Crystal Drive and Lake Lanier, potentially utilizing the Springview Drive extension/access road as a pedestrian trail.
Recreation	• Further develop additional water-based recreational opportunities.
Intergovernmental Coordination	• Continue to work with the U.S. Army Corps of Engineers, Hall County and other stakeholders on Lake Lanier sustainability. • Work with Hall County to renovate Clarks Bridge Olympic Venue.

INSPIRATION IMAGES



WESTSIDE

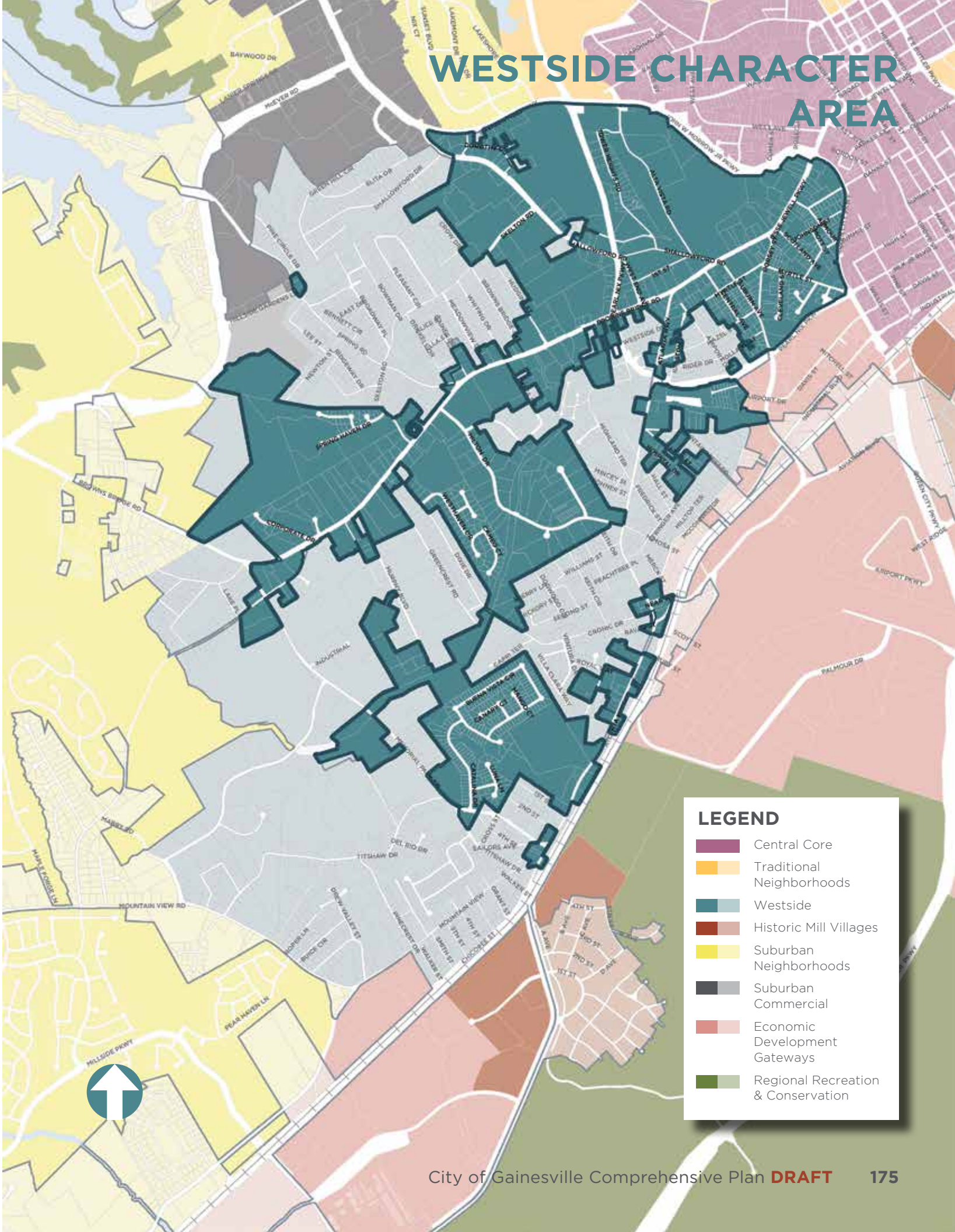
The Westside character area consolidates three character areas from the previous plan: Westside, Longwood Cove, and Browns Bridge Corridor. The decision to consolidate these character areas was based on the realization that the issues and opportunities and the resulting recommendations for all three areas were similar. The area is bound by John W. Morrow, Jr. Parkway/Dawsonville Highway to the north and Jesse Jewell Parkway to the east, and includes the Browns Bridge Road corridor and the Atlanta Highway corridor down to the railroad overpass at Queen City Parkway. Most notably, the Westside character area is marked by “island” annexation, and most of its acreage lies in Hall County. Many neighborhoods are represented by this large area.

The Westside is abound with traditional neighborhoods that are similar to the Traditional Neighborhoods character area, however, housing in this area is more diverse: ranch homes built between 1930 and 1960, some new construction, mobile homes, and a few apartment complexes. Unlike the Traditional Neighborhoods character area, many of these neighborhoods are in need of revitalization. Most of the neighborhoods that make up this character area were developed under older suburban subdivision standards that don’t do anything to advance the sense of place that is desired. Other land uses include big box and strip commercial centers, churches, and both light and heavy industrial centers. Most of the non-residential land uses are clustered around John W. Morrow, Jr. Parkway, Shallowford Road, Browns Bridge Road, and Atlanta Highway. Commercial developments are almost all automobile-oriented and are vestiges of highway commercial and suburban-style growth in the post-war era. The existing industrial parks provide venues for businesses in line with Gainesville’s traditional light manufacturing base.

Overall, the character area is mostly built out, but there are areas that are not being used at their greatest or highest use, making redevelopment desirable. The overall vision for the area is to leverage the existing cultural resources that serve as assets for the area, such as Alta Vista Cemetery, while making targeted improvements to area that need it, such as the areas around Budgetel on Browns Bridge Road, Lakeshore Mall, and the Atlanta Highway corridor.

Since the area is so large, there are a number of improvements that can be made to advance redevelopment:

- While much of the area is stable and in fair condition, there are pockets of underutilized land and buildings, blight, and distressed and deteriorated housing. These can be renovated or rehabilitated to house new businesses and provide more quality naturally-occurring affordable housing to residents.
- It is recommended that the redevelopment of Lakeshore Mall is reconfigured to become a regional, mixed-use “town center.” Other aging strip commercial centers in the immediate area could be redeveloped as mixed-use with mixed-income residential to expand the city’s quality affordable housing inventory. However, increasing walkability is essential for any successful development. Public improvements should seek to increase pedestrian access from Alta Vista Cemetery to Longwood Park and Lake Lanier, ideally by creating greenways along the Longwood Cove’s tributary creeks and John W. Morrow, Jr. Parkway that connects into the Highlands to Islands Trail and Central Hall Trail. See pages 242-245 for a concept plan for Lakeshore Mall.



WESTSIDE CHARACTER AREA

LEGEND

Central Core

Traditional Neighborhoods

Westside

Historic Mill Villages

Suburban Neighborhoods

Suburban Commercial

Economic Development Gateways

Regional Recreation & Conservation

WESTSIDE FUTURE LAND USE

LEGEND

Parks, Recreation, and Conservation

Single-Family Residential

Multi-Family Residential

General Mixed-Use

Downtown Mixed-Use

Commercial

Public and Institutional

Industrial

- The Budgetel and the land uses surrounding it are not considered desirable by the community. However, if those areas were to redevelop, it would be important to include affordable housing, businesses, and amenities that can serve the surrounding neighborhoods. See pages 246-249 for a concept plan for Budgetel.
- Expanding pedestrian and bicycle facilities are critical to providing more mobility options in the corridor.
- Parks and recreational resources are limited in the area. The forested stream corridors north of the Memorial Park intersection could become prime parkland for a future activity center node. Restoration of Flat Creek is an extension of upstream improvement projects and could be combined with future greenway construction. The corridor is urbanized, with future growth potential contingent on redevelopment and land use intensification.
- Capitalize the Atlanta Highway corridor’s emergence as an “international district” that offers another layer to Gainesville. To achieve that, comprehensive pedestrian improvements and multimodal restructuring of Atlanta Highway would be high priorities. The growing social diversity of the city, county, and surrounding metro area is an emerging identity characteristic that is evident on the Westside.
- The City and County must work cooperatively to address housing and commercial blight.

COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Higher density single-family residential;
- Multi-family residential;
- General mixed-use;
- Commercial;
- Light industrial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- N-C Neighborhood Conservation
- R-2 Residential
- O-I Office Institutional
- N-B Neighborhood Business
- G-B General Business
- L-I Light Industrial

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Promote Lakeshore Mall and adjacent sites as both an opportunity for long-term redevelopment and infill development. • Create a set of design guidelines that encourage walkable, green development with standards to increase the presence of open space and reduce the environmental impacts of large paved areas. • Create a plan for the Atlanta Highway corridor targeted at reducing visual clutter, improving building aesthetics, and spotlighting the area’s unique international character. • Encourage new infill development in areas with distressed housing, vacant and underutilized commercial buildings, and vacant lots. • Encourage redevelopment of properties with low-intensity uses or are vacant/underutilized. • Prepare for growth as redevelopment occurs.
Community Facilities & Services	• Conduct a needs assessment/feasibility study for a new community center, possibly doubling as a revenue-generating events facility. • Promote the role of educational facilities in the neighborhoods. • Consider the long-term relocation of the public works transfer station and redevelopment of the site to a use compatible with Alta Vista Cemetery. • Continue to promote the Interactive College of Technology as community resource. • Work with Hall County to determine the need for a community facility for the Skelton Road neighborhood.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Historic & Cultural Facilities	• Continue to support the Chamber’s Vision 2030 Intercultural Arts Conference Center. • Work with the Hispanic community to integrate them into existing events on the Square or create new programming celebrating the diverse culture of the Westside. • Designate Alta Vista Cemetery as a local historic district.
Housing	• Stabilize older housing inventory that has become naturally occurring affordable housing. • Survey and identify vulnerable properties. • Investigate the physical and market feasibility of mixed-income and multi-family housing as a redevelopment option for the areas adjacent to commercial hubs and for underutilized/underperforming commercial centers. • Work with Hall County to revitalize blighted neighborhood areas. • Determine the extent of homelessness issues facing the area, and work on a strategy with Hall County to address the problem. • Prioritize increasing the quality of existing and new housing, as well as housing affordability.
Economic Development	• Continue to use economic incentives such as tax allocation districts to support repositioning/redeveloping Lakeshore Mall and nearby underperforming or blighted shopping centers. • Integrate Alta Vista Cemetery into a city-wide heritage tourism trail. • Consider an events program for Alta Vista Cemetery that includes activities like twilight or themed tours, readings, seasonal events, concerts, etc. • Incentivize and encourage business investment and job creation. • Diversify uses along the Browns Bridge Road corridor to ensure a variety of businesses that will attract a multitude of users to help buffer the area from changing economic trends. • Balance existing industrial uses with newer uses to maintain a variety of jobs for a skilled workforce. • Consider community improvement district and/or incentive program, especially for the purpose of beautification along Browns Bridge Road.

IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Economic Development (con't)	- Assess the feasibility of a community improvement district for Atlanta Highway to fund improvements such as signage and public art, and events programming/marketing. - Develop a partnership with Chamber of Commerce to market the Atlanta Highway corridor. - Create an events facility, accessible from Atlanta Highway, possibly doubling as community meeting space, that could create a niche market aligned with the area's diversity. - Continue to promote businesses that offer unique goods and services that will attract customers from a wide area. - Promote small businesses and entrepreneurship in the area. - Utilize future walkability as an economic development tool for the area.
Transportation	- Redesign and reconfigure the Atlanta Highway right-of-way to include sidewalks, planting strips, and bike lanes. - Redesign key intersections along Atlanta Highway to improve pedestrian safety and create gateway opportunities. - Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks, streetscapes, bike lanes, limited curb cuts, better lighting, and street trees. - Work with Hall County to institute a sidewalk program in targeted areas. - Work with Hall County to advance the Highlands to Islands Trail. - Expand the sidewalk network on primary feeder streets to Atlanta Highway. - Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails. - Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway. - Provide for better and safer pedestrian connections across John W. Morrow, Jr. Parkway, especially at the Pearl Nix Parkway intersection.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation (con't)	- Explore continuing the parkway and median cross-section of John W. Morrow, Jr. Parkway west to Shallowford Road as part of a larger urban redevelopment plan for the Lakeshore Mall area. - Connect the Midland Greenway to Lakeshore Mall through the proposed Budgetel redevelopment. - Add pedestrian crossing at the intersection of Queen City Parkway and Summit Street for trail connection from Midland Greenway to the Budgetel redevelopment (trail through Armour Street).
Natural Resources	- Conserve land along creek buffers to become future park/green space. - Restore Flat Creek as an extension of upstream improvement projects. - Utilize the forested stream corridors north of the Memorial Park intersection as prime parkland for a future activity center node along Browns Bridge Road.
Recreation	- Although undeveloped land is limited in the area, create opportunities for new community parks and pocket parks as redevelopment occurs. - Create a greenway along the northern forested stream corridors which connects into the larger Gainesville park system.
Intergovernmental Coordination	- Work with Hall County to assess the costs and benefits of potential annexation. - Work with Hall County on code enforcement issues that affect properties in city limits.

INSPIRATION IMAGES



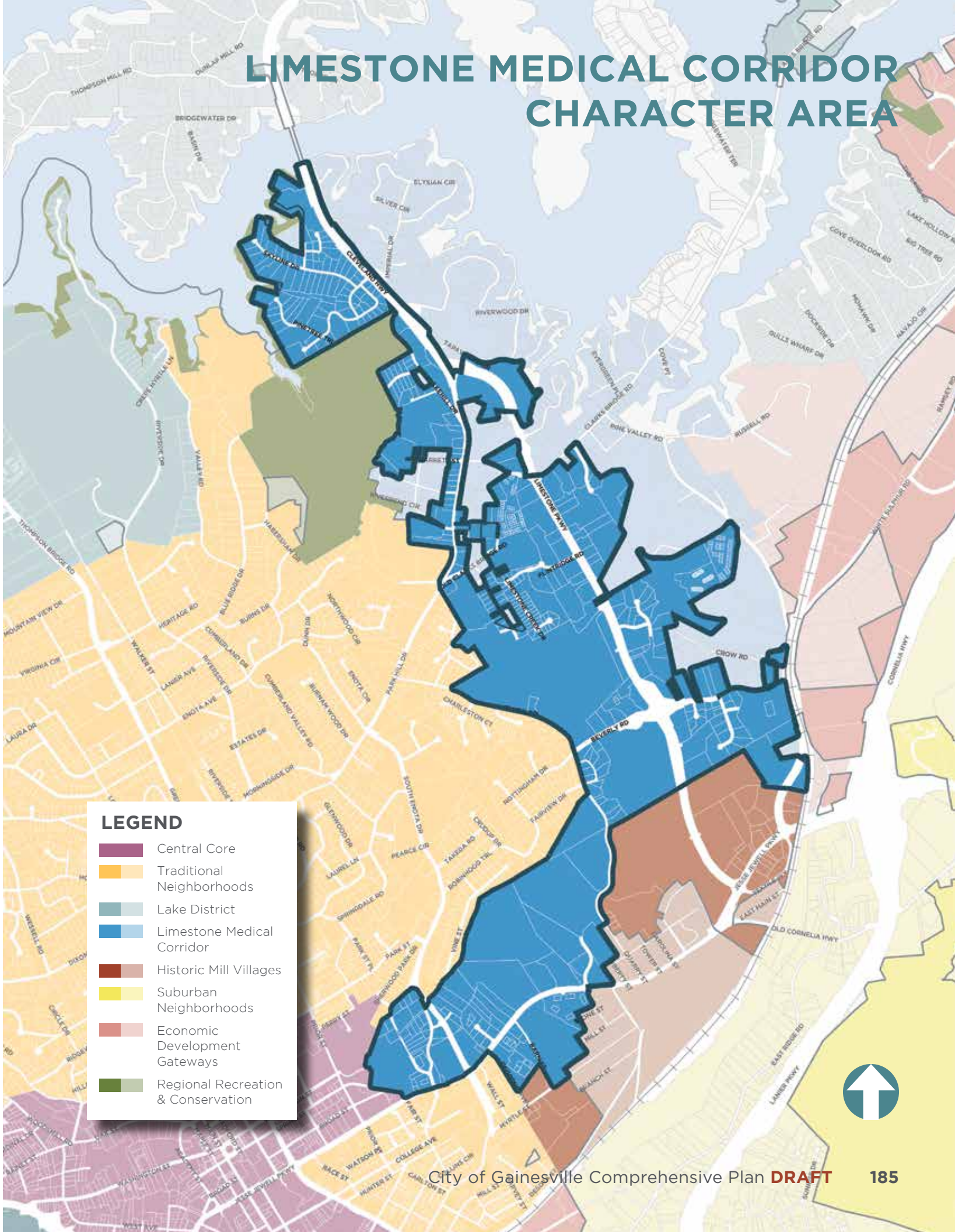
LIMESTONE MEDICAL CORRIDOR

The Limestone Medical Corridor character area has is made up of medical facilities, clinics, and professional offices along Limestone Parkway. The area encompasses the land east and west of Limestone Parkway and Cleveland Highway from Lakeview Drive to Pine Valley Road, and from the city limit to Lake Lanier. A western extension to the Northeast Georgia Medical Center takes in the cluster of medical and institutional uses along Jesse Jewell Parkway.

The medical corridor concept grew out of Vision 2030 and has been continuously validated by the community in recent comprehensive planning processes. Furthermore, the Limestone Corridor zoning overlay formalizes much of the district to ensure design consistency and protection of the natural environment. This is especially important for the stream corridor paralleling the southern portion of Limestone Parkway.

The Limestone Parkway corridor is one of Gainesville’s priority growth areas, with an employment focus but space for housing development, where appropriate. The area is anchored by the Northeast Georgia Medical Center, Lanier Park, and other medical offices forming a healthcare cluster. Healthcare can provide a wide range of good job options in a broad range of education, experience, and skill levels. Most types of housing can be accommodated in the area, although the land use priority is health-related employment and supportive businesses. The growing concentration of medical services can be capitalized on to expand high-tech/biotech training. The southern end of the character area is heavily biased toward institutional uses including the Northeast Georgia Medical Center, the Frances Meadows Aquatic Center, and schools. Medical office buildings, clinics, support labs, and limited multi-family and retail round out the mix south of Cleveland Highway. The majority of land uses north of Limestone Parkway are lake-oriented estate homes similar to the Chattahoochee Country Club in the Lake District, while Cleveland Highway south of Limestone has a mix of roadside restaurants, small strip retail, aging apartment complexes, and pockets of suburban single-family neighborhoods.

The character area is envisioned to remain an employment corridor and not expand Gainesville’s traditional neighborhood fabric. Undeveloped land with good access to Limestone Parkway presents an excellent opportunity for infill development. Pedestrian and bicycle facilities are in demand, as is better transit coverage. The area’s vision will advance Gainesville as the medical hub of northeast Georgia. The Limestone Creek floodplain presents an excellent opportunity to expand open space beyond the provisions in the overlay regulations. Limestone Creek is a sensitive environment and should be buffered and protected from new development.



LIMESTONE MEDICAL CORRIDOR FUTURE LAND USE

LEGEND

Parks, Recreation, and Conservation

Single-Family Residential

Multi-Family Residential

General Mixed-Use

Downtown Mixed-Use

Commercial

Public and Institutional

Industrial



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Limited single-family residential;
- Multi-family residential;
- General mixed-use;
- Commercial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-1 Residential
- R-2 Residential
- O-I Office Institutional
- R-B Regional Business
- G-B General Business

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	- Encourage infill development on undeveloped land with good access to Limestone Parkway. - Prioritize development of hospital-supportive land uses over residential uses. - Explore possible modifications to the Limestone Overlay District.
Community Facilities & Services	Promote Gainesville Middle School and charter academies as important community resources.
Historic & Cultural Facilities	No implementation measures for this planning element.
Housing	Consider redevelopment of the aging apartment complexes along Cleveland Highway in partnership with the Gainesville Housing Authority and the owners of the apartment complexes.
Economic Development	- Continue to promote Northeast Georgia Medical Center as a regional employment center. - Take advantage of the growing concentration of medical services to expand educational opportunities in high-tech and biotechnology. - Partner with the Northeast Georgia Medical Center on a parking deck or remote parking strategy to facilitate further development of the hospital campus. - Support nearby medical-adjacent land uses (short-term housing, elderly/memory care, etc) as potential economic development tools. - Undertake area-wide beautification efforts.
Transportation	- Create opportunities for improved pedestrian and bicycle facilities. - Add sidewalks along Limestone Parkway. - Evaluate improvements to Old Clarks Bridge Road between Park Hill Drive and Limestone Parkway to provide better access to regional destinations.
Natural Resources	Protect the Limestone Creek watershed through regulation, conservation easements, land purchases, or other mechanisms.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Recreation	- Expand park and recreation opportunities in the otherwise undevelopable Limestone Creek floodplain. - Continue the program of park improvements to the forest adjacent to the Frances Meadows Aquatic Center.
Intergovernmental Coordination	No implementation measures for this planning element.

INSPIRATION IMAGES



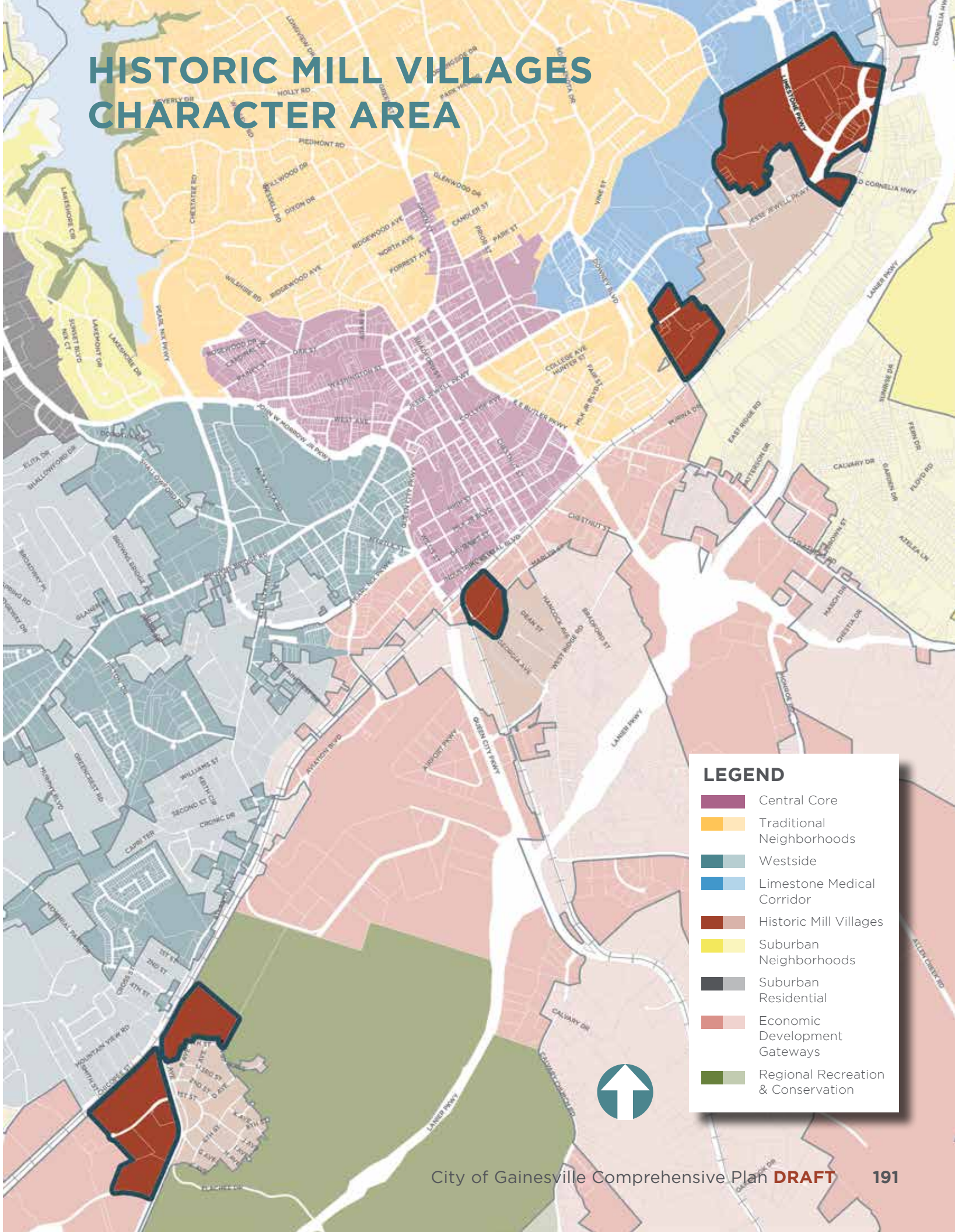
HISTORIC MILL VILLAGES

This character area is made up of the city’s three remaining textile mills, Gainesville Cotton, Milliken New Holland, and Chicopee, and their relatively intact mill villages, both inside the city and on adjacent county land. They are spaced out evenly along the Norfolk-Southern rail line. All three have some community or institutional buildings remaining from the company town days.

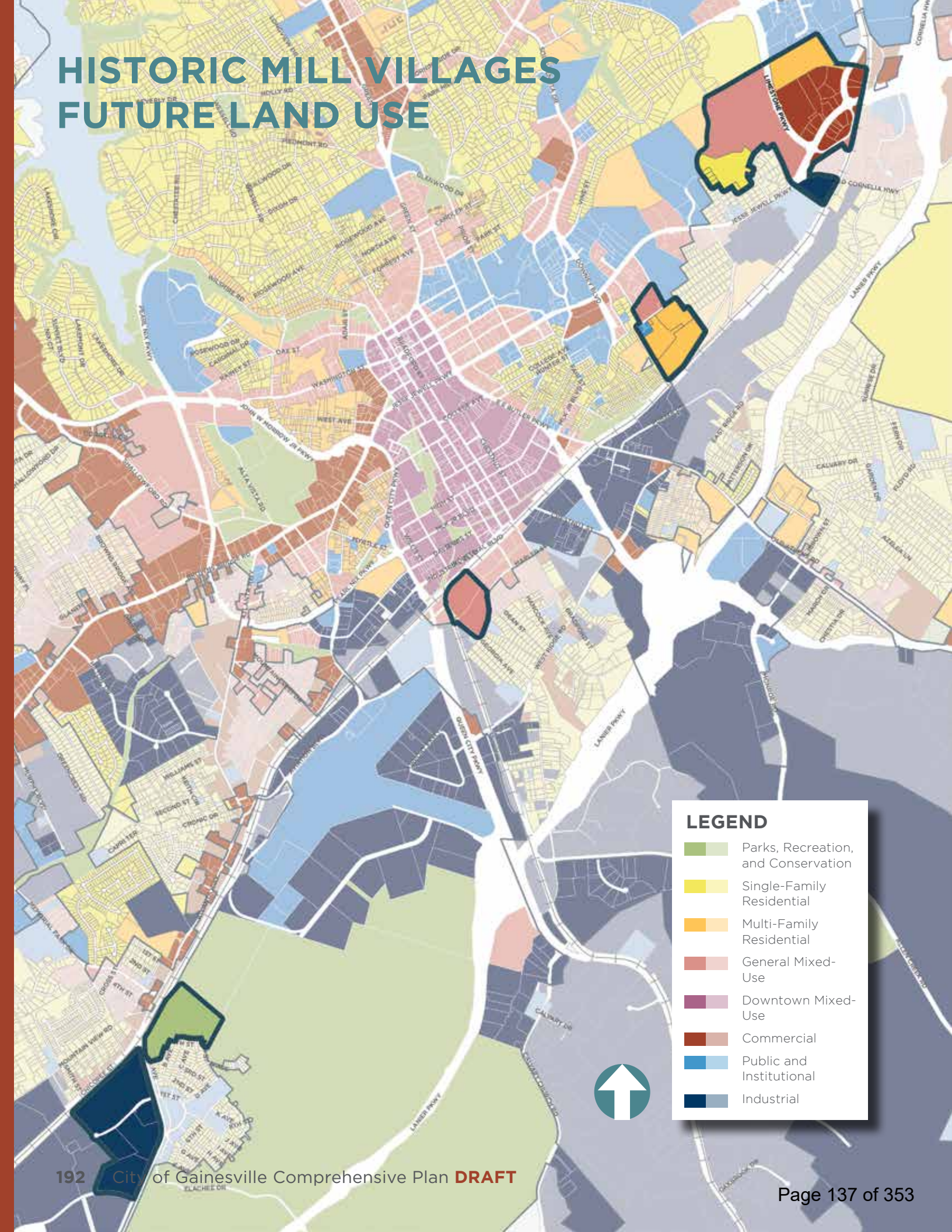
Only the Milliken mill operates as originally designed. The Gainesville cotton mill buildings are owned and used by a local storage company. The Chicopee complex, an extension of the city’s Industrial Park West, is privately owned and is for lease. All buildings are intact and, although they have bricked-in window openings, each complex is in a good state of preservation. The mill housing is also mostly intact, but conditions vary from stable and well-maintained at Chicopee, to isolated instances of deterioration at New Holland, to a more general sense of decline at Gainesville Mill. Some of the previously unimproved land at New Holland has become a master planned retail/mixed-use center with diverse residential products including affordable multi-family apartments and senior living at the city limits on Myrtle Street.

All three mill villages tell a story about the development of industry in the south. These unique places could evolve into three very distinctive mixed-use neighborhoods in the future. Historic preservation and incremental restoration should be a priority for each, and new development should be designed to incorporate architecture consistent with the forms and materials of the mills and housing. Moreover, they will be connected in the future by the Central Hall Trail and an eastern extension of the Midland Greenway. The existing mill villages can be revitalized and expanded to offer quality housing in a traditional neighborhood environment similar to what’s in other character areas. Vacant land and underutilized industrial parcels near the Gainesville and New Holland mills villages are excellent infill development opportunities. The mill villages are relatively self-contained, though they have an interconnected street grid with good pedestrian access. Preserving and strengthening the mill villages and adaptively reusing the mill buildings should be a priority for the City and County. Open space preservation is not a major goal, although some existing open space around the mill buildings could be formalized as parks. Brownfield reclamation and mill pond restoration should be evaluated as part of any adaptive reuse or redevelopment strategies. Existing mill operations at the Milliken mill are important to the mix of manufacturing and service businesses in the city; opportunities may exist for future adaptive reuse for mixed-use development and neighborhood-serving commercial. Existing mill employment as well as potential new businesses located in reused mill buildings provide job opportunities for residents. Reuse of mill buildings could provide another avenue for affordable rental or loft ownership housing. One key recommendation is for the City to annex some of the unincorporated land around the villages. The reason behind this is for the City to have some regulatory control over any new development or redevelopment that will come to those areas since much of it is currently under the purview of Hall County. The City should also pay special attention the areas around Gainesville Mill. See pages 250-253 for a concept plan.

HISTORIC MILL VILLAGES CHARACTER AREA



HISTORIC MILL VILLAGES FUTURE LAND USE



LEGEND

Parks, Recreation, and Conservation

Single-Family Residential

Multi-Family Residential

General Mixed-Use

Downtown Mixed-Use

Commercial

Public and Institutional

Industrial

COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Higher density single-family residential;
- Multi-family residential;
- General mixed-use;
- Commercial;
- Light industrial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- N-C Neighborhood Conservation
- R-2 Residential
- O-I Office-Institutional
- N-B Neighborhood Business
- L-I Light Industrial
- PUD Planned Unit Development

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Revitalize existing mill villages and encourage the development of quality housing in traditional neighborhood environments. • Promote infill opportunities in vacant land and underutilized industrial parcels near the Gainesville Mill and New Holland Mill. • Zoning should be modified to allow residential reuse of existing mill buildings. • Greenfield sites in the mill villages should be carefully planned and controlled to protect the area’s traditional development patterns. • Consider creating design guidelines for the mill villages districts to encourage quality urban design and sense of place.
Community Facilities & Services	• Work with the local community and Milliken to restore community uses to the original recreation building.
Historic & Cultural Facilities	• Work toward designating each of the three mill villages as local historic districts with appropriate protections. • Consider adaptive re-use opportunities for the existing mill buildings that warrant historic preservation.
Housing	• Invest in housing stabilization and new scattered-site construction in select areas, especially in the Gainesville Mill village. • Support new mixed-income housing development either as adaptive reuse or new construction on adequately-sized sites. • Consider adaptive reuse of mill loft buildings as an avenue for affordable rental or home ownership.
Economic Development	• Work with private owners and the Greater Hall Chamber to find new business development opportunities to encourage mill rehabilitation and reuse.
Transportation	• Improve the street environment to enhance walkability at Jesse Jewell Parkway in the New Holland mill village. • Link the New Holland mill village to Midland through new greenway trail construction. • Link Gainesville Mill to Midland Greenway via Phase III.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Transportation (con’t)	• Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.
Natural Resources	• Protect and restore the Limestone Springs/Limestone Creek watershed in New Holland. • Brownfield mediation and pond restoration should be evaluated as part of adaptive reuse and redevelopment strategies.
Recreation	• Consider existing open space around the mill buildings as potential opportunities for formalized park space.
Intergovernmental Coordination	• Work with the County to assess street and sidewalk conditions in the residential areas of all three mill villages and undertake phased improvements. • Work with local residents and Hall County to determine the costs, benefits and feasibility of annexing the areas of the mill villages that are in unincorporated areas.

INSPIRATION IMAGES

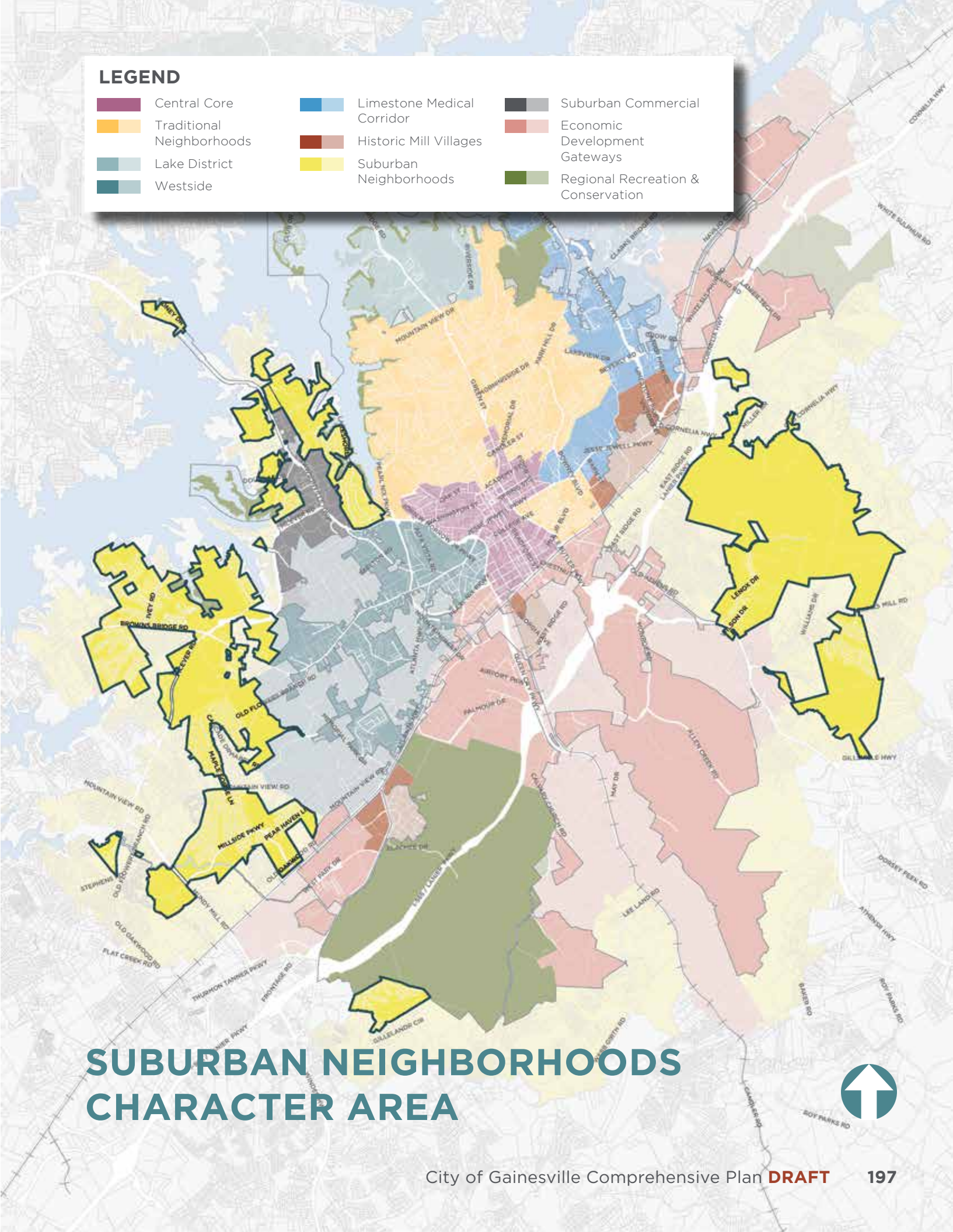


SUBURBAN NEIGHBORHOODS

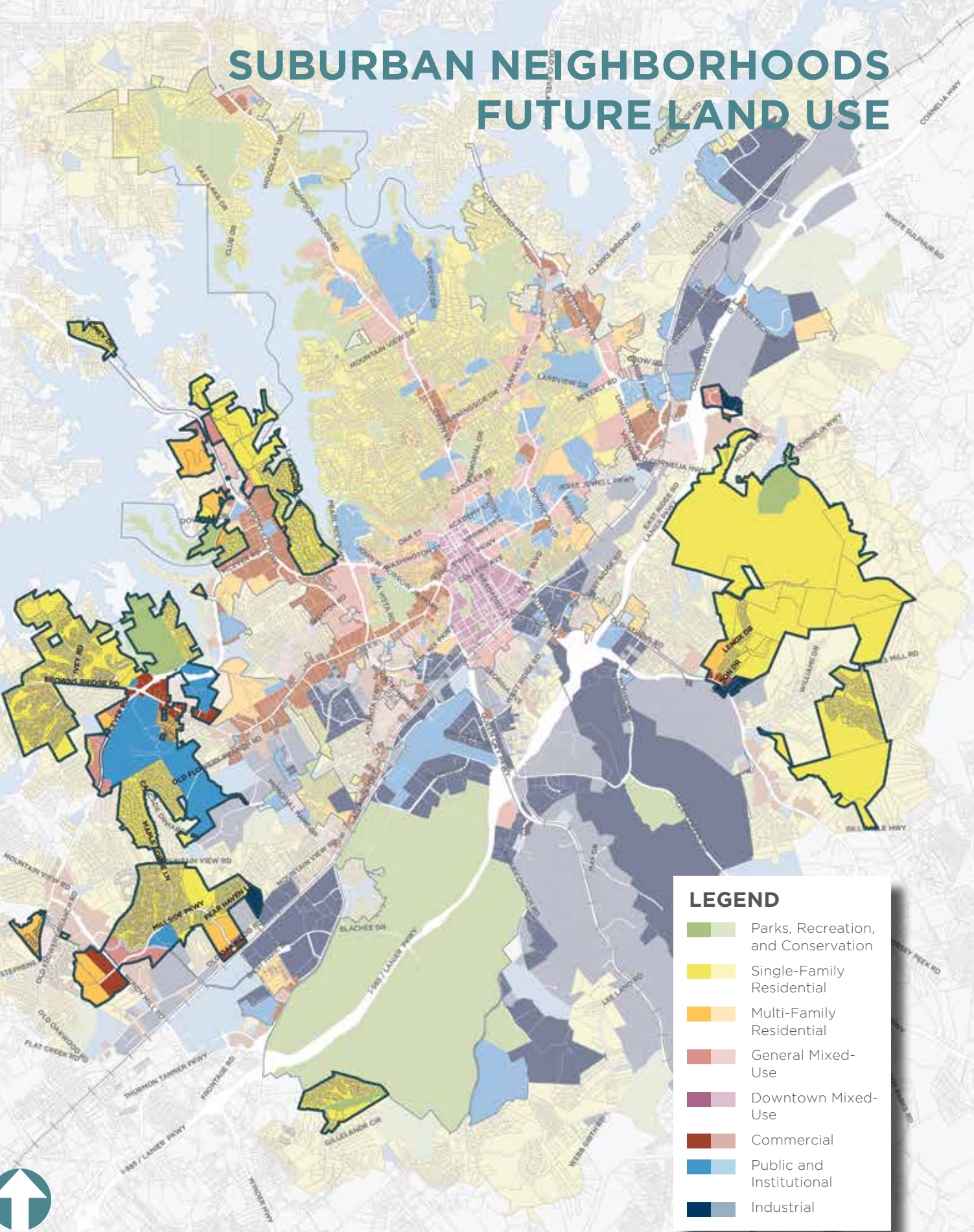
The existing and planned suburban subdivision developments at the fringes of the city limits comprise this character area. These subdivisions are mostly located to the west along McEver Road, Browns Bridge Road, and Dawsonville Highway. A second concentration is located to the east along the Athens Highway corridor, generally in Hall County. A smaller third zone is located south of the Elachee Nature Science Center.

The suburban neighborhoods are characterized by low pedestrian connectivity, limited transit access, moderate to high degree of building separation, and predominantly residential land uses with scattered commercial, civic, or institutional buildings. Street patterns are varied and often curvilinear with dead-end streets. Subdivisions typically have larger lot sizes and uniform housing types ranging from older ranch houses to premium estates and active adult communities. Some developments include community amenities such as pool and tennis complexes. Two representative developments on the west side are Cresswind (a community for active adults) and Mundy Mill. The suburban residential areas on the west side of the city are in somewhat better physical condition than the east, which includes areas of deteriorating housing stock near Athens Street intermixed with industrial uses.

The vision for these areas is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure to promote connectivity, and buildings patterned after the more traditional homes near the center of the city, and contain a small neighborhood-serving “village center”. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be most appropriate. Traditional mixed-use neighborhood design is desired in these locations, though not required, for new suburban development. Suburban neighborhoods tend to be located on the city’s fringe and are not therefore typical infill development sites. Expanding pedestrian and bicycle options should be a priority for all suburban neighborhoods in Gainesville. The preservation of open space and sensitive habitats, wildlife areas, and groundwater recharge areas should be required in all new suburban development, using conservation subdivision design strategies. Future population growth should be balanced between new development and infill areas. Housing choices should be diverse to support a range of household incomes, lifestyles, sizes, and types, but consist mostly of single-family detached lots.



SUBURBAN NEIGHBORHOODS FUTURE LAND USE



COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Single-family residential;
- Limited multi-family residential;
- Limited general mixed-use;
- Limited commercial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- R-1-A Residential
- R-1 Residential
- R-2 Residential
- N-B Neighborhood Business
- G-B General Business
- PUD Planned Unit Development

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Advocate for more applications of the conservation subdivision standards for new development. • Promote traditional neighborhood design, when possible. • Accommodate future population growth in a balanced way using Smart Growth principles.
Community Facilities & Services	• Promote the role that schools serve in family-oriented neighborhoods.
Historic & Cultural Facilities	• No implementation measures applicable.
Housing	• Work with Hall County to study the housing conditions, pricing, and needs for the unincorporated residential “islands” that exist within the city boundary. • Work with Hall County to identify target areas for new housing development and utility extensions. • Help advance the environmentally responsible development of the “Sussex” property by working with the owners to create/maintain a conservation subdivision strategy while responding to evolving market conditions. • Prioritize the development of single-family detached and attached housing that supports a range of household incomes, sizes, and types.
Economic Development	• Encourage mixed-use components in new residential subdivisions that could provide for small economic development opportunities. • Prioritize neighborhood-scale businesses that can serve local residents.
Transportation	• Prioritize the expansion of pedestrian and bicycle facilities. • Construct a trail connection along Mundy Mill Road. • Implement Browns Bridge Road access improvements from McEver Road to the city limits. • Evaluate the realignment of Old Cornelia Highway to connect with Limestone Parkway at the intersection.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Natural Resources	• Require all new subdivision development to preserve open space using conservation subdivision design strategies. • Encourage community access points and shoreline restoration as part of future development on greenfield parcels between Dawsonville Highway and Lake Lanier. • Ensure adequate future protection of water resources within the North Oconee water supply watershed protection overlay zone. • Ensure the protection of sensitive habitat and wildlife areas.
Recreation	• Ensure that each neighborhood has adequate access to both public and private park and recreation activities.
Intergovernmental Coordination	• Work with Hall County to determine the costs, benefits and feasibility of annexation or resolution of other fringe growth issues.

INSPIRATION IMAGES



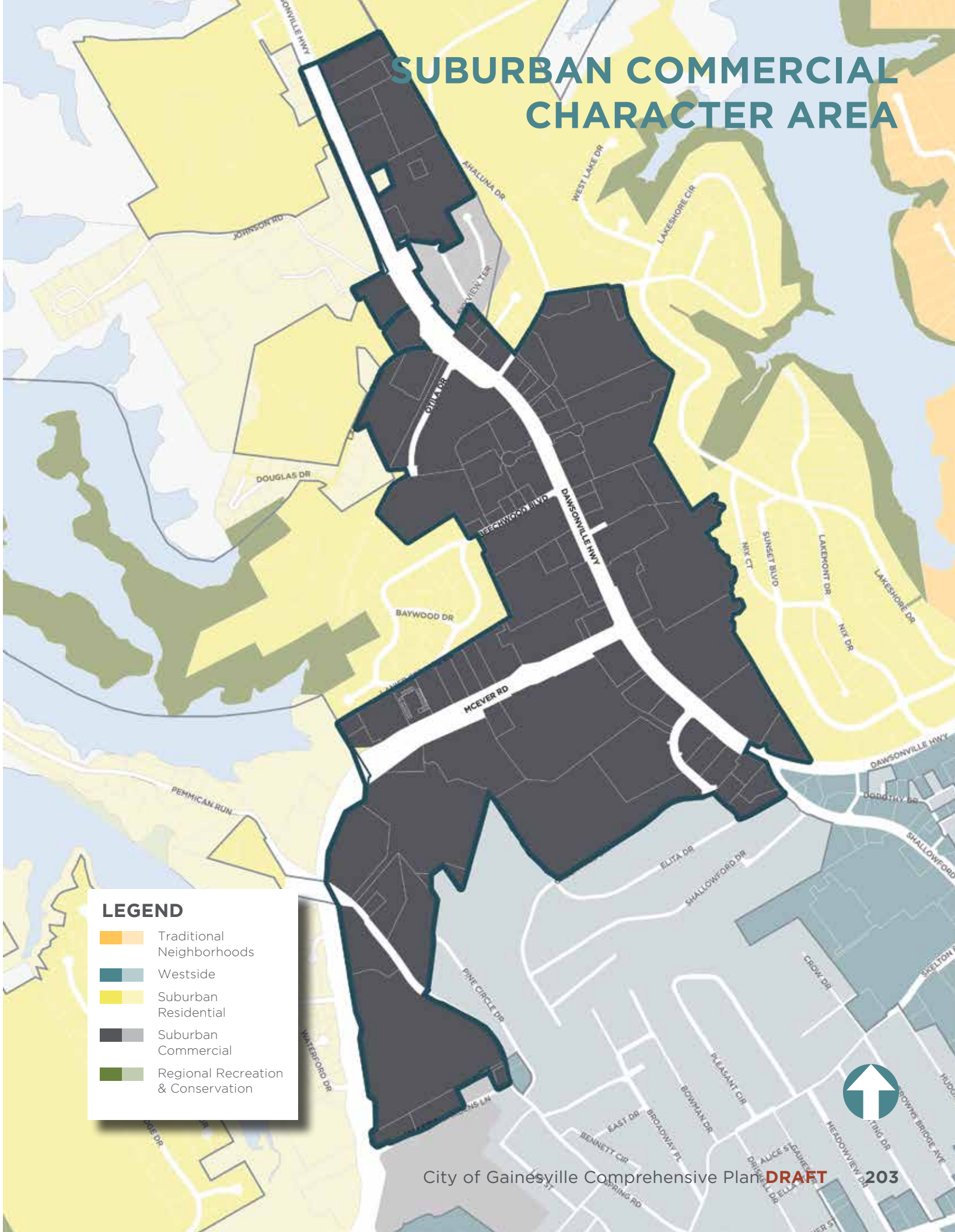
SUBURBAN COMMERCIAL

The character area is focused around the suburban-style strip retail development at the intersection of McEver Road and Dawsonville Highway and the commercial areas around it. The larger chain stores in the various shopping centers (Kohl's, Home Depot, Best Buy, Michael's, and Publix) attract people from around Gainesville and out into Hall County, making it a retail destination for the metro area. However, this style of auto-oriented development with expansive surface parking is neither attractive nor desired by the community.

This character area will continue to grow as a regional retail center for the City and Hall County, but it should diversify over time to include higher-density mix of retail, office, services, and employment, with limited multi-family residential. 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 may become one of the most prominent commercial corridors in the city and a thriving economic anchor for the northwest side.

Expanding pedestrian and bike connectivity and linking to transit should be a priority for all suburban commercial areas. Commercial development footprints should be minimized using low-impact techniques, although open space preservation is not as essential for this area. Sensitive environmental areas should be avoided by new development and suitable protection should be included. Diversifying the retail mix can encourage consumers to stay in Gainesville, curbing retail “leakage.”

SUBURBAN COMMERCIAL CHARACTER AREA



SUBURBAN COMMERCIAL FUTURE LAND USE

LEGEND

Parks, Recreation,
and Conservation

Single-Family
Residential

Multi-Family
Residential

General Mixed-
Use

Downtown Mixed-
Use

Commercial

Public and
Institutional

Industrial

COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Multi-family residential;
- General mixed-use;
- Commercial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- O-I Office-Institutional
- G-B General Business
- R-B Regional Business
- PUD Planned Unit Development

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	- Consider long-term mixed-use zoning for commercial areas to encourage high-quality multi-family housing development where appropriate. - Consider the placement of street-facing liner buildings on existing parking lots.
Community Facilities & Services	No implementation measures applicable.
Historic & Cultural Facilities	No implementation measures applicable.
Housing	Integrate mixed-use/multi-family housing development in the area, where appropriate.
Economic Development	- Take advantage of the proximity of Lanier Point Park and the potential to diversify and market the area as a destination. - Diversify retail mix to encourage residents to shop in Gainesville and minimize “leakage” to surrounding communities. - Create higher intensity commercial areas to increase future job opportunities.
Transportation	- Pursue and create opportunities to make the area more accessible to pedestrians and cyclists. - Expand Dawsonville Highway to three lanes in each direction between Shallowford Road and Ahaluna Drive
Natural Resources	- Maintain adequate buffers around development to protect watersheds and sensitive environment. - Minimize impact of commercial development using green infrastructure as necessary.
Recreation	No implementation measures applicable.
Intergovernmental Coordination	No implementation measures applicable.

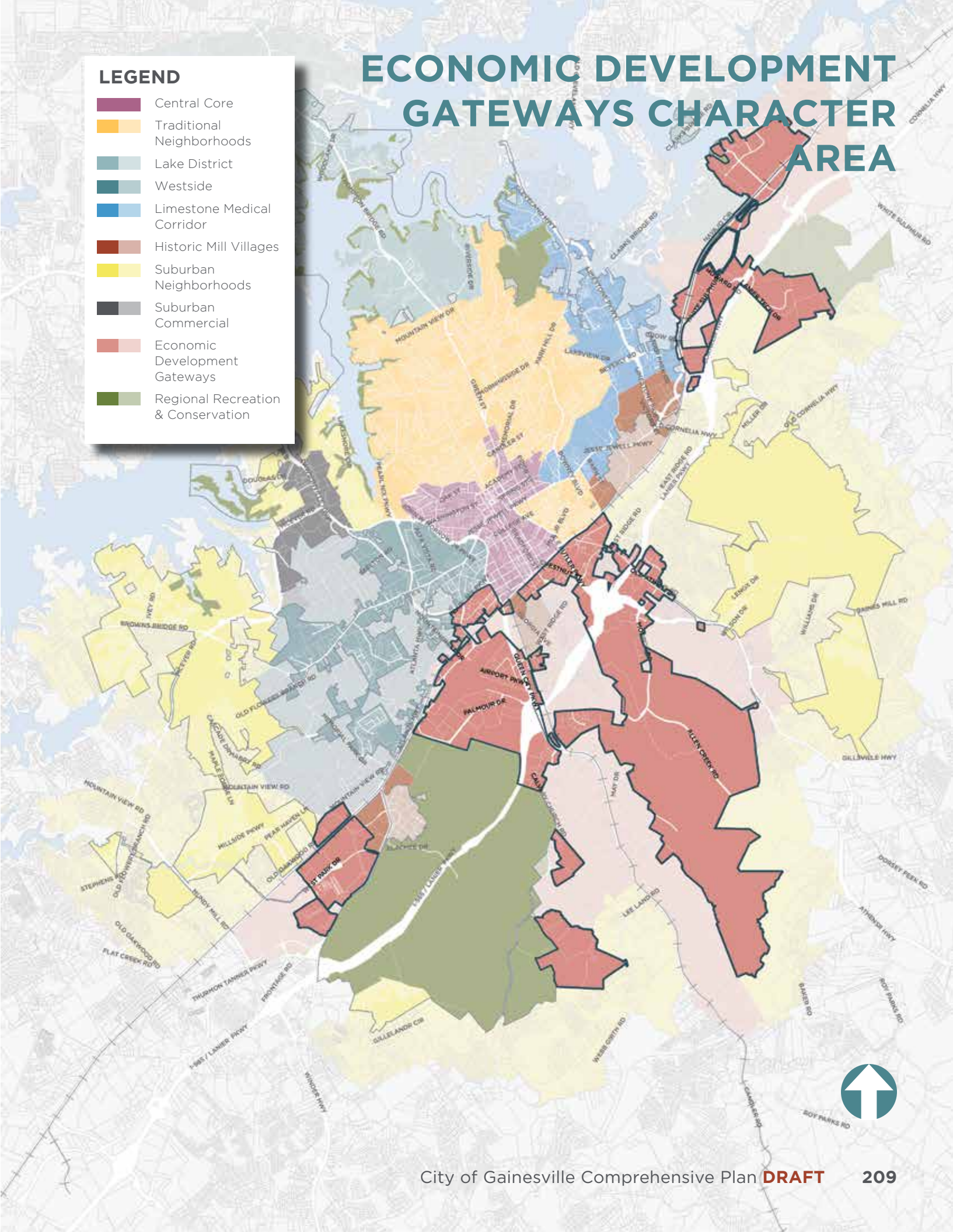
INSPIRATION IMAGES



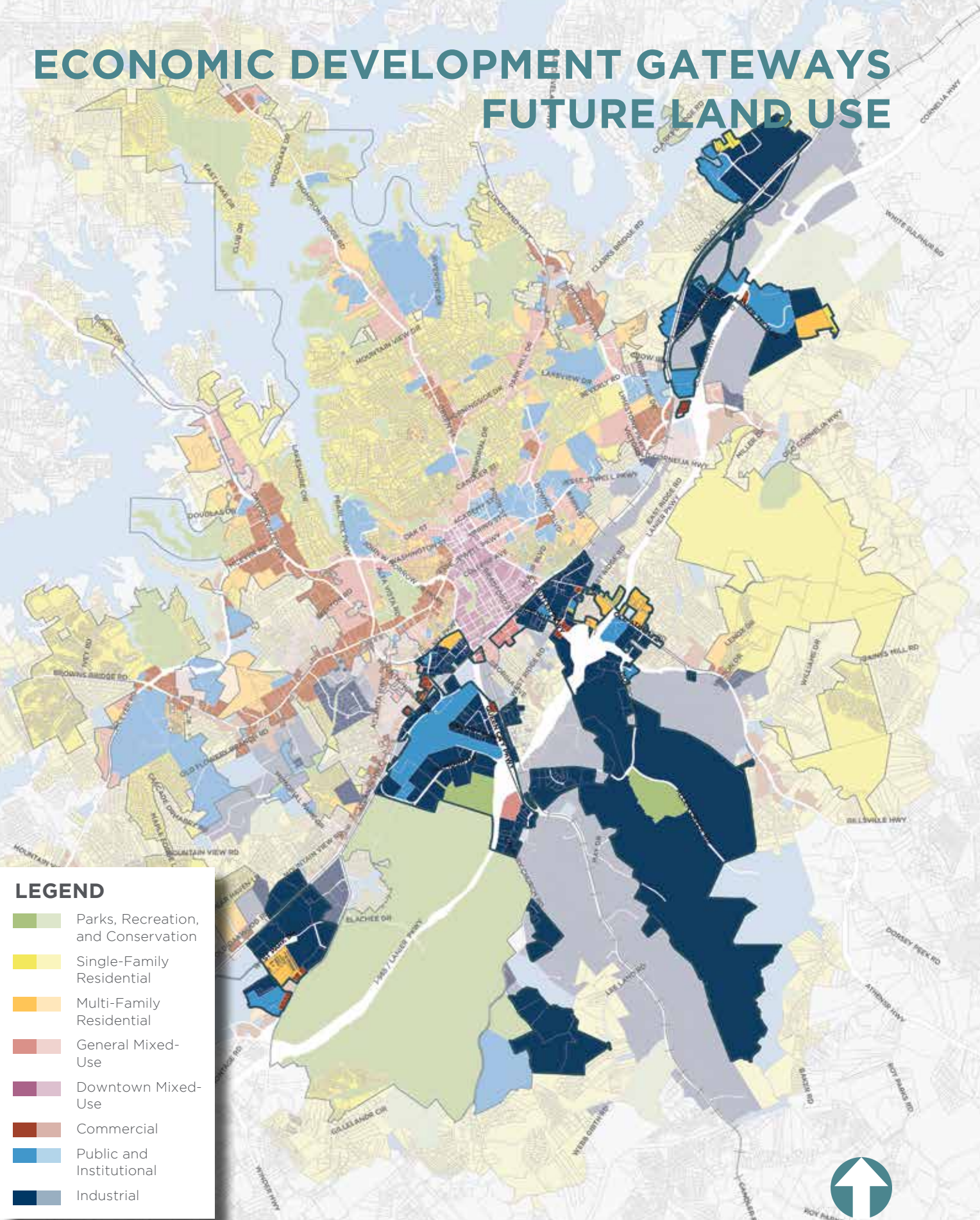
ECONOMIC DEVELOPMENT GATEWAYS

This character area represents the industrial, warehousing, and other commercial areas that parallel the I-985 and Norfolk-Southern railroad corridor. It includes existing business parks and areas identified for future industrial or office park development. Because many of these industrial and business parks and facilities were built over the last 40 to 50 years, they exhibit modern building conventions such as single-story large footprint buildings, extensive parking and loading areas, and reliance on truck transportation. Common site design patterns include campus-style master plans or subdivision developments with low-rise office or office-warehouse buildings. They also are highly visible to motorists entering the city from the south and east and act as gateways to Gainesville. This area also has large, forested tracts of natural land and coexists with recreation and conservation landmarks like the Allen Creek Soccer Complex, the Elachee Nature Science Center, and the Chicopee Woods Agricultural Center. It reaches to the Athens Street corridor, which was once a primary entry to the city from the south but has since struggled with disinvestment and creeping blight. It has been the subject of recent revitalization planning efforts.

The primary vision for the area is to continue to support economic development, while preserving and strengthening important natural and cultural resources. Other goals include creating gateways for visitors entering the city from I-985, supporting the revitalization of the Athens Street corridor, and creating better connections to the Downtown and Midland areas. Green design and sustainability standards should be considered in future modifications to site development regulations. Most of Gainesville’s future economic growth could be accommodated in the gateway areas. Business attraction should be tailored to the skills of Gainesville’s diverse population as well as long-term economic sustainability. Maximizing employment options for local residents should be considered in evaluating incentives for new businesses. These gateways are not going to be considered as infill development sites compared to other areas of the city. Expanding pedestrian, bike, and transit mobility options should be a priority for all gateway areas. The character area could play a role in an emerging high-tech and green business identity for the region. It should be a requirement to preserve open space preservation in all new industrial or business development, using low-impact design strategies. Aesthetically improving gateways can also give this area a competitive advantage and “brand” in attracting new industry and jobs. Cooperation with Hall County and the Greater Hall Chamber of Commerce will be essential to realizing the character area’s potential.



ECONOMIC DEVELOPMENT GATEWAYS FUTURE LAND USE



LEGEND

Parks, Recreation, and Conservation

Single-Family Residential

Multi-Family Residential

General Mixed-Use

Downtown Mixed-Use

Commercial

Public and Institutional

Industrial

COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation;
- Limited multi-family residential
- General mixed-use;
- Commercial;
- Industrial; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- O-I Office-Institutional
- G-B General Business
- R-B Regional Business
- L-I Light Industrial
- H-I Heavy Industrial
- PUD Planned Unit Development

IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Work with property owners to rezone parcels along Fullenwider Road to allow commercial and industrial uses • Explore creating an overlay for new business or industrial park development that encourages green design and sustainability.
Community Facilities & Services	• No implementation measures applicable.
Historic & Cultural Facilities	• No implementation measures applicable.
Housing	• Work with the local community on housing revitalization strategies for distressed residential neighborhoods in the area, including the Athens Street and West Ridge Road corridors.
Economic Development	• Establish an opportunity zone for all or portions of the character area as an incentive for new business investment. • Continue to work with Hall County and the Greater Hall Chamber of Commerce to promote economic development, including rapid turnkey construction as an incentive. • Attract businesses that are tailored to the skills of Gainesville’s diverse population as well as long-term economic sustainability. • Continue to utilize Lanier Tech as a resource for employers and potential employees.
Transportation	• Work with the Gainesville-Hall MPO to prioritize capacity improvements to Candler Road to support business and industrial park development. • Improve Fullenwider Road to provide suitable vehicular access to future commercial / industrial sites. • Improve Lanier Tech accessibility and evaluate alternate connections (Option: Connect to Oconee Circle). • Expand pedestrian and bicycle facilities. • Construct a multi-use trail connection from the Gainesville Mill redevelopment to connect the Midland Greenway to the existing trail along Marler Street.

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Natural Resources	• Minimize impact of commercial and industrial development using green infrastructure as necessary.
Recreation	• Determine the feasibility of added conservation areas in the undeveloped forest land around the Allen Creek Soccer Complex. • Work with Hall County to add amenities to the Allen Creek Soccer Complex.
Intergovernmental Coordination	• Continue to work with Hall County and the Greater Hall Chamber of Commerce on economic development and industrial attraction.

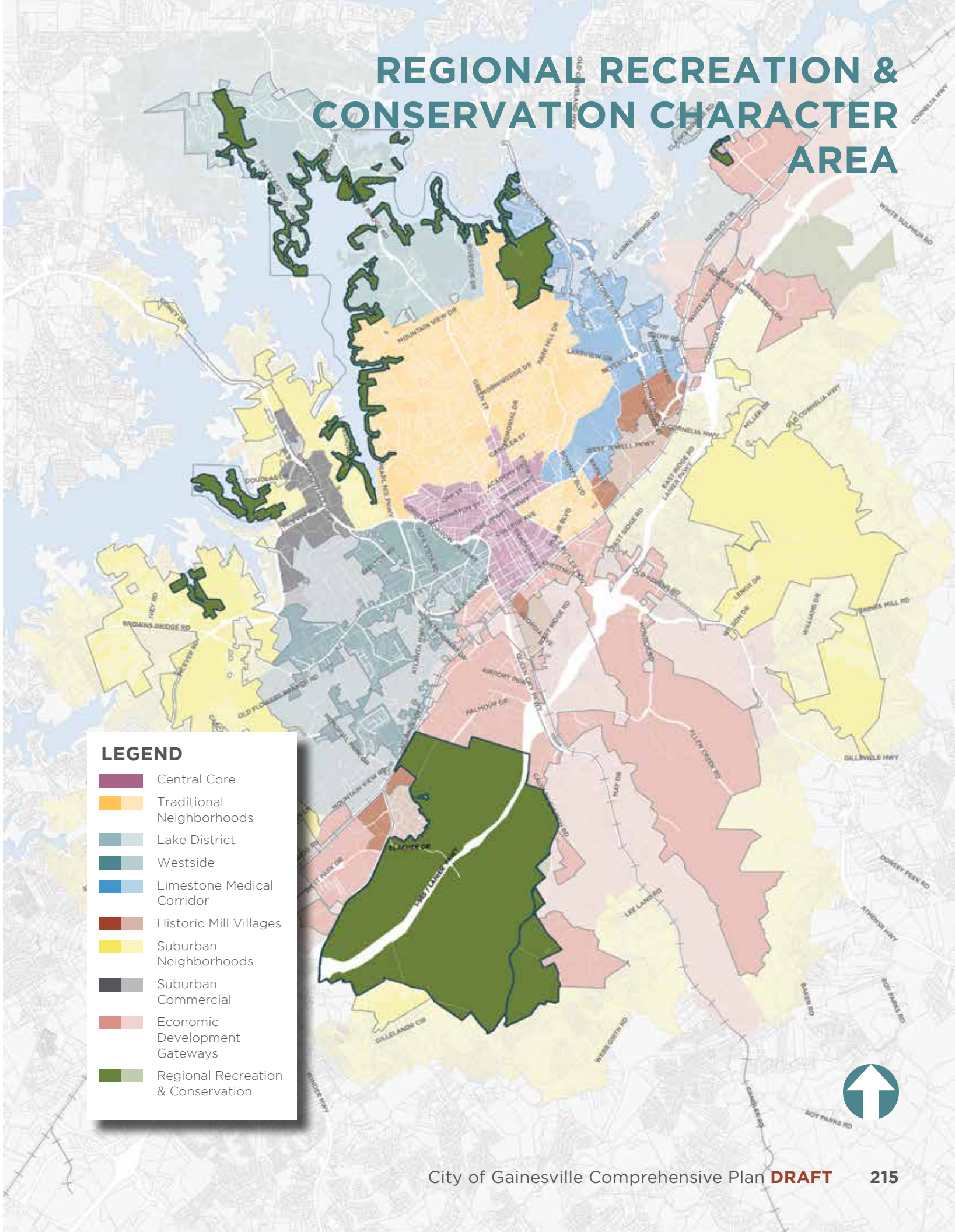
INSPIRATION IMAGES



REGIONAL RECREATION & CONSERVATION

This character area encompasses the properties of the Chicopee Woods Nature Preserve, the Chicopee Woods Golf Course, the Chicopee Woods Agricultural Center, and the Elachee Nature Science Center as well as the Atlanta Botanical Gardens and some county lands around the city limits. With the exception of the golf course and agricultural center, the Chicopee-Elachee reservation is a unified patch of greenspace on the southern fringe of the city, providing environmental benefits as well as cultural and educational amenities for residents and visitors throughout the region. The Atlanta Botanical Gardens is a similar, smaller natural amenity northeast of Park Hill Drive. Chicopee Woods encompasses a sizable valley that straddles I-985 and abuts the Atlanta Highway Corridor. It acts as a partial buffer or boundary for Gainesville’s urban form and the eastern edge of Oakwood at Poplar Springs Road. The nature center, agricultural center, and the golf course are destinations that drive tourism, and the City and County support these facilities as premier benefits to the community.

The overarching vision of this area is the preservation and expansion of these areas as green relief to Gainesville’s growth. Given that conservation sites generally are not suitable for development due to steep slopes, floodplains, wetlands, watersheds, wildlife management areas, and other environmental sensitivity, most of these lands are or should be placed into formal protective, conservation covenants and preserved into the future. Limited development of facilities necessary for public use (interpretive centers, maintenance facilities, trails etc.) is appropriate if done in a way so as not to impact the sites’ ecology. Multiple ways of accessing recreational and conservation areas should be provided, though circulation systems should continue to be minimized internally. Environmental sustainability, especially for sensitive habitats and endangered species, is also a fundamental objective. Future population growth should be directed away from conservation and regional recreation areas. Regional cooperation and partnership are critical to expanding conservation and recreation amenities.



REGIONAL RECREATION & CONSERVATION FUTURE LAND USE

LEGEND

Parks, Recreation, and Conservation

Single-Family Residential

Multi-Family Residential

General Mixed-Use

Downtown Mixed-Use

Commercial

Public and Institutional

Industrial

COMMUNITY OBJECTIVES CHECKLIST

OBJECTIVES	PRIORITY?
Creating a sense of place	
Redevelopment of blighted areas	
Access to parks and greenspace	
Environmental sustainability	
Housing choice	
Employment opportunities	
Commercial development	
Connectivity	
Historic preservation	
Safety and security	

APPROPRIATE LAND USES & DEVELOPMENT TYPES

- Parks and recreation; and
- Public and institutional

APPROPRIATE ZONING DISTRICTS

- All zoning districts that allow the uses listed on the left are appropriate.

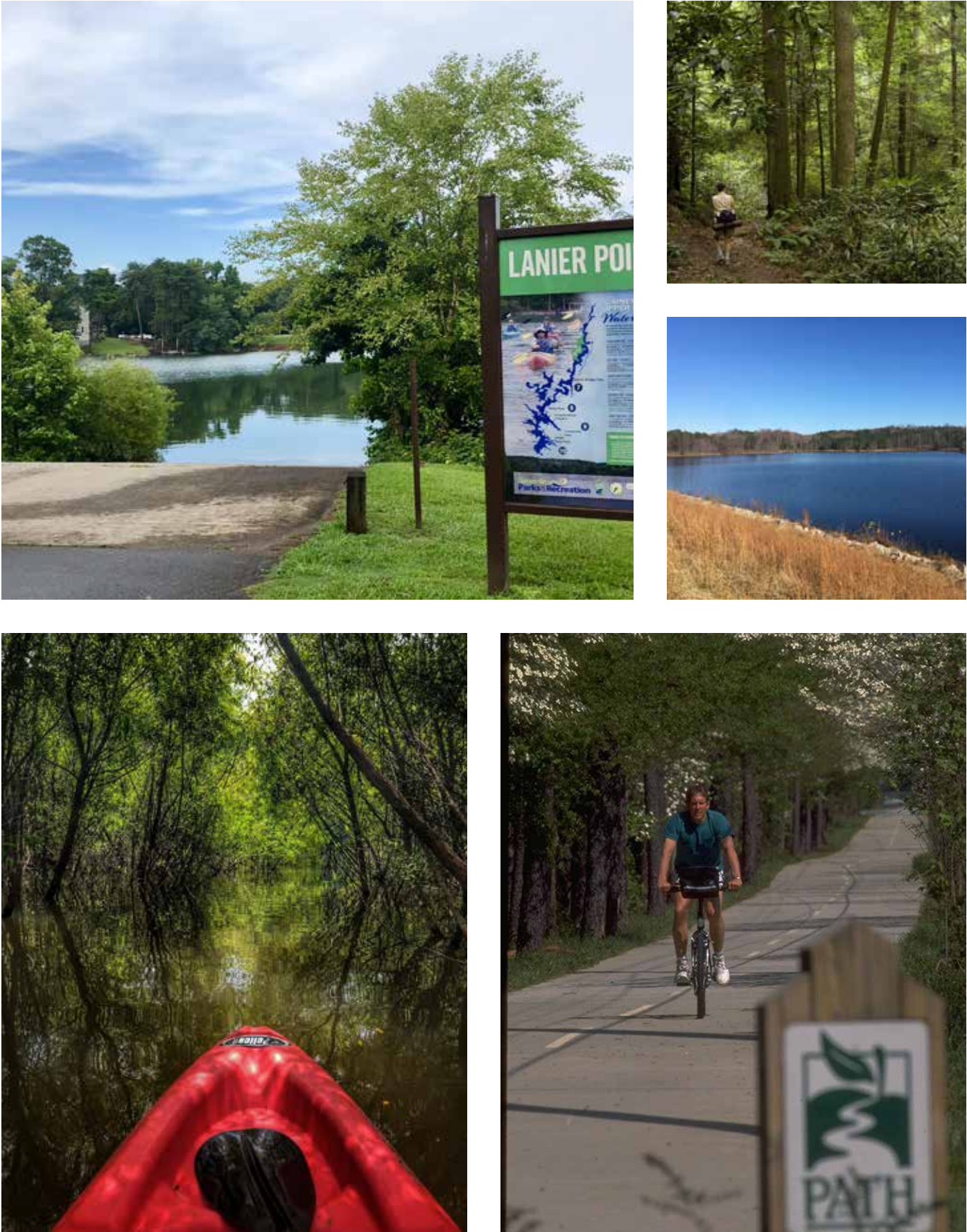
IMPLEMENTATION MEASURES

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Land Use	• Direct new development away from these areas. • Explore the feasibility for additional conservation land by targeted expansion into adjacent areas such as the forested land around the Allen Creek Soccer Complex, or by dedications as part of future developments like the Sussex property.
Community Facilities & Services	• Continue to support the Elachee Nature Science Center, the Chicopee Woods Agricultural Center, and the Atlanta Botanical Gardens as community educational resources.
Historic & Cultural Facilities	• Continue to recognize the Elachee Nature Science Center as a notable example of local architecture and design excellence.

IMPLEMENTATION MEASURES (CON'T)

PLANNING ELEMENT	IMPLEMENTATION MEASURES
Housing	No implementation measures applicable.
Economic Development	- Continue to market and support the Elachee Nature Science Center, the Chicopee Woods Agricultural Center, and the Atlanta Botanical Gardens as regional destinations to bolster local tourism. - Where possible, increase public access to natural areas. - Study the feasibility of creating a gateway to the Atlanta Botanical Gardens at or near the Limestone Parkway/ Cleveland Highway intersection.
Transportation	- Encourage the creation of accessible pedestrian and bicycle connections to recreational and conservation areas. - Work with the Gainesville-Hall MPO to ensure that any future widening of Atlanta Highway within these areas is done with appropriate design and controls to protect the adjacent conservation areas.
Natural Resources	- Partner with Hall County to determine a long-term sustainability plan for the Chicopee Agricultural Center. - Preserve sensitive habitats and endangered species.
Recreation	Evaluate the potential for a new regional park in the Lanier Parkway corridor, possibly as part of conservation land around the Howard Road Industrial Park, to take advantage of the Walters Family YMCA.
Intergovernmental Coordination	Continue to partner with Hall County on creating new conservation land and maintenance of shared facilities.

INSPIRATION IMAGES



COMMUNITY FACILITIES & SERVICES

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC’s existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There is a need to adjust the programming of future community facilities and services to address the increasing aging population.
- Utility improvements and infrastructure are needed within some of the fringe areas to facilitate infill development. A new treatment plant on Cedar Creek reservoir is needed.
- New open spaces, like neighborhood parks, are needed in selected

- locations. Additional property needs to be acquired for greenway connections and extensions.
- Additional improvements are needed at Allen Creek soccer complex. There is potential for a new regional park in the Lanier Parkway corridor.
 - As inevitable population growth continues, new sites are needed for the City’s school system to expand.
 - The downtown library is inadequate to meet long-term needs; expansion and improvement is needed.
 - Neighborhood street lighting in some areas needs to be studied and improvements made (upgraded LED street lights were installed in 2016).
 - The solid waste transfer station needs to be relocated to a more compatible location.
 - There is an opportunity to improve gateways into the city, in particular Atlanta Highway and I-985.

GOAL & STRATEGIES

GOAL: PLAN CITY FACILITIES AND SERVICES TO KEEP PACE WITH POPULATION AND EMPLOYMENT GROWTH, AS WELL AS SAFETY AND SECURITY NEEDS.

STRATEGIES

- Assure that required streets, utilities, and other facilities and services to serve new land developments are in conformance with public improvement plans of the City.
- Monitor and comply with water quality standards and be responsive to citizen complaints regarding water quality.
- Operate, maintain, expand, and replace components of the wastewater system to assure uninterrupted wastewater collection and transportation, and adequate waste processing treatment and proper disposal or reuse of reclaimed waters and of waste treatment by-products.
- Consider the extension of sanitary sewer to housing in the city that is not yet connected to the city’s sanitary sewer system, if costs are reasonable and can be equitably distributed.
- Maintain satisfactory municipal capability for stormwater management services, consistent with the City’s needs and those identified by the Metropolitan North Georgia Water Planning District.
- Ensure that the law enforcement agency has adequate personnel, equipment, and training to uphold short response times and promote crime prevention strategies.
- Continue to support operations of resources such as the senior center, Meals on Wheels, and the Community Service Center.
- Support expansion efforts of police and fire stations.
- Maintain the City’s current Insurance Services Office rating (ISO 1).

HISTORIC & CULTURAL RESOURCES

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC’s existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- New historic districts and local landmark designations may be needed for unprotected historic resources in the city.
- Historic Preservation Design Guidelines may need to be evaluated to ensure that they still offer flexibility for property owners and protection for the city. Doing so will ensure that the guidelines do not create an

- unnecessary burden or economic hardship for any applicant with a Certificate of Appropriateness (COA) and allow the HPC to determine if any COA requests can be better handled at an administrative level and not require review/discussion/consideration by the full commission. This may include identifying the top renovation or restoration requests that create issues and that city planning staff can manage on their own for expediency.
- The benefits of historic preservation should be promoted as an asset and identify incentives to promote the National Register of Historic Places listed properties so that the public understands that their local history, heritage, and culture can be protected through such measures along with the HPC and design guidelines.

GOAL & STRATEGIES

GOAL: PROTECT AND PROMOTE HISTORIC, ARCHAEOLOGICAL, AND CULTURAL RESOURCES IN THE CITY.

STRATEGIES

- Review and update the historic preservation guidelines (last updated in 2013) and ensure guidelines are flexible to not cause economic hardship.
- Promote benefits for historic preservation.
- Incentivize older, historic homes as starter homes or as affordable workforce housing.
- Update neighborhood surveys and assessments to identify future Georgia Initiative for Community Housing (GICH) and other housing revitalization efforts.
- Continue to maintain City-owned cultural resources.
- Collaborate with Hall County and other organizations to maintain cultural resources located in the City.



NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC’s existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- While new senior housing has been developed, as long as the senior population continues to increase, there will be a growing need for senior housing due to Gainesville’s proximity to Atlanta, medical care, and quality of life.
- There is little to no current inventory of vacant land available for housing or infill development (vacant residential land is primarily located within existing planned unit developments).
- There is a need for additional models/alternatives of urban housing as the city grows. Incentives are needed to construct developments comprised of a mixture of dwelling types with different price points. Residential uses can be allowed by right in certain nonresidential districts to encourage mixed uses and neo-traditional developments with ranges of housing types. There is also an opportunity to pursue density bonuses in exchange for a mixture of housing types and price ranges within individual developments. Additional residential zoning districts should be created to provide for more housing density options while maintaining quality development.

- There is an opportunity to pursue strategies for public-private partnerships for catalyst mixed-use residential projects in Downtown and Midland.
- There is a need to increase affordable and workforce ownership opportunities and mixed-income rental housing in the city.
- Given evolutions in housing models and issues, the City should consider annual reports that highlight recent trends and cited issues. The development of this document should involve input from local housing industry stakeholders, should be designed for public consumption, and should track how housing costs compare with local wages across multiple industries to monitor affordability. This could then be used to inform any needed changes in policy, as well as a guide for how to work with developers in promoting the development of needed housing types.
- Update neighborhood surveys and assessments to identify future GICH and other housing revitalization efforts.
- There may be an opportunity to incentivize historic homes as a great starter home for those seeking to increase affordable workforce housing in the area.
- The City’s Housing Authority has needs for extending sewer lines in Venture subdivision/Royal Way, a street network enabling development within their 3.5-acre in that vicinity, and water connections from main line running under Wood Avenue.

GOAL & STRATEGIES

GOAL: ENCOURAGE AND SUPPORT THE DEVELOPMENT OF HOUSING THAT CAN ACCOMMODATE A WIDE RANGE OF HOUSING NEEDS, INCOMES, AGES, HOUSEHOLD TYPES, AND LIFESTYLES.

STRATEGIES

- Undertake necessary studies and implementing actions to ensure a full range of housing is available to workers, including both affordable units and homes for higher-wage earners.
- Conducting a Housing Needs Assessment would create a comprehensive report of current conditions and needs in Gainesville, and give community leaders a strategic plan for addressing those needs.
- Provide a range of housing size, cost, and density to make it possible for a significant number of people who work in the community to also live in the community, as well as addressing the shortage of missing middle housing.
- Collect and monitor any additional available data on special housing needs in the city to review and revise the development code as appropriate to address special housing needs and opportunities such as elderly housing and accessory dwelling units.
- Remove any unnecessary impediments to affordable housing. Affordable housing is appropriate where its design has been fully reviewed and evaluated according to standards designed to ensure long-term sustainability of high quality and stable value.

WHAT IS MISSING MIDDLE HOUSING? HOW DOES IT RELATE TO AFFORDABLE HOUSING?

A strategy to increase affordable housing stock is the provision of what is called “missing middle housing.” In many cities across the nation, most of the housing stock is comprised of mostly single-family houses and large multi-family buildings, which do not fit some people’s needs as they relate to size, accessibility, and cost. This strategy promotes more varied housing options that exist along a spectrum of size.

There are many types of housing that fall under this:

- Cottage courts
- Townhomes
- Duplexes (two units) and triplexes (three units), with units either stacked or placed side-by-side
- Multiplexes (More than four units), with units either stacked or placed side-by-side
- Courtyard apartments
- Live/work units
- Accessory dwelling units (ADUs)

These units can either be rented or owner-occupied, which make them flexible to changing markets.

- Improve the quality of residential development to maintain community character and ensure stable long-term property values and neighborhoods.
- Support continued efforts to preserve historic and intown neighborhoods and ensure compatible infill development.
- Produce and maintain an inventory of vacant and developable land available for infill housing development.
- Identify mechanisms and programs to eliminate substandard or dilapidated housing, and aggressively pursue building and housing code enforcement to prevent neighborhood deterioration.
- Work with and support the neighborhood housing preservation programs of the Gainesville Nonprofit Development Foundation, Inc. and Gainesville-Hall Neighborhood Revitalization, Inc.
- Study the feasibility of density bonuses in exchange for a mixture of housing types (and price ranges) within single developments. Consider and if appropriate implement incentives to construct developments comprised of a mixture of dwelling types within different price points.
- Encourage “life cycle” or “mixed generation” communities that provide for persons of different age groups (including seniors) to live in the same community as they age.
- Where allowed by zoning regulations, encourage developments that mix different types of housing units (detached single-family, townhomes, duplex, quadraplex, etc.) on the same site or within the same development.
- Provide for additional residential zoning districts to better address density and compatibility within residential districts.

WHAT IS NATURALLY-OCCURRING AFFORDABLE HOUSING?

Naturally Occurring Affordable Housing (known informally as “NOAHs”) are residential rental properties that maintain low rents without federal subsidy. It is the most common form of affordable units in the United States.

NOAHs are typically Class B and Class C rental buildings, complexes, or detached housing that have been built between 1940 and 1990. Rents are lower-ranging, generally between \$550 and \$1,200, depending on the location and the quality of the unit. These housing units are affordable to most low- and moderate income households (those that earn between 50-80% of the median household income). NOAH units are the housing at greatest risk of being lost due to market speculation and upgrades that result in higher rents and lost affordability.

While upgrading poorer quality units is often desired and can boost community development, it is important to maintain a healthy inventory of naturally affordable units.

WHAT ARE SOME STRATEGIES FOR AFFORDABLE HOUSING?

The City of Gainesville has multiple tools already in place that help create more affordable housing, and there are others that can be employed as well. These are summarized below.

EXISTING

- The federally funded Neighborhood Stabilization Program has been used to renovate over 80 blighted properties in the past decade in Hall County.
- For FY 2022, the City was allocated almost \$490,000 in Community Development Block Grant (CDBG) funding.
- Almost \$620,000 in revenues are anticipated in the FY 2022 budget from the two Tax Allocation Districts in Gainesville.
- The Hall County-Gainesville Land Bank was established in 2018 to buy, renovate, and sell dilapidated properties, to which the City contributed \$200,000 as seed money at its inception.

POTENTIAL

- A “by right” property tax abatement for certain types of multi-family and mixed-income developments that meet specific criteria set forth by the City would be a near-term incentive to affordable housing development.
- A Community Land Trust, such as what has been established in the City of Atlanta, can acquire, build, and own homes that are sold to residents, who are able to resell and collect equity pursuant to certain rules.
- A full Housing Needs Assessment would create a comprehensive report of current conditions and needs in Gainesville and give community leaders a strategic plan for addressing those needs.

GOAL: CARRY OUT THE 2019-2023 CONSOLIDATED PLAN.

STRATEGIES

- Support the development of affordable rental and owned housing, including projects located near employment and transportation.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through down payment or closing cost assistance.
- Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds.
- Improve public infrastructure, increase public safety, residential desirability and quality of life in low- and moderate-income neighborhoods.
- Assist community service organizations in improving their physical structures to ensure they are sufficient in size, accessible, safe and meet the organization’s service goals.
- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion.
- Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment.
- Through property acquisition, increase greenspace, improve housing affordability, or encourage economic development.
- Support business development to create new employment opportunities for low- and moderate-income workers.
- Provide job training assistance to help residents access employment opportunities.
- Fund community services such as youth-focused activities, programming for seniors, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others.
- Provide fair housing education activities to residents, housing providers, and local agencies in English and Spanish, either in-house or through an award to a local organization.
- Reduce the threat of pending homelessness. This includes helping homeless persons (especially chronically homeless individuals and families)
- Funding for performance of administrative, implementation, and planning requirements of the CDBG program.

ECONOMIC DEVELOPMENT

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC’s existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There are job opportunities in the city, particularly for skilled labor. There is a need for knowledge workers to serve expanding hospital and other medical facilities. Greater emphasis could be placed on attracting businesses that could employ local graduates.
- There is an opportunity to market the city’s intown neighborhoods as a way of attracting knowledge workers and entrepreneurs.
- There is a need to nationally market the Lake Lanier Olympic Center as a world-class destination for rowing.
- There is a need to further promote and market the presence of locally-owned/ family-owned businesses and to encourage small business investment/ entrepreneurship.
- There is a need to balance economic development strategies to include professional/service-oriented economic development while supporting manufacturing.
- New commercial developments in Hall County and other parts of Gainesville may threaten the future vitality of retail opportunities at Lakeshore Mall and the surrounding retail area. There is a need to reposition or redevelop

Lakeshore Mall and adjacent strip retail centers to improve competitiveness.

- Vacant land in Gainesville presents numerous opportunities for both residential and nonresidential development. Industrial development opportunities are available within the city’s industrial parks and in the Midland area.
- Redevelopment in Midland is constrained by high prices and difficulties in assembling land.
- A new conference facility is needed to replace the Georgia Mountains Center. There is an opportunity to attract a high-end convention hotel to Gainesville.
- There is an opportunity to capitalize on heritage tourism to enhance the city’s tourism industry, including undertaking events programming and further marketing of the city’s historic resources.
- There are also opportunities for new business development via rehabilitation and reuse of historic mill villages.
- The City should continue to utilize business investment incentives such as the tax allocation district.
- There is a need to expand existing incentives for economic development, particularly those related to the redevelopment of greyfields.
- There is an opportunity to pursue “rapid turnkey construction” in designated areas as an incentive for additional light industrial and business development.
- The Featherbone Communiversity community learning center needs continued support.

GOAL & STRATEGIES

GOAL: CREATE AN ENVIRONMENT IN WHICH THERE ARE OPPORTUNITIES FOR ECONOMIC ADVANCEMENT FOR CITIZENS ACROSS ALL INCOME LEVELS.

STRATEGIES

- Create quality housing as a foundation for economic advancement.
- Promote and enhance the City of Gainesville as the commercial and service center for Hall County and the Georgia Mountains region.
- Encourage the development and expansion of businesses and industries within Gainesville that are suitable in terms of job skills required, linkages to other economic activities in the city or region, has minimal impact on the area’s resources, and promises prospects for creation of higher-skill jobs.
- Maintain a diverse economy in the city to ensure it does not rely too heavily on any one employment sector or industry.
- Plan for expanded infrastructure (water, sanitary sewer, roads, drainage facilities, broadband, etc.) as needed to accommodate future office, commercial, and light industrial development.
- Encourage the revitalization and redevelopment of blighted areas and gateway areas.
- Emphasize education opportunities for all age and income/skill levels.
- Recognize the importance of healthcare industry in region, and work to retain and expands those jobs.
- Focus on the Lakeshore Mall area as a quality, mixed-use economic anchor.
- Promote diverse and locally-owned retailers and entrepreneurship.
- Encourage clean industry, and work with private partners to encourage cleaning up existing industry.
- Foster a high quality of life that is attractive to knowledge-economy employers.

BROADBAND

NEEDS & OPPORTUNITIES

No needs or opportunities related to broadband were identified.

GOAL & STRATEGIES

GOAL: ENSURE THAT GAINESVILLE RESIDENTS AND EMPLOYERS HAVE ACCESS TO ROBUST BROADBAND SERVICE AND THE MEANS AND SKILLS TO SUBSCRIBE TO SERVICES.

STRATEGIES

- Expand broadband infrastructure and services to underserved areas.
- Increase economic, educational, and social opportunities for residents and employers through broadband service expansion.
- Promote and deploy services with strong download and upload speeds.



NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC’s existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There is increasing congestion on major corridors, especially Jesse Jewell Parkway, E. E. Butler Parkway, Green Street, Dawsonville Highway and McEver Road. Peak-hour level-of-service is failing along certain arterial streets, due in part to conflicts between through traffic and local traffic. Special emphasis on congestion mitigation is needed.
- There is a need to better serve pedestrians and promote walking as a form of transportation. Pedestrian safety improvements are needed for the central core and neighboring areas.
- There is potential to provide “complete street” corridors on key arterial streets in the city.
- There is a need throughout the city to improve connectivity. One especially important need is a connection between Thompson Bridge Road and Dawsonville Highway.
- Traffic calming is needed for certain neighborhoods.

- Local transit services is more limited than desired and is also underutilized. There is an opportunity to consider future commuter/high-speed rail.
- Truck loading and deliveries may be negatively impacting downtown parking.
- Capacity improvements are needed to Candler Road to support business/ industrial park development.
- If Atlanta Highway is ever widened, appropriate design is needed to protect adjacent conservation lands.
- Lee Gilmer Airport continues to be a strong amenity for business recruitment and development, and has potential for commercial passenger service.

GOALS & STRATEGIES

GOAL: EFFICIENTLY AND SAFELY MOVE TRAFFIC AND PEOPLE THROUGH AND AROUND THE CITY.

STRATEGIES

- Focus on improving the operation of key intersections and critical road sections.
- Enhance safety for users of all travel modes, including automobile, pedestrians, bicyclists, and transit riders.
- Increase connectivity of the roadways, as well as the trail and sidewalk network to encourage pedestrian and bicycle mobility.
- Maintain a pavement management system for repairing, resurfacing, and rehabilitating existing local roads in the city.
- Support the design of the local street network so that there will be multiple connections, relatively direct routes, and alternative routes to the arterial and collector system, in lieu of dead-end streets and cul-de-sacs.
- Encourage or require inter-parcel vehicle access points between contiguous and compatible commercial, office and mixed-use developments.
- Utilize traffic calming measures for residential neighborhoods experiencing significant cut-through traffic.
- Reduce curb cuts to allow for safer and more efficient pedestrian and traffic flow.
- Partner with GDOT on beautification of their routes into the City.
- Improve the quality of life through the provision of a bicycling and pedestrian network with supporting amenities.
- Promote and implement the expansion of the Highlands to Islands Trail in accordance with the 2019 Gainesville Trail Study completed by the GHMPO.

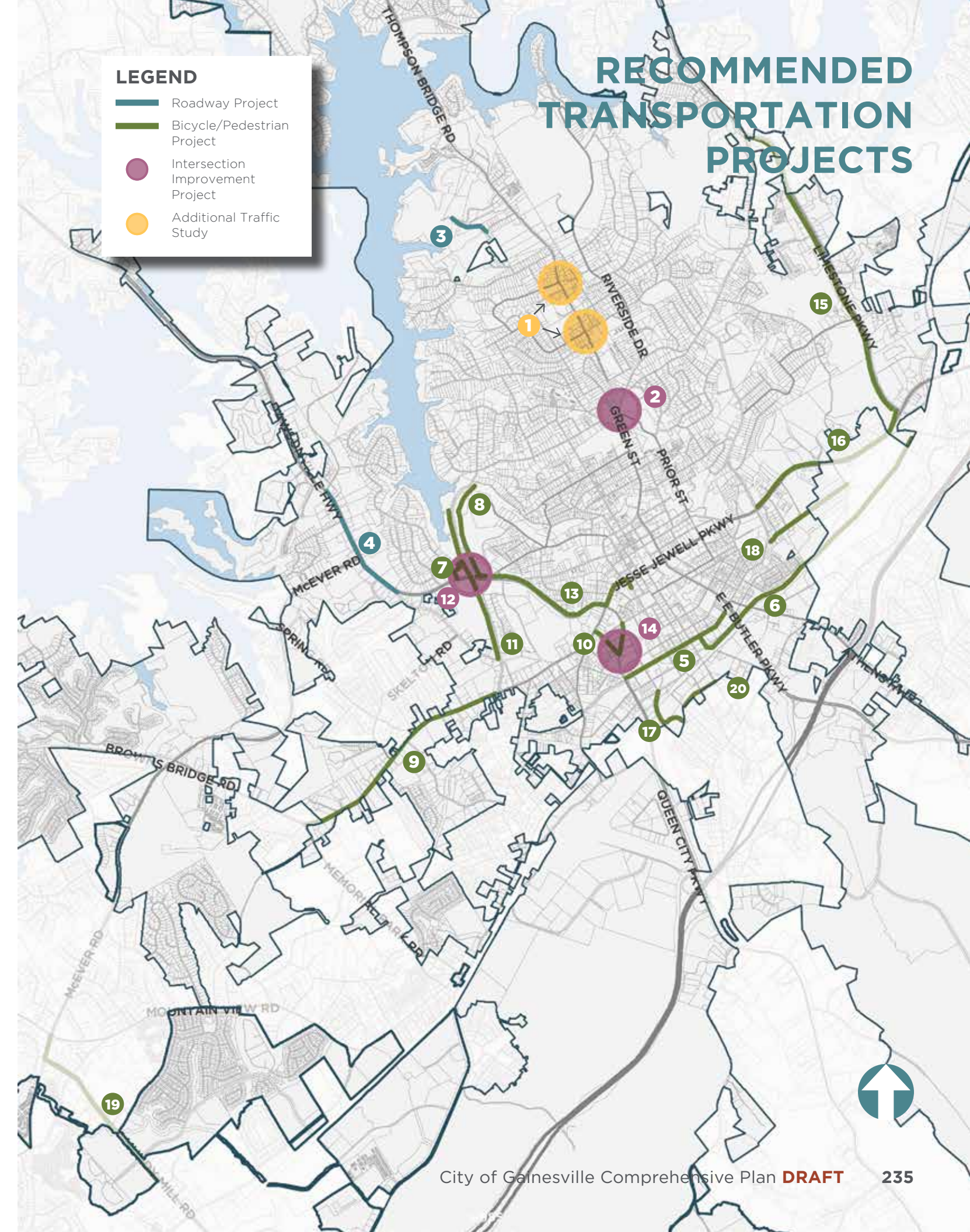
RECOMMENDED TRANSPORTATION PROJECTS

In addition to the projects carried over from previous Community Work Plans, the following projects are recommended:

- 1 Study traffic operations and signalization at the Enota Avenue and Virginia Avenue intersections to improve pedestrian safety.
- 2 Assess prior Green Street and Park Hill Drive intersection improvement concepts for future applicability.
- 3 Add connection to Linwood Nature Preserve off Crystal Drive/Springview Drive.
- 4 Expand Dawsonville Highway to 3 lanes in each direction between Shallowford Road and Ahaluna Drive.

RECOMMENDED TRANSPORTATION PROJECTS (CON'T)

- 5 Upgrade Martin Luther King, Jr. Boulevard to a “complete street” focused on pedestrian improvements, from Queen City Parkway to E. E. Butler Parkway.
- 6 Expand the Midland Greenway along the unused CSX interchange track right-of-way to connect to the Fair Street neighborhood and New Holland.
- 7 Connect the existing trail from Longwood Park along Pearl Nix Parkway to Lakeshore Drive and connect to Lakeshore Mall.
- 8 Connect the existing Wilshire Trails along Pearl Nix Parkway to John W. Morrow, Jr. Parkway.
- 9 Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks, streetscapes, bike lanes, limited curb cuts, better lighting, and street trees.
- 10 Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails
- 11 Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway.
- 12 Provide for better and safer pedestrian connections across John W. Morrow, Jr. Parkway, especially at the Pearl Nix Parkway intersection.
- 13 Connect Midland Greenway to Lakeshore Mall through the Budgetel redevelopment area.
- 14 Add pedestrian crossing at the intersection of Queen City Parkway and Summit Street for trail connection from Midland Greenway to the Budgetel redevelopment area (trail through Armour Street).
- 15 Add sidewalks along Limestone Parkway.
- 16 Improve the street environment to enhance walkability at Jesse Jewell Parkway in New Holland.
- 17 Link Gainesville Mill to Midland Greenway via Phase III.
- 18 Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.
- 19 Trail connection at Mundy Mill.
- 20 Multi-Use Trail in the Gainesville Mill village connecting the Midland Greenway to existing trail on Marler Street to end of Marler Street.



NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC’s existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- Water monitoring should be continuously monitored .
- Watershed restoration projects are needed for Flat Creek, Limestone Creek, and Longwood Creek.
- The continued loss of trees and natural vegetation to land development is a concern.
- Lake Lanier shoreline restoration should be considered/evaluated.
- Additional public Lake Lanier access opportunities are needed.
- More can be done to pursue and encourage green infrastructure and sustainable building practices in new developments.

GOAL & STRATEGIES

GOAL: PROTECT AND PRESERVE NATURAL RESOURCES, THE ENVIRONMENT, AND VITAL AREAS OF THE CITY AND REGION.

STRATEGIES

- Evaluate each new development’s compatibility with the existing environment to ensure it does not exceed its capabilities.
- Restore and enhance environmental functions damaged by prior site activities through brownfield remediation and wetland and stream buffer restoration.
- Restrict new development within known floodways and floodplains.
- Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments.
- Promote the use of permeable surface materials, when necessary.

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC’s existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- The City should formalize their greenspace strategies, targeting properties meeting certain conditions and developing a dedicated funding source or planning mechanism to acquire and maintain greenspace.
- The City should further look to utilize passive use parks and trails as a more integral means of connecting neighborhoods and key attractions, making this a celebratory element of living in and visiting Gainesville.

GOAL & STRATEGIES

GOAL: ENHANCE THE QUALITY OF LIFE FOR RESIDENTS THROUGH PROVIDING SAFE AND ACCESSIBLE FACILITIES AND A DIVERSIFIED PROGRAM OF ACTIVITIES IN AN EFFECTIVE, EFFICIENT, EQUITABLE, AND RESPONSIVE MANNER.

STRATEGIES

- Expand the city’s greenways to enhance connectivity and create opportunities for recreation.
- Maintain and renovate existing facilities.
- Enhance and build additions to existing facilities.
- Build new parks and recreational facilities as demand arises.

INTERGOVERNMENTAL COORDINATION

NEEDS & OPPORTUNITIES

The following list of needs and opportunities are a culmination of those identified through the GMRC's existing conditions report, those identified in previous planning efforts, surveys, public workshops, and observations by the consultants. Some of these needs and opportunities were carried over from the previous comprehensive plan update.

- There are opportunities for better working partnerships between Gainesville and Hall County administrations, as well as the administrations of neighboring cities.
- There is an opportunity for more proactive coordination among the City, County, and U.S. Army Corps of Engineers to promote sustainable water and land use strategies.
- There is an opportunity to work proactively with Hall County regarding potential annexation of mill villages and fringe unincorporated areas.
- There are concerns about code enforcement on unincorporated properties that are adjacent to the city limits and the effects the lack of enforcement may have. There is a need to work with Hall County to identify the properties most in need of code enforcement and assist in any way to ensure that spillover does not occur.

GOAL & STRATEGIES

GOAL: WORK WITH OTHER GOVERNMENT ENTITIES TO PURSUE SHARED GOALS, OBJECTIVES, AND POLICIES.

STRATEGIES

- Promote infill development and consider expansion of municipal boundaries only where appropriate and consistent with the City's future land use.
- Continue working with Hall County and other municipalities on the cohesive development of the Highlands to Islands Trail.
- Find partnership opportunities to expand the provision of community services.
- Work with Hall County on areas that require additional code enforcement that impact City of Gainesville properties.
- Partner with GHMPO on transportation improvements and funding sources.
- Adopt, and amend as necessary, plans and regulations to be consistent with the mandates and requirements of the Metropolitan North Georgia Water Planning District.
- Periodically assess and update existing intergovernmental agreements and develop new agreements as appropriate.
- Continue to enhance customer service through coordination with Hall County on GIS, business licensing and development software.



REDEVELOPMENT CONCEPTS

Three areas determined to be sites in need of direction were selected to undergo a redevelopment plan process. Alone, these redevelopment concepts act as stand-alone plans that satisfy the vision and goals of this comprehensive plan and reflect the ideas of the community. The map on the next page shows where these redevelopment areas are located.

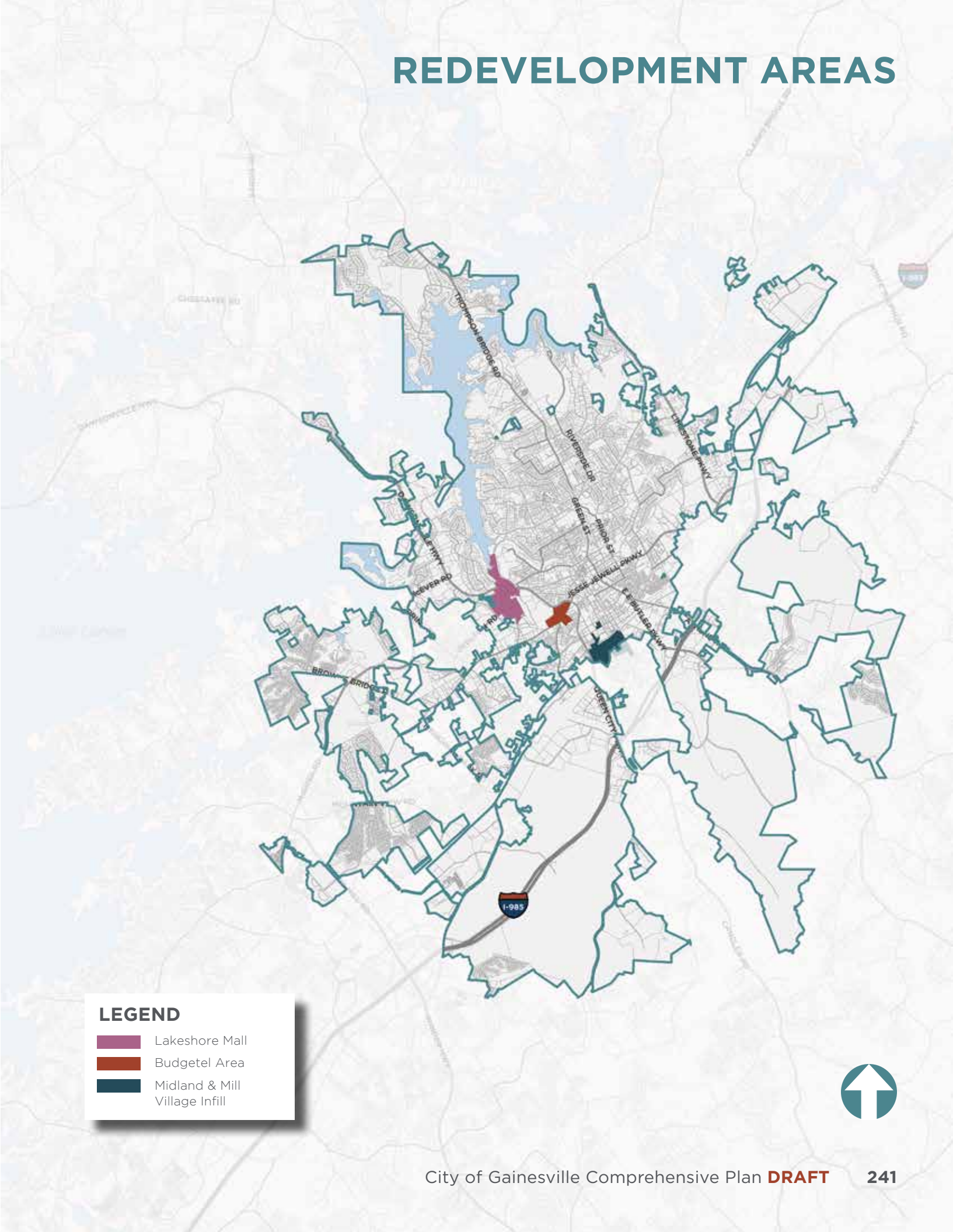
The following steps were taken to create the concept plans:

- The consultants began by sketching some simplified ideas to develop preliminary land use and transportation recommendations for each of the three identified areas. Existing conditions analyses and previous planning studies were referenced in developing these initial recommendations.
- These initial recommendations were shared with the Steering Committee at their December 2021 meeting.
- After consulting with the Steering Committee, the consultants began to sketch out concept plans based on their recommendations, this time showing building configurations, parking, and transportation improvements.
- As part of an internal work session with City staff, the next round of concepts were presented for feedback. The feedback from the City was incorporated into revised plans, and a first round of 3-D renderings were also created to imagine how these areas could look when fully constructed.
- These rendered sketch plans and 3-D renderings were presented at the final Stakeholder Committee meeting in January 2022 for one more round of comments and feedback.
- After considering both the City staff’s and Steering Committee’s feedback, the redevelopment concepts went through one final round of edits, and were then presented at the Draft Plan Open House (see page 133).
- The final plans, along with their narratives, are shown in this section.



A 3-D rendering of what Lakeshore Mall could become in the future.

REDEVELOPMENT AREAS



LEGEND

- Lakeshore Mall
- Budgetel Area
- Midland & Mill Village Infill

LAKESHORE MALL

Future redevelopment of the mall has been a point of focus for Gainesville residents dating back to the 2012 comprehensive plan update when a similar design exercise was conducted. The vision of the Lakeshore Mall redevelopment plan is to transform a dying mall into a mixed-use town center that attracts Gainesville residents and visitors and connects into other cultural and community resources in the city, such as Longwood Park, Alta Vista Cemetery, and the future Budgetel redevelopment area (see pages 246-249).

The concept design began with the realization that two of the flagship tenants of the mall, Belk and Dick’s Sporting Goods, have long-term leases and are unlikely to vacate for at least a decade. Taking into consideration, the footprints of those pieces of the mall building were retained and the entire center of the building was removed, keeping as much surface parking as possible to serve those businesses and those in the new buildings. If this design is realized, there would be potential to modify the plan to consider the departure of Belk and Dick’s Sporting Goods. This modification includes new buildings or adaptive re-use of the existing structure. The next critical piece of the design is street connections, both those connecting to Dawsonville Highway, Pearl Nix Parkway, and Shallowford Road, as well as internal connections. These connections created a “grid” to inform the placement of new buildings and amenities. The primary design strategy was placing the front of buildings along street frontages to maximize pedestrian access while placing much of the parking in between the buildings and along the new street connections. Apartment buildings and alley-loaded townhomes are placed away from the major roads near the

center of development. Open spaces in the form of a central green and outdoor seating areas provide amenities for both residents and visitors. The central green can also be a place where community events could be held.

This development plan incorporates the other side of Pearl Nix Parkway, as well as all four corners of the Pearl Nix Parkway/ Dawsonville Highway/John W. Morrow, Jr. Parkway intersection. The concept along the east side of Pearl Nix Parkway looks to mirror the placement of higher-density mixed use buildings and commercial buildings, as well as redeveloping blighted residential properties along Tower Heights Road. A community park that serves residents is placed in the center. While the placement of the park along a busy street would usually be considered not ideal, that location was chosen because of it being a high point that offers a view into Lake Lanier. The southwest and northwest corners of the Pearl Nix Parkway/Dawsonville Highway/ John W. Morrow, Jr. Parkway intersection are connected via a pedestrian bridge that could be part of a boutique hotel creating a placemaking element for the area.

LAND USE SUMMARY

Townhomes: 85 units

Multi-family: 319 units

Existing Commercial: 178,500 SF

New Commercial: 330,680 SF

Hotel: 214 rooms

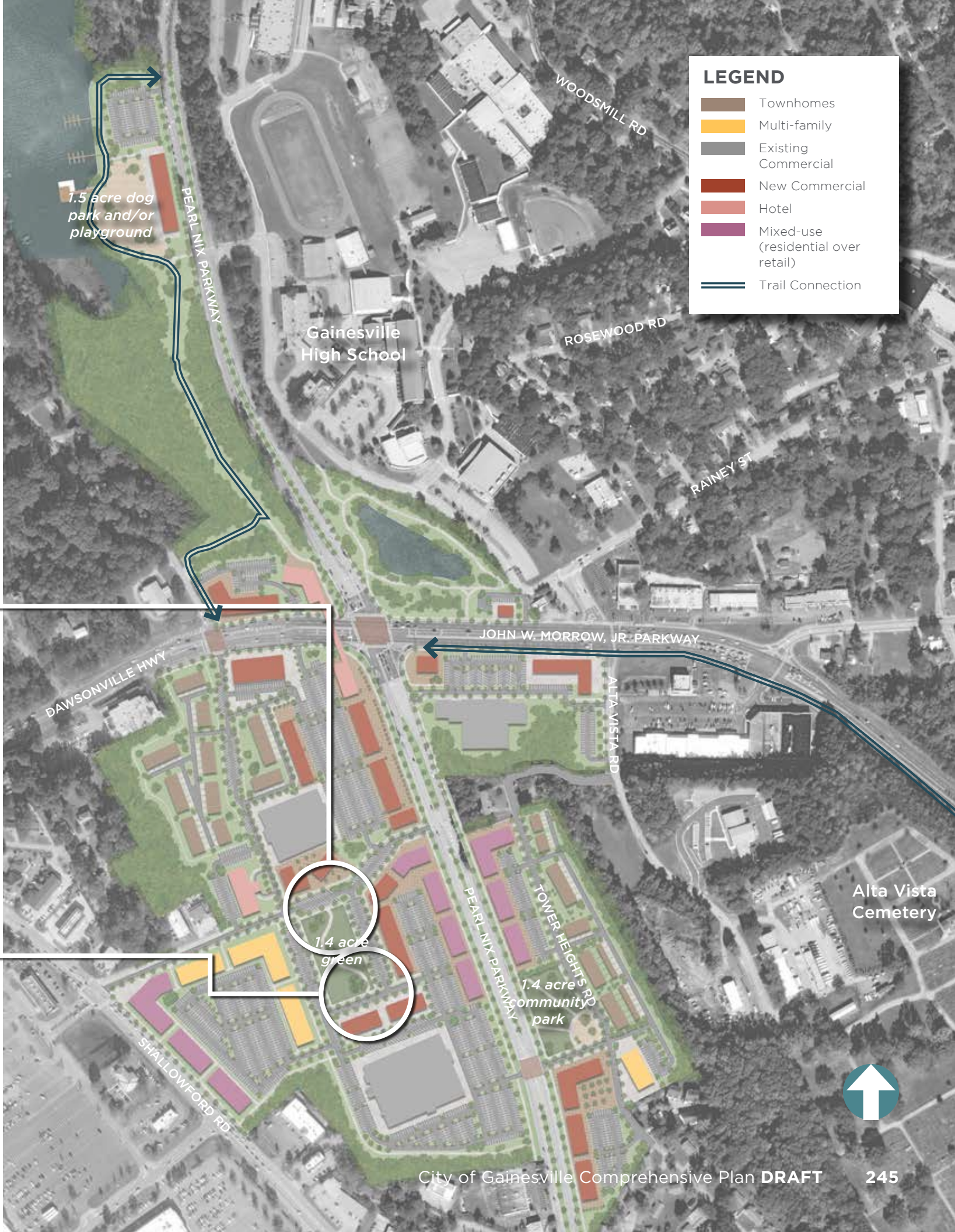
The rendered concept plan to the right and the 3-D perspectives that follow illustrate ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.



The southeast corner utilizes part of an existing strip shopping center and its existing parking awhile placing opportunities for more street-facing commercial buildings and passive greenspace. The northeast corner removes all the existing buildings and creates a regional stormwater retention area with trails that not only creates a gateway into Gainesville High School but also serves as an opportunity for other placemaking opportunities like public art. A small, street-facing retail building with minimal parking could house a small business that complements the space.

Lastly, this redevelopment concept considers Longwood Park and a potential connection

to the Lakeshore Mall area. The concept would involve the City removing the existing tennis courts and relocating them elsewhere to a different park. In its place would be a commercial “liner building” fronting Pearl Nix Parkway that could provide space for at least two new businesses. A small marina would provide a place for boats on Lake Lanier to dock and visit nearby businesses. In between the marina and the commercial building is a 1.5 acre open space that could be used as a playground, a dog park, or any combination of active uses. A trail would loop around the open space and then connect into an existing network of paths leading towards the Lakeshore Mall area.



BUDGETEL REDEVELOPMENT AREA

The Budgetel and the areas around it were chosen as a potential redevelopment site due to the amount of disinvestment in the area and the blight that followed. Its location at the intersection of Jesse Jewell Parkway, Queen City Parkway, and John W. Morrow, Jr. Parkway makes it a “gateway” into the central core of Gainesville and it should be a node of activity that leaves a lasting impression of those visiting or passing through. It poses an opportunity to create a more seamless transition between the commercial areas along those main roads and the residential neighborhoods that flank them. The resulting concept is a mixed-use center where people can live, work, and enjoy leisure time.

The stretch of Jesse Jewell Parkway between Shallowford Road and John W. Morrow, Jr. Parkway and Queen City Parkway has a lot of low-intensity commercial buildings and three motels. The properties on the west side of Jesse Jewell Parkway are low in value and an analysis of the area showed that much of those lands would be ripe for redevelopment in the short term. Its proximity to Alta Vista Cemetery and the potential tie-in to this great cultural resource of the city furthers its desirability and potential. Along the east side of the street, there are fewer properties that show a potential for redevelopment in the short term, but the parcels between Scotland Avenue and Banks Street showed potential to serve as a mixed-use center that could serve the residential neighborhood behind it, while creating opportunities for new infill development.

As this concept plan was designed, a few “wish list” items emerged from both City staff and the general public: a new hotel that replaces the three motels that would

be lost to new development, a variety of housing types ranging from single-family to multi-family, affordable housing options for those who live in the motels and would likely face displacement, a grocery store, and a community park. The design of this concept plan puts commercial and mixed-use buildings along the street where possible to create a sense of walkability. Three curb cuts are created along Jesse Jewell Parkway to connect Banks Street and make access points. The new internal streets have wide sidewalks, street trees, and on-street parking. There are alley-loaded single-family detached units that range in size (larger cottages to the west, smaller units along Johnson Street), townhomes, six-plex apartments, and apartments above retail that can range in size and cost. Space is given for a 44,000 SF commercial building that can be used as a small grocery store for the 205 residences on-site and surrounding neighborhoods. The park toward the back of the site can provide space for community events, farmers markets, and amenities like playgrounds and community gardens. As for affordable housing, measures should be taken to ensure that a significant number of units be set aside for rent below market-rate.

LAND USE SUMMARY

Single-family: 30 units

Townhomes: 51 units

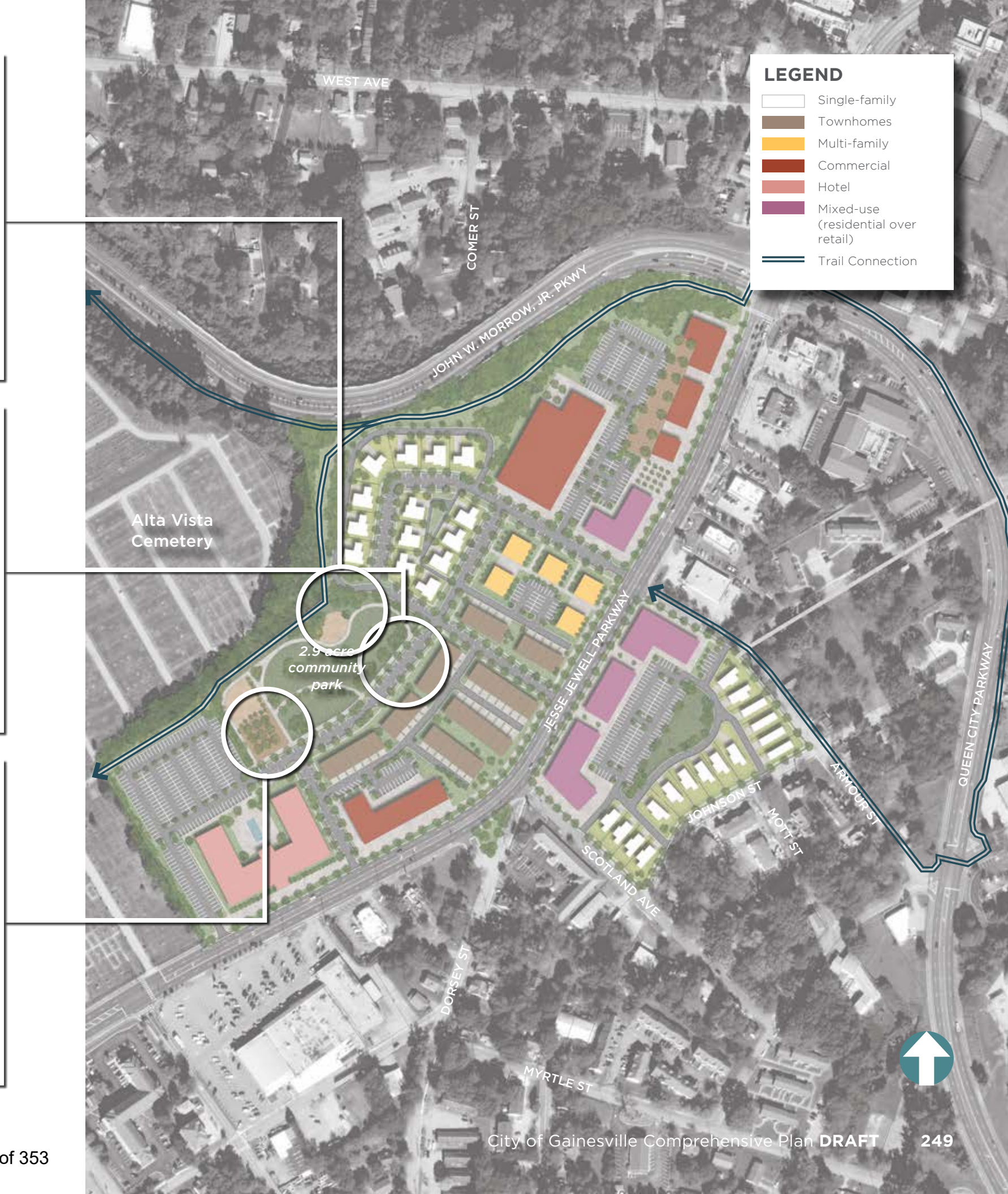
Multi-family: 124 units

Commercial: 139,300 SF

Hotel: 180 rooms

The rendered concept plan to the right and the 3-D perspectives that follow illustrate ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.





MILL VILLAGE & MIDLAND INFILL

The old Gainesville Mill buildings and the surrounding mill village provides an opportunity to reactivate and revitalize the area south of Midland. Originally, this concept plan was to focus solely on the mill and the entire village, but as this concept plan was developed, it was noted that there are infill development opportunities in Midland that should also be considered as they would be connected to the revitalized mill and village.

It is envisioned that the former Gainesville Mill will be developed into a mixed-use building not unlike Ponce City Market in Atlanta with ground floor retail and office and apartments for rent on the upper stories. How and what those upper stories end up becoming would be dependent on the market. The other two buildings that are part of the old mill complex would also be good opportunities for adaptive reuse that can house a mix of uses, primarily retail, office, and some light industrial. These projects would be major catalysts for redevelopment south of Industrial Boulevard.

As Midland approaches build-out, a lot of development interest will move south of the railroad toward the existing mill village. Most of the mill village itself is in unincorporated Hall County, however, the City has shown interest in annexing the neighborhood to regulate any new development that comes to the area. The mill village today has retained much of its original character, however, disinvestment has caused blight. While some of the houses in the village appear to have been well-maintained over the years, many of the other existing houses are in disrepair and in need of either renovation or removal. In addition to the houses,

there are several light industrial properties that are either vacant, underutilized, or do not match the envisioned character of the village, particularly along the south side of Marler Street and west of the Bradford Street extension. In its place, it is recommended that those properties be demolished and replaced with new townhomes and alley-loaded, small-lot single-family detached homes. It is envisioned that these homes will help provide critical mass for any new retail that comes to the mill buildings. The concept plan also recommends new light industrial buildings on underutilized properties along Marler Street and Moreno Street. These buildings will create a small employment center for those living in the village.

As aforementioned, there are opportunities for both residential and commercial infill west of the mill and in Midland. The concept shows new single-family detached units and townhomes on both vacant properties and older, low-intensity commercial properties that are ripe for redevelopment. Three six-plex buildings west of the mill provides some needed “missing middle housing” for the area.

LAND USE SUMMARY

Single-family: 108 units

Townhomes: 70units

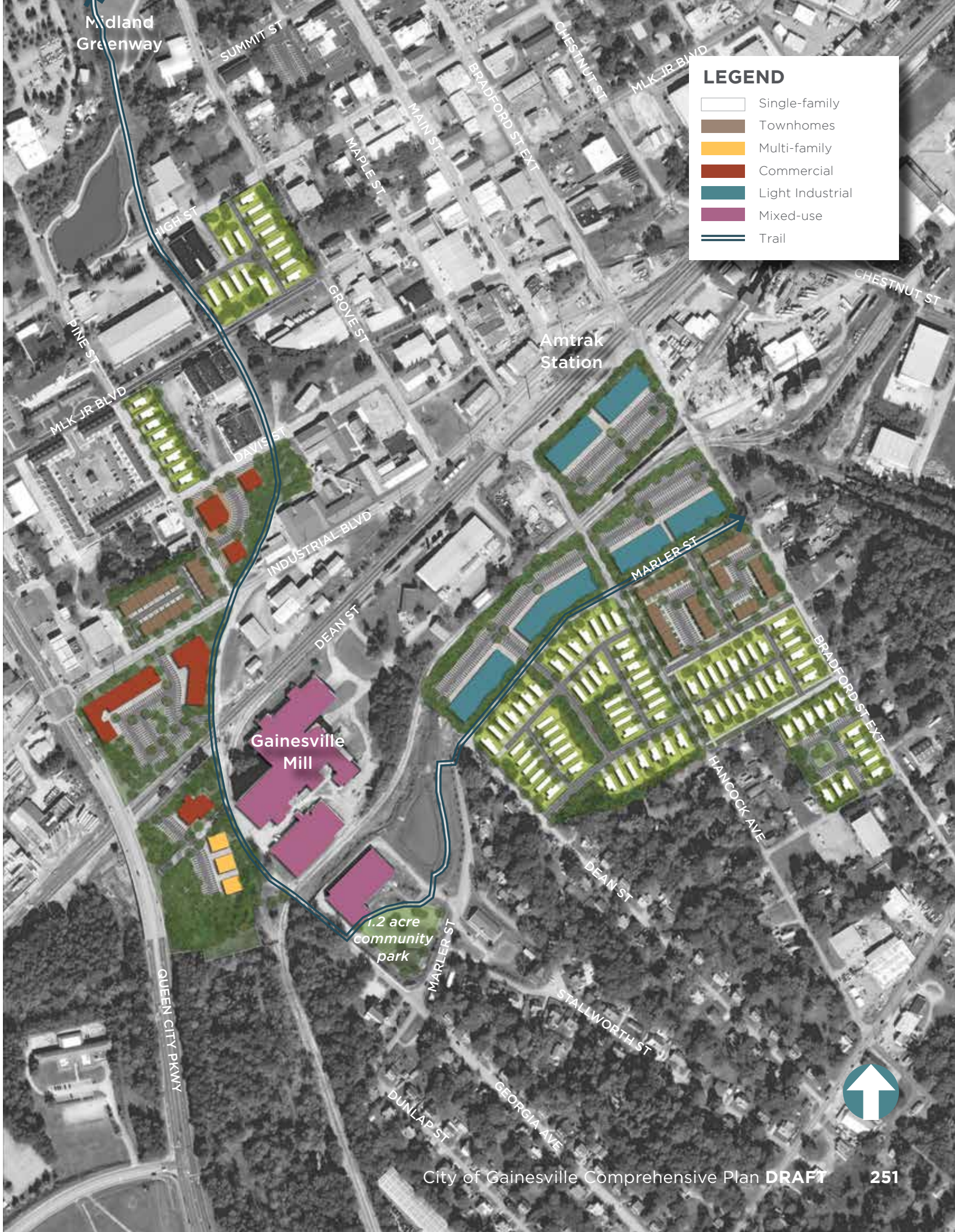
Multi-family: 18 units

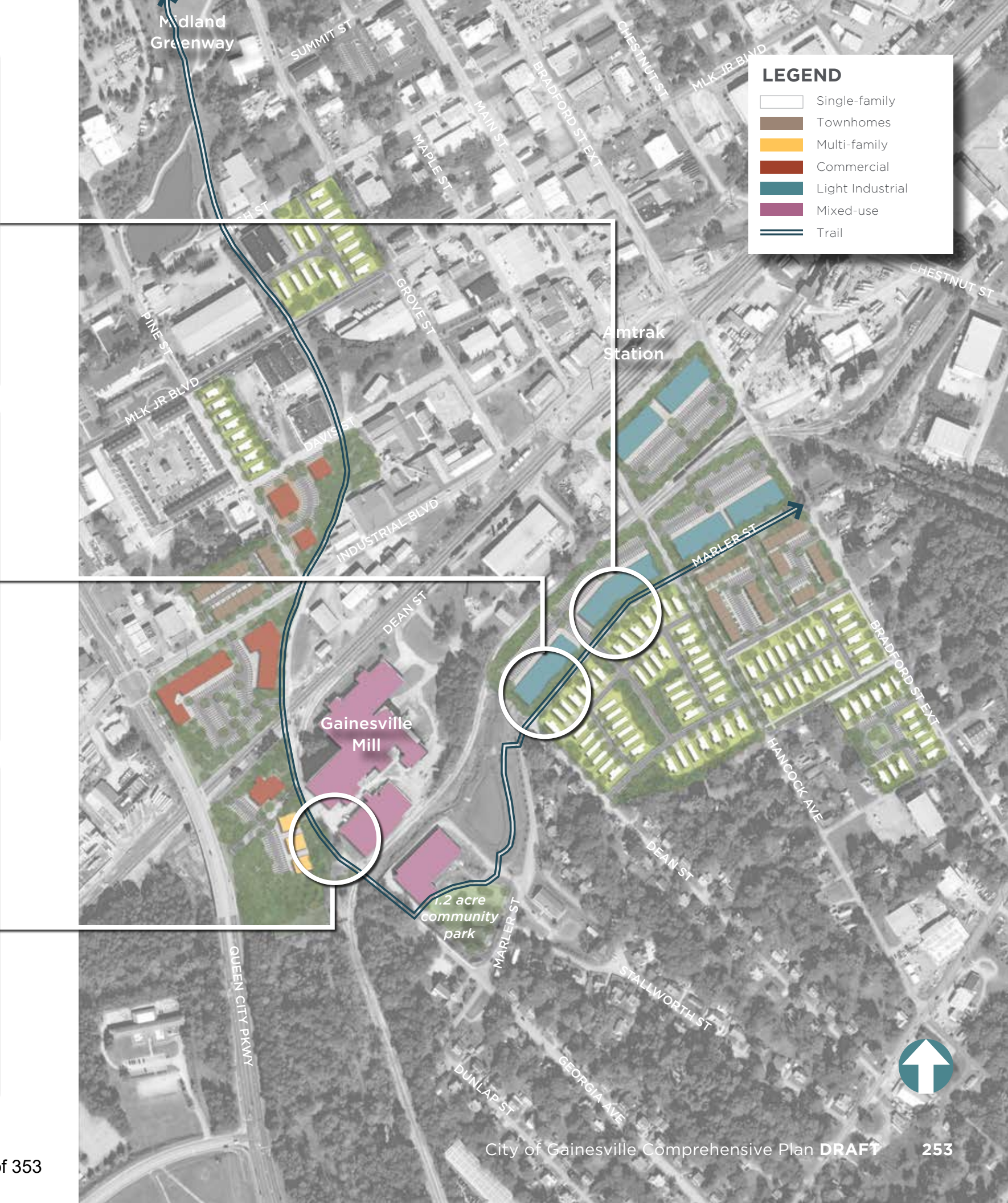
Commercial: 82,000 SF

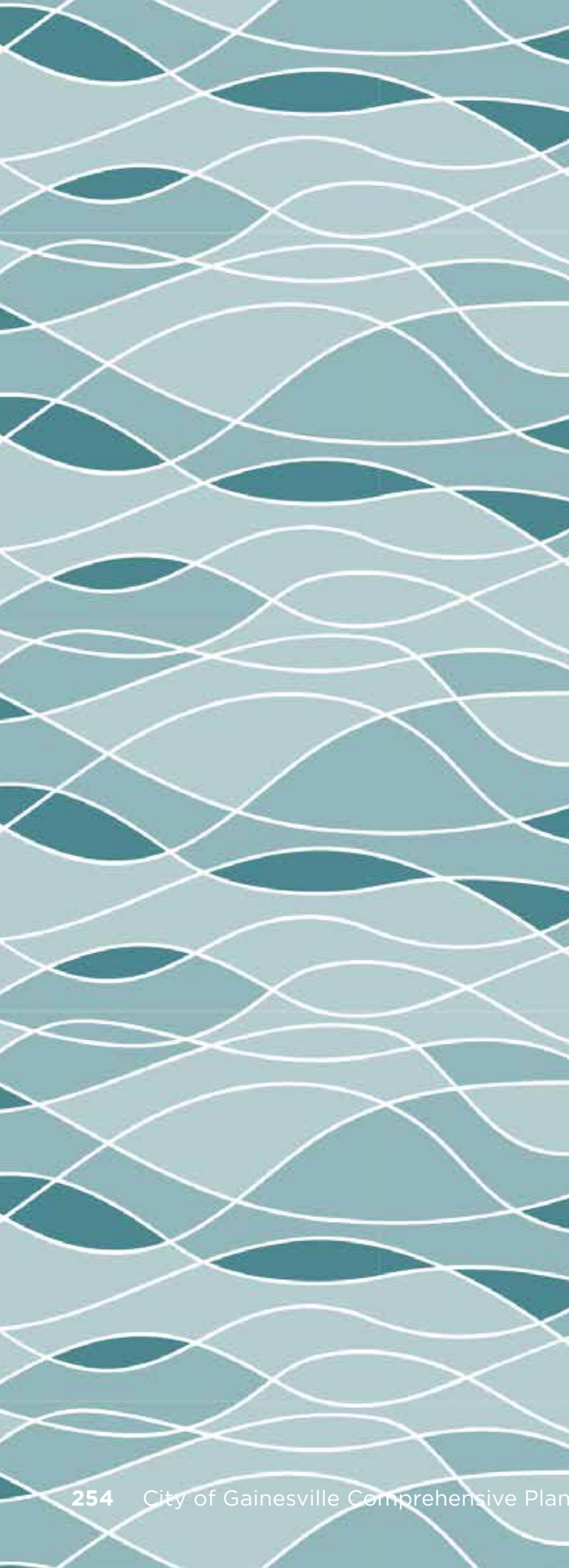
Light Industrial: 137,000 SF

Mixed-use: 443,000 SF

The rendered concept plan to the right and the 3-D perspectives that follow illustrate ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.







5 □

IMPLEMENTATION

Implementation Program

Community Work Plan

Capital Improvement
Element

IMPLEMENTATION PROGRAM



OVERVIEW

In order for the City of Gainesville to successfully implement this plan, they will need to bring together many people, organizations, and tools as available.

WHO IS INVOLVED?

CITIZENS

The citizens of Gainesville will be the top group involved in implementing this comprehensive plan. They are the end-user of every City action and project. Citizens come to public meetings and should have opportunities participate in planning processes. They, along with other groups, have the power to influence a City's direction with their votes and voices.

CITY STAFF & AGENCIES

Most public projects will be managed by the City of Gainesville's staff in various departments and agencies:

- City Manager's office;
- Community & Economic Development;
- Fire Department;
- Public Works;
- Parks & Recreation;
- Police Department; and
- Water & Resources.

Some projects may require the heavy use of staff time, instead of the use of funds.

ELECTED & APPOINTED OFFICIALS

Not only do elected officials vote to adopt local plans, they are important in the timeline and implementation of individual projects. Appointed officials (the Planning and Appeals Board, for example) can steer the direction of individual projects and provide the necessary tools for implementation.

The City of Gainesville has a number of boards and committees that the elected officials (Mayor and City Council) appoint local residents and stakeholders to serve:

- Airport Advisory Committee;
- Building Board of Appeals;
- Cemetery Committee;
- Chattahoochee Golf Course Advisory Committee;
- Chicopee Woods Area Park Commission;
- Ethics Committee;
- Friends of the Parks;
- Gainesville Convention & Visitors Bureau Advisory Board;
- Gainesville-Hall Development Authority;
- Gainesville Nonprofit Development Foundation;
- Gainesville Redevelopment Authority;
- Historic Preservation Commission;
- Housing Authority;
- Main Street Advisory Board;
- Metropolitan Planning Organization - Community Advisory Committee;
- Parks & Recreation Board;
- Planning & Appeals Board;
- Retirement Plan A Board;
- SPLOST VIII Citizens Review Committee; and
- Tax Allocation District (TAD) Advisory Committee.

REGIONAL & COMMUNITY PARTNERS

Regional and community partners may include non-profits, City committees, and commissions, agencies outside of Gainesville, schools, special interest groups, and advocacy groups. While not every project may warrant their participation, care should be taken to involve the appropriate groups when necessary to ensure a project’s success.

These regional and community partners may include the following organizations:

- Hall County;
- Hall Area Transit;
- Gainesville-Hall Metropolitan Planning Organization;
- Georgia Mountain Regional Commission (GMRC);
- Appalachian Regional Commission;
- GDOT;
- Gainesville City Schools;
- Hall County Schools;
- Greater Hall Chamber of Commerce;
- Existing and future Neighborhood Planning Units (NPU’s); and
- Neighborhood associations.

INTEREST GROUPS

Interest groups rally around common ideas. They work to advance goals, influence public policy, and provide advocacy for unheard voices. They may show up to community meetings to show support for ideas or to protest them. The City of Gainesville should make sure to include these groups as stakeholders as much as possible.

While not every City-led initiative may warrant their participation, care should be taken to involve the appropriate groups when necessary to address their goals and gain their support as this comprehensive plan is implemented. Examples of interest groups include, but are not limited to:

- Environmental groups;
- Economic interest groups;
- Religious organizations, including places of worship;
- Historic preservation groups;
- Advocacy groups;
- Business associations; and
- Arts and cultural organizations.

PRIVATE SECTOR

Many ideas set forth in this plan will require the participation from the private sector, mostly real estate developers.

FUNDING SOURCES

Total, the Community Work Program proposes over \$354 million of projects to be implemented over the next five years. Nearly 75% of this total is made up of public works and water projects alone. The majority of projects will receive some level of funding through Gainesville’s **general fund**. These revenues comes from taxes (property taxes, occupational taxes, alcohol and beverage taxes, and local option sales taxes, amongst others), permit and zoning fees, intergovernmental contracts, fines and forfeitures, cemetery lot sales, sales of assets, service charges, and investment earnings.

The City also collects revenues through the following **special revenue funds**:

- Community Service Center;
- Cemetery Trust;
- Confiscated assets;
- Operating grants;
- Hotel/motel tax fund;
- HUD grants;
- HUD revolving loan;
- Fire services fund;
- Land Bank Authority;
- Tax Allocation Districts;
- Impact fees; and
- Information technology fund.

Enterprise funds also contribute to the City’s annual budgets. Enterprise funds are self-supporting government funds that sell services to the public for a fee. The City utilizes funds from the following sources:

- Department of Water Resources;
- Solid Waste;
- Lee Gilmer Airport; and
- The Chattahoochee Golf Club.

The following outside sources have been identified to supplement the City’s government and enterprise funds (some are currently used, while others are recommended):

- **Community Development Block Grant program (CDBG).** This is a federal program generally available to metropolitan areas and urban counties and used for a variety of planning purposes (individual cities are not eligible on their own). In the past, communities across Georgia’s metropolitan areas have applied these to transportation and planning programs in the past. CDBG can be used for pre-development, site acquisition, site improvements, property acquisition, property rehabilitation, and first-time homebuyer assistance. CDBG funds can also be used for other purposes, such as the construction of public facilities, public services, and economic development activities. At least 70% of CDBG funds must be used for the benefit of low- and moderate-income households.
- **Community HOME Investment Program (CHIP).** The purpose of CHIP is to provide safe, decent, and affordable housing in Georgia by granting funds to city and county governments, public housing authorities, and nonprofits to rehabilitate owner-occupied homes, and build and renovate affordable single-family homes for sale to eligible homebuyers. The CHIP program does not provide direct assistance to individual homeowners and homebuyers.
- **Community Improvement Districts (CIDs).** CIDs are self-taxing districts on commercial and industrial properties that use funds to catalyze and lead infrastructure enhancements, capital projects and special programs to

encourage investment and economic development. Many of the state's CIDs have focused their capital programs on transportation projects, leveraging their funds as a source of local match funding and attracting state and federal funds that constitute the bulk of a project's resources.

- **Community Land Trust.** A community land trust is a governmental entity that acquires vacant, abandoned, or tax-delinquent properties and ultimately converts liabilities into productive assets. A community land trust is a non-profit organization that acquires, retains, and manages scattered parcels of land on behalf of the community with the intention of never reselling properties. A land trust can renovate and rent or sell a house to new lower-income households while retaining ownership of the land and granting the right to occupy the site through a ground lease. While the goal of a land trust is to have people build equity and have an ownership stake, there are restrictions placed on the resale value of the home. Coordination between the land banks and land trusts can lower land acquisition costs to rehabilitate homes and lessen the bureaucratic, legal, and market timing challenges.
- **Georgia Department of Community Affairs (DCA).** The DCA has a variety of resources to help communities fund projects and prepare for economic development:
 - **Redevelopment Fund (RDF).** Recognizing that redevelopment projects can be the most challenging economic and community development projects a local government may undertake, the RDF was created as a set-aside of Georgia's non-entitlement CDBG Program. The RDF provides local

governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs.

- **Downtown Development Revolving Loan Fund (DDRLF).** DDRLF assists cities, counties, and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas and adjacent historic neighborhoods. The maximum loan is \$250,000 per project.
- **Georgia Department of Natural Resources (DNR).** The state DNR has various grants and tax credit programs aimed at acquiring and conserving sensitive lands, protecting natural resources, creating and supporting parks and trails, and historic preservation.
- **Georgia Environmental Finance Authority (GEFA).** GEFA provides loans for water, wastewater, and solid waste infrastructure; manages energy efficiency and renewable energy programs; and manages and monitors state-owned fuel storage tanks.
- **Georgia Transportation Infrastructure Bank (GTIB).** This is a grant and low-interest loan program administered by the State Road and Tollway Authority (SRTA). Since inception, GTIB has provided over \$124 million in grants and loans to highly competitive transportation projects that have enhanced mobility in local communities throughout Georgia.
- **HOME Program.** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs.

Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

- **Intergovernmental Agreements (IGA).** Some recommendations and subsequent projects identified in this plan will require joint funding from the county in which the project is taking place.
- **Land and Water Conservation Fund (LWCF).** The LWCF is the United States' most important program to conserve irreplaceable lands and improve outdoor recreation opportunities throughout the nation. The program works in partnership with federal, state, and local organizations to protect land in our national parks, national wildlife refuges, national forests, national trails, and other public lands; to support state and local parks and playgrounds; to preserve battlefields and other historic and cultural sites; and to provide the tools that communities need to meet their conservation and recreation needs.
- **Local Maintenance Improvement Grants program (LMIG).** This GDOT-funded program provides assistance to local governments for maintenance and repair of streets off of the state system.

- **Regional Transportation Plan (RTP).** Gainesville is part of the Gainesville-Hall MPO, which as an active regional transportation plan that will fund transportation projects throughout the city.
- **Special Purpose Local Option Sales Taxes (SPLOSTs).** Used for capital projects, SPLOSTs come from the City's portion of the revenues received from dedicated sales taxes from Hall County.
- **Tax Allocation Districts (TADs).** A TAD is a specially defined area where local governments sell bonds in order to fund infrastructure and other redevelopment costs within the defined area. Currently, Gainesville has two TADs: one for Midland and another for the Westside.
- **Transportation Alternatives Program (TAP).** The current-day successor to previous funding programs promoting walking and bicycling infrastructure, including the Safe Routes to School program, the TAP program is focused on providing safe routes for non-motorized travel, including on- and off-street bicycle facilities and trails, access to public transportation and schools, and other planning and design efforts associated with these projects.

COMMUNITY WORK PLAN

PROJECT	2021	2022	2023	2024	2025
ADMINISTRATIVE SERVICES					
New Software Applications and Enhanced Systems - Investigate options and implement new software applications or improvements to existing software or systems for the following: Financial Software, Tax Billing/Collection, License Tracking, Payroll, Human Resources, Risk Management, City Intranet, and Municipal Court Solution		X		X	
OPEB Review - Establish long-term plan for funding an OPEB trust and include cost in annual budget	X	X			
Improve Network Security - Implement and improve solutions to improve the City's network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures	X	X	X	X	X
Modern-Day Technological Solutions - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary	X	X	X	X	X
CITY MANAGER'S OFFICE					
SDS Update - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities				X	
JAB Renovation - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations	X				
Recodification - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies	X	X			
MCR Upgrade - Upgrade the Municipal Court Room to replace outdated audio/visual equipment and add technology to improve efficiency of meetings	X	X			

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Administrative Services, HR	\$750,000	GF, IT Fund	
CFO	TBD	All Funds	
IT	\$250,000	All Funds	
IT	\$710,000	All Funds	
CMO, Consultant	\$40,000	GF	
CMO	\$5,000,000	GF	
CMO with assistance from all departments	\$50,000	GF	
CMO, Municipal Court, IT, Community Development	\$157,500	GF	

PROJECT	2021	2022	2023	2024	2025
CITY MANAGER'S OFFICE (CON'T)					
Digital Messaging - Enhance public messaging with the installation of digital message boards at the entrances of the Administration Building	X	X			
Municipal Election - Biennial election of public officials (Mayor/Council Members for City of Gainesville and Board of Education Members for the Gainesville City School System) and address referendum questions as needed		X		X	
Redistricting - Update voting/ward boundaries after census data is available		X	X		
Economic Development - Develop key property in Downtown and Midtown through coordination with interested third-parties.	X	X	X	X	X
Main Street Jail/City Midtown Block - Demolish the Main Street Jail and seek redevelopment opportunities.	X				
COMMUNICATIONS & TOURISM					
Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts	X	X	X	X	X
Main Street Program - Maintain Main Street designation	X	X	X	X	X
Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media	X		X		X
Increase Exposure - Produce council meeting videos, plus other videos/content highlighting various city services, departments, happenings, etc.	X	X	X	X	X
Greater Gainesville Sports Alliance - Establish the Greater Gainesville Sports Alliance. Create a marketing and execution plant o promote Gainesville as a premier destination for sports planners and enthusiast	X	X	X		
Redevelopment of Green Street Pool Site - redevelop as passive recreation area	X	X	X		
Launch New Website - Upgrade City's website to be more user friendly on front and back ends, implement City's new branding; feature refreshed, more engaging content.	X	X	X	X	X

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
CMO	\$15,000	GF	
CMO	"Varies from \$10,000 to \$20,000 per election"	GF	
CMO	\$35,000	GF	
CMO with assistance from all departments	Varies	TAD, Private Funding, EDF	
CMO with assistance from all departments	\$500,000	GF	
Communications & Tourism	\$125,000	HM	
Communications & Tourism	\$16,500	HM/Staff Time	
Public Relations	\$68,000	HM	
Public Relations	Staff Time	GF	
Public Relations	Staff Time	HM	
Convention and Visitors Bureau	2,200,000	GF, Grants, SPLOST	Transferrred to CVB as of 2022.
Public Relations	Staff Time	-	

PROJECT	2021	2022	2023	2024	2025
COMMUNITY DEVELOPMENT					
Fair Street Neighborhood - McDonald Street buffer project	X				
Downtown/Midland Streetscapes - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Midtown streetscapes along Main & Bradford Streets	X	X			
Midland Greenway Phase II - Complete Midtown Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements	X				
Midland Greenway Phase III - Continue construction of Midtown Greenway from Industrial Blvd. to Queen City Parkway including the Palmour Drive Connector / Airport Trail	X	X	X		
Midland Greenway Phase IV - Study feasibility and construction of Midtown Greenway east extension and the Norfolk Southern Depot Park	X	X	X	X	
Comprehensive Plan Update - Complete the 5-year update to the Comprehensive Plan	X				
Unified Land Development Code Update - Update the ULDC based on recommendations from the Comprehensive Planning process	X	X	X		
Local Historic Designation & National Register Updates - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates	X	X			
Infill Housing Strategy - Establish Land Bank Authority; economic incentives to assist in removal of slum/blight & dilapidated buildings; in-town/ downtown density bonuses	X	X	X		
Impact Fee/CIE Update - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time					X
Atlanta Highway Corridor Plan - Complete master plan for Atlanta Highway corridor	X	X			

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Special Projects & Private Contractor	\$60,000	CDBG	
Planning, Special Projects, PWD & DWR	\$1,000,000	GF, TE Funds, CDBG, Grants, Private Funds	
Special Projects, DWR, PWD, Parks/ Recreation, Private Contractor	\$1,100,000	GF, TE Funds, IF	
Special Projects, PWD, Parks/ Recreation	\$500,000	GF, Grant, IF	
Special Projects, PWD, Parks/ Recreation, GHMPO	\$1,000,000	GF, Grant, IF, TAD	
Planning, Consultant	\$150,000	GF	
Planning & Consultant	TBD	GF	
Special Projects, Consultant	\$20,000	GF, Grants	
Planning, Special Projects/ Neighborhood Development	Staff Time	GF, Grants	
Planning, Special Projects, Consultant	\$40,000	GF, IF	
Planning, Special Projects & CVIOG	\$30,000	GF	

PROJECT	2021	2022	2023	2024	2025
COMMUNITY DEVELOPMENT (CON'T)					
Create Quality Affordable Workforce Housing - Acquire property and/or construct single-family homes for homeownership by income-eligible persons	X				
Release an RFP for a Master Developer for Lakeshore Mall, Budgetel, and the Gainesville Mill area to begin the process of redeveloping these areas	X	X			
COMMUNITY SERVICE CENTER					
Funding Sources - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts	X	X	X	X	
Launch new WeGo Microtransit Vanpool Service within the City of Gainesville in 2020 and in Hall County in 2021. Sunset Dial-A-Ride Service in 2021.	X	X			
FIRE					
Traffic Preemption System - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response.	X	X			
Replacement rescue unit and equipment to replace current R-25		X	X	X	
Construct New Fire Station #5 - Construct a three (3) bay station to house a total of 15 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the northwest area of the City.		X			
Construct New Fire Station #6 - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the southeast area of the City.				X	
Engine 24 Replacement - Replacement of Engine 24	X				
Engine 23 Replacement - Replacement of fire engine 23		X			
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)					X

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Planning, Special Projects, Consultant	\$1,255,000	HOME, CHIP & CDBG Grants	
Planning	Staff Time	GF	
CSC	Staff Time	Grants, Private Funds	
HAT	\$975,000	Grants, IG CARES Act	
Fire	\$35,000	Fire Fund	
Fire	\$2,000,000	Fire Fund, IF	
Fire	\$4,800,000	SPLOST VIII & IF	
Fire	\$4,800,000	Fire Fund, SPLOST & IF	
Fire	\$740,000	Fire Fund & LP	
Fire	\$740,000	Fire Fund & LP	
Fire	\$430,000	Fire Fund, Grants, IF	

PROJECT	2021	2022	2023	2024	2025
FIRE (CON'T)					
Fire Station #5 in SE area (including land acquisition, architectural design/engineering & construction)		X	X		
Equip Fire Station #5 with one pumper truck			X	X	
Fire Station #6 in NW area (including land, architectural design & engineering & construction)					X
GOLF COURSE					
Golf Training & Introduction Program - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons.	X	X	X	X	X
Club House - Develop plans for a new or renovated Club House, to include area for cart storage.	X				
Range Renovations - Design and construct renovations to the driving range.		X	X		
Maintenance Building - Develop plans for a new or renovated maintenance building.	X	X			
Bent Grass Conversion - Convert course greens from Bent Grass to Champion Grass.			X	X	
Golf Course Drainage Improvement - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.	X				
HUMAN RESOURCES					
Perform a multi-year HR Audit - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of technology.	X	X	X	X	X
PARKS & RECREATION					
East Side Greenway (Midland to New Holland)	X				
Park Amenity Replacements - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.	X	X	X		

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Fire	\$5,450,000	Fire Fund, IF, SPLOST	
Fire	\$900,000	Fire Fund, IF	
Fire	\$5,450,000	Fire Fund, SPLOST	
Golf Course	\$50,000	GF	
Golf Course	\$315,000	GF, Tournament Proceeds	
Golf Course	\$500,000	GF, Fee Revenues	
Golf Course	\$175,000	GF, Tournament Proceeds	
Golf Course	\$500,000	GF, Private Donations	
Golf Course	\$12,000	GF, Friends of Chattahoochee	
HR	Staff/Legal Time \$5,000	GF	
Parks & Recreation	\$1,000,000	GF, IF, SPLOST, Grants	In Progress - CSX Transportation property appraised & offer made to CSX. City is considering options given CSX did not accept initial offer.
Parks & Recreation	\$100,000	FB, GF, SPLOST, Bonds, Grants	

PROJECT	2021	2022	2023	2024	2025
PARKS & RECREATION (CON'T)					
Flat Creek Multiuse Trail	X				
Park Restroom Renovations - Renovate & upgrade all park restroom facilities - Candler Fields & Longwood Park Tennis Courts (new)	X	X			
Rental Facilities Equipment Replacement - Chair and Table Replacements at all rental facilities	X	X			
Playground Replacement - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park , Lanier Point, and Longwood (Upper)	X	X			
Youth Athletic Complex - More field space is needed due to growth in youth athletics	X	X			
Park Trail Maintenance - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks	X	X	X	X	X
New Parks Master Plan - A 10-year update of the Parks Master Plan is needed.	X				
Dog Park - Addition of a off lease play area for dogs in the parks.				X	
Park Community Gardens - Study and construct at least one area for community gardens within park system	X		X		
Disc Golf Course - Study and construct a Disc Golf Course at Youth Athletic Complex			X		
Park Parking Lots - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler	X	X			
Frances Meadows Center Park Improvements - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes; construct outdoor pool addition for general and lap swimming	X	X	X	X	X

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Parks & Recreation	\$850,000	GF, IF, SPLOST, Grants	In Progress - Part of Central Hall Trail that links to Midtown Greenway. Georgia Recreational Trails Grant not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design.
Parks & Recreation	\$275,000	FB, GF, SPLOST, Bonds, Grants	
Parks & Recreation	\$75,000	FB, GF, SPLOST	
Parks & Recreation	\$350,000	FB, GF, SPLOST, Bonds	
Parks & Recreation	\$11,500,000	GF, IF, SPLOST, Grants	Construction to begin July 2022.
Parks & Recreation	\$150,000	GF, Private Donations	
Parks & Recreation	\$150,000	FB, GF	
Parks & Recreation	\$50,000	FB, GF, SPLOST, Bonds, Grants	
Parks & Recreation	\$10,000	FB, GF, Grants	
Parks & Recreation	\$22,000	FB, GF, SPLOST, Bonds, Grants	
Parks & Recreation	\$150,000	FB, GF	
Parks & Recreation	\$2,990,750	GF, IF, SPLOST, Grants	

PROJECT	2021	2022	2023	2024	2025
PARKS & RECREATION (CON'T)					
Skate Park - Construct a public skate park	X				
Civic Center Renovations Concept and Implementation - Customer service issue	X	X			
VSI Upgrades - Recreation management software upgrades	X				
Lanier Point Athletic Complex Improvements - Dugout, Landscaping, Building (windows, swings, etc.) & Pavilion, Playground, Batting Cages & Safety Netting, etc.	X	X	X		
City Park Baseball Concession & Restroom Building Replacement	X				
Park Signage - Match new City standard	X	X			
Midland Greenway Extension & Improvements	X	X	X	X	
Midland Greenway Lighting		X	X		
Recreation Center Planning - in new regional park at Allen Creek					X
Athletic Field Fencing - Refencing at City Park, Candler, and Lanier Point			X	X	
Competitive Swimming Timing System	X	X			
Lake Lanier Olympic Park - Park Improvements	X				

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Parks & Recreation	\$2,050,000	GF, IF	In Progress - New Skate Park added near Midtown Greenway. Opened March 2020. Added approximately 2 acres. Still waiting on security cameras, etc.
Parks & Recreation	\$936,000	FB, SPLOST	
Parks & Recreation	\$55,000	GF, FB	
Park & Recreation	\$725,000	GF, IF, SPLOST, Grants	New playground, & pavilion postponed to FY2023.
Park & Recreation	\$850,000	GF, FB	
Parks & Recreation	\$750,000	GF, FB	
Parks & Recreation	\$3,419,000	IF, FB, SPLOST, GF	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 ROW plans & Detailed Cost Estimate completed for all nine (9) parcels. GDOT gave "Notice to Proceed" with ROW acquisition which is in progress. Also studying feasibility of new train section, destination playground, new amphitheater/stage, splashpad, etc. for FY21-22
Parks & Recreation	\$200,000	GF, IF	Construction to begin in Fall 2022.
Parks & Recreation	\$15,000,000	GF, IF, SPLOST, Grants	Development identified as part of new regional park to accommodate growth.
Parks & Recreation	\$140,000	GF, FB	
Parks & Recreation	\$35,000	GF, FB	
Parks & Recreation	\$250,000	SPLOST	

PROJECT	2021	2022	2023	2024	2025
PARKS & RECREATION (CON'T)					
Frances Meadows Fitness Center Improvements		X			
Frances Meadows Pools Resurfaced					
Tennis Courts Resurfaced at Longwood and City Park	X				
Civic Center Security Cameras Replaced			X		
Civic Center Portico Added	X				
Sport Field Lighting Upgrades to LED		X	X		
New Maintenance Building			X		
Kenwood Playground Added	X				
Longwood Park					X
Myrtle Street Sports Field with lights		X			
Martha Hope Cabin Improvements		X	X		
POLICE					
Police Training Facility, Phase II - Construct Phase II of the police training facility which includes a shoot house, a training building with instructional classroom space, and indoor weapons training simulator	X	X			
Digital Alley Mobile Video (MVR) Camera System - Replace ten (10) antiquated VHS and DVD MVR systems with the new wireless download system to increase the number of systems currently deployed in the field, thereby increasing efficiency in storage, retrieval and download of data and decrease operational costs relating to MVRs	X	X			

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Parks & Recreation	\$75,000	GF, FB	
Parks & Recreation	\$300,000	GF, FB	
Parks & Recreation	\$35,000	GF, FB	
Parks & Recreation	\$55,000	GF, FB	
Parks & Recreation	\$150,000	GF, FB	
Parks & Recreation	\$695,000	GF, FB	
Parks & Recreation	\$100,000	GF, FB	
Parks & Recreation	\$45,000	GF, FB	
Parks & Recreation	\$2,253,350	GF, IF, SPLOST, Grants	New concept plan adding restrooms, festival field, pavilions, extra parking, etc.
Parks & Recreation	\$100,000	GF, FB	
Parks & Recreation	\$400,000	GF, IF	In conceptual phase. To accommodate the increase in rentals at the cabin as well as the continued growth of Youth Athletics and the need for additional parking in City Park.
Police	\$3,326,000	GF, LP, IG, SPLOST	
Police	\$56,000	GF, Grants	

PROJECT	2021	2022	2023	2024	2025
POLICE (CON'T)					
License Plate Recognition System (LPR) - Install LPR's in all 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 and tags and insurance violations	X	X	X	X	X
Firearms Simulator - Purchase a interactive firearms and less lethal training simulator for use in a classroom to enhance the officer in his/her ability with Officer presence, verbal skills, less lethal force options, and deadly force situations. This will also be used to educate the public regarding situations officers face while on patrol.	X	X			
Portable Radios - Replace officers' portable radios over a 5-year period. The current portable radios end of life is 12/31/19 as outlined by the manufacturer Motorola. At that time, this model and its replacement parts will no longer be built.	X	X	X	X	X
PUBLIC WORKS					
Lee Gilmer Airport Improvements - Undertake projects as recommended in the airport capital improvement plan.	X				
Road Improvement Programs - Conduct programs in accordance with the road maintenance plan to improve the 1,402.7 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubberizations and in-house paving program.	X	X	X	X	X
Sidewalk Improvements - Install sidewalks in accordance with the City's sidewalk improvement plan.	X	X	X	X	X
Thermoplastic Restriping - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates.	X	X	X	X	X
Citywide Traffic Calming - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses.	X	X	X	X	X
Interchange Beautification - New landscaping at Exit 20 (I-985 and Queen City Parkway).	X	X			

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Police	\$175,000	GF, IT Fund, Grants	
Police	\$90,000	GF, IT Fund, Grants	
Police	\$467,610	GF, IT Fund	
Airport	\$13,625,000	GF, Airport, GDOT, FAA, Grants	
Public Works Engineering, Streets, GDOT	\$13,625,000	GF, FB, IG, CIP, LMIG, GDOT	
Public Works Engineering	\$1,000,000	GF, Grants	
Traffic Engineering	\$50,000	GF, LMIG	
Traffic Engineering	\$220,000	GF	
Public Works Engineering	\$600,000	GF, Chamber of Commerce, Private Donations	

PROJECT	2021	2022	2023	2024	2025
PUBLIC WORKS (CON'T)					
Transportation Improvement Program - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.	X	X	X	X	X
Prior Street/Jesse Jewell Intersection Improvement - Add a southbound left turn lane on Prior at Jesse Jewell Parkway	X				
Park Hill Drive and South Enota Drive Intersection Improvements - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates	X				
Bradford and Washington Streetscapes - Make improvements to Bradford St from Washington St to Academy Street and Washington Street from E.E. Butler Parkway to Bradford Street	X				
Thermoplastic Crosswalk Improvements - Install decorative thermoplastic crosswalks at 5 intersections. E.E. Butler Parkway/Spring Street, E.E. Butler Parkway/Washington Street, Jesse Jewell Parkway/Bradford Street, Jesse Jewell Parkway/Main Street and Jesse Jewell Pkwy/West Academy Street	X				
E.E. Butler Parkway at MLK, Jr. Boulevard; Athens Street at MLK, Jr. Boulevard Intersection improvement		X			
Operations Manual - Develop operations manual for all Public Works divisions, including annual updates.	X	X	X	X	
Intelligent Transportation System Evaluation & Implementation to provide interconnectivity to GDOT - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website	X				
Intelligent Transportation System Intersection Improvements - Install Intelligent Transportation System at all major intersections within the City	X				

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Traffic Engineering	\$15,000,000	GF, FB, IG, CIP, GDOT, Grants	
Public Works Engineering	\$75,000	GF, GDOT	
Public Works Engineering	\$350,000	GF, GDOT	
Public Works Engineering	\$150,000	GF	
Public Works Engineering	\$350,000	GF	
Public Works Engineering	\$1,250,000	GF, FB, IG, CIP, GDOT, Grants	
Public Works Engineering	Staff Time	GF	
Traffic Engineering	\$175,000	GF	
Traffic Engineering	\$100,000	GF	

PROJECT	2021	2022	2023	2024	2025
PUBLIC WORKS (CON'T)					
Jesse Jewell Parkway at Auburn Avenue Intersection Improvement - add an eastbound Jesse Jewell Parkway right-turn lane.	X				
Browns Bridge Road at West End Avenue Intersection Improvement - add a westbound Browns Bridge Road right-turn lane.	X				
Jesse Jewell Pkwy at E.E. Butler Pkwy Intersection Improvement - extend the eastbound Jesse Jewell right-turn lane from the pedestrian bridge to E.E. Butler Parkway.	X				
Bridge Maintenance Program - Perform maintenance on the City's bridge infrastructures	X				
Asphalt Preservation Program - Utilize crack seal and other pavement preservation methods	X				
Roadway Beautification Program - Improve the condition and appearance of the Rights-of-ways and medians throughout the City	X	X			
Construct new Public Works Complex - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste	X				
Cemetery Expansion - Open additional section of Alta Vista Cemetery			X		
Green Hill Circle Connector - Extend Green Hill Circle to connect to Shallowford Road to improve traffic operations near along the Dawsonville Highway corridor.	X	X			
Green Street Study Implementation - Construct the improvements to Green Street identified in the Green Street Improvement Feasibility Study.	X	X	X	X	
City Park Roundabout - Design a roundabout at the intersection of Memorial Drive/Glenwood Drive/Prior Street	X	X	X	X	
Davis Street Extension - Extend Davis Street from its current terminus at Wills Street to Queen City Parkway.	X				
Oak Tree Drive/SR 60 Connector Improvements - Construct improvements along Oak Tree Drive and Riverside Drive.	X	X	X	X	
Upgrade MLK, Jr. Boulevard to a “complete street” focused on pedestrian improvements, from Queen City Parkway to E. E. Butler Parkway.			x		

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Traffic Engineering	\$140,000	GF	
Traffic Engineering	\$450,000	GF	
Traffic Engineering	\$280,000	GF	
Public Works Engineering	\$75,000	GF	
Public Works Engineering	\$25,000	GF	
Landscape Management	\$200,000	GF	
Public Works Engineering	\$8,000,000	GF, SPLOST	
Cemetery	TBD	CTF	
Public Works Engineering	TBD	SPLOST	
Public Works Engineering	TBD	GF	
Public Works Engineering	TBD	GF	
Public Works Engineering	TBD	CDGB	
Public Works Engineering	TBD	GF, GTIB, GDOT	
Public Works Engineering	TBD	GF, TAP, IF	

PROJECT	2021	2022	2023	2024	2025
PUBLIC WORKS (CON'T)					
Expand the Midland Greenway along the unused CSX interchange track right-of-way to connect to Fair Street Neighborhood and New Holland.			x		
Multi-Use Trail - Connect existing trail from Longwood Park along Pearl Nix Pkwy to Lakeshore Drive and connect to Lakeshore Mall.			x		
Multi-Use Trail - Connect existing Wilshire Trails along Pearl Nix Parkway to John W. Morrow, Jr. Parkway.		x			
Study traffic operation/signalization at the Enota Avenue and Virginia Avenue intersections to improve pedestrian safety.		x			
Assess prior Green Street/Park Hill Drive intersection improvement concepts for future applicability.			x		
Add connection to Linwood Nature Preserve off Crystal Drive/Springview Drive.					x
Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks/streetscapes, bike lanes, limited curb cuts, better lighting, and street trees.			x		
Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails.					x
Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway.		x			
Provide for better and safer pedestrian connections across John W. Morrow, Jr. Parkway, especially at the Pearl Nix Parkway intersection.		x			
Multi-Use Trail - Connect Midland Greenway to Lakeshore Mall through the proposed Budgetel redevelopment area.			x		
Add Pedestrian Crossing at the intersection of Queen City Parkway and Summit Street for trail connection from Midland Greenway to Budgetel redevelopment area (trail through Armour Street).				x	
Add sidewalks along Limestone Parkway.		x			

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Traffic Engineering	TBD	GF	
Traffic Engineering	TBD	GF	
Public Works Engineering	TBD	TBD	
Public Works Engineering	TBD	TBD	
Planning, Special Projects, PWD, Parks/Recreation	TBD	TBD	
Public Works Engineering	TBD	GF, Grants	
Traffic Engineering	TBD	TBD	
Special Projects, PWD, Parks/ Recreation	TBD	TBD	
Public Works Engineering	TBD	TBD	
Public Works Engineering	TBD	GF, Grants	

PROJECT	2021	2022	2023	2024	2025
PUBLIC WORKS (CON'T)					
Improve the street environment to enhance walkability at Jesse Jewell Parkway in New Holland.					x
Link Gainesville Mill to Midland Greenway via Phase III.				x	
Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.		x			
Trail connection at Mundy Mill.					x
Expand Dawsonville Highway to 3 lanes in each direction between Shallowford Road and Ahaluna Drive					x
Multi-Use Trail in Gainesville Mill village connecting Midland Greenway to existing trail on Marler Street to end of Marler Street.				x	
WATER RESOURCES					
Meter Maintenance Program - Continue program to replace aging water meters with new radio read meters and increase FlexNet coverage area.	X	X	X	X	X
Tank Maintenance Program - Annual maintenance of tanks within the water system, including inspection and painting.	X	X	X	X	X
Lift Station Improvement Program - Continue annual improvements on lift stations, as needed, to ensure capacity.	X	X	X	X	X
Water Treatment Plant Maintenance - Continue major maintenance projects at water treatment plants including electrical control upgrades.	X	X	X	X	X
Water Main Extension/Maintenance/Improvement - Continue extensions, maintenance and improvements of water mains as needed.	X	X	X	X	X
Water and Sewer Utility Relocations - Relocate water ad sewer mains as required by GDOT for transportation improvements.	X	X	X	X	X
Sanitary Sewer Extension/Maintenance/Improvement - Continue replacement and rehabilitation program of the sanitary sewer system.	X	X	X	X	X

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Public Works Engineering	TBD	TBD	
Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Planning, Public Works Engineering	TBD	GF, Grants	
Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
PW Engineering	TBD	GF, GDOT	
Special Projects, PWD, Parks/ Recreation	TBD	GF, TAP, IF	
Meter Services	\$4,750,000	Capital Project Fund	
Engineering & Construction Services	\$2,150,000	Capital Project Fund	
Engineering & Construction Services	\$7,500,000	Capital Project Fund	
Engineering & Construction Services	\$30,950,000	Capital Project Fund, GEFA	
Engineering & Construction Services	\$7,500,000	Capital Project Fund	
Engineering & Construction Services	\$24,350,000	Capital Project Fund & Bonds	
Engineering & Construction Services	\$7,500,000	Capital Project Fund	

PROJECT	2021	2022	2023	2024	2025
WATER RESOURCES (CON'T)					
Water Reclamation Facilities Improvements - Improvements at Linwood (replacing membrane system) and at Flat Creek, plus miscellaneous maintenance projects; Linwood discharge pipe, plus replacement of bar screen at Flat Creek.	X	X	X	X	X
Sewer System Extension Program - Continue extensions of sanitary sewer as needed.	X	X	X	X	X
Manhole Lining Rehabilitation/Improvements - Install manhole lining and other improvements to reduce inflow & infiltration.	X	X	X	X	X
Stormwater Planning - Conduct stormwater planning throughout the City to include identifying future capital projects, needed maintenance, and evaluation of funding sources.	X	X	X	X	X
Storm Drainage Improvement Program - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City as identified by staff and the Stormwater Capital Improvements Plan.	X	X	X	X	X
Water System Master Plan - Long range plan for improvements needed in the water distribution system and Water Treatment Plants.	X				
Wastewater System Master Plan - Long range plan for improvements needed in the wastewater collection system and Water Reclamation Facilities.	X				
Water Reclamation Facilities Improvements - Continue major maintenance projects at water reclamation facilities including electrical control upgrades.	X	X	X	X	X
Asset Management Implementation - Program to identify and track condition of DWR assets for comprehensive replacement/rehab schedule.	X	X	X	X	X
Athens Highway Sanitary Sewer Extension - Extension of the City's sanitary sewer collection system along the Athens Highway corridor.	X	X	X		
Squirrel Creek Sanitary Sewer Improvements - Replacement of the City's sanitary sewer lift station that serves the Thompson Bridge Road corridor.	X	X	X		

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Engineering & Construction Services	\$12,849,000	Capital Project Fund	
Engineering & Construction Services	\$1,250,000	Capital Project Fund	
Engineering & Construction Services	\$250,000	Capital Project Fund	
Stormwater	\$100,000	SPLOST	
Stormwater	\$4,900,000	SPLOST	
Engineering & Construction Services	\$800,000	Capital Project Fund	
Engineering & Construction Services	\$800,000	Capital Project Fund	
Engineering & Construction Services	\$34,800,000	Capital Project Fund, GEFA	
Engineering & Construction Services	\$1,500,000	Capital Project Fund	
Engineering & Construction Services	\$32,600,000	Capital Project Fund	
Engineering & Construction Services	\$26,400,000	Capital Project Fund	

PROJECT	2021	2022	2023	2024	2025
WATER RESOURCES (CON'T)					
IT Upgrades - Replacement and upgrade of Information Technology (IT) assets to ensure reliability and security of the Department's water and wastewater operations.	X	X	X	X	X
Flat Creek Watershed Improvements - Improvements to the Flat Creek Ecosystem from Banks Street to Parker Street.	X	X			

GF = General Fund
 HM = Hotel/Motel Fund
 SPLOST = Special Local Option Sales Tax
 CDBG = Community Development Block Grant
 IF = Impact Fee
 TAD = Tax Allocation District
 CHIP = Community HOME Investment Program
 LP = Lease Proceeds

FB = Future Bond
 IG = Intergovernmental funding
 TAP = Transportation Alternatives Program
 GDOT = Georgia Department of Transportation
 FAA = Federal Aviation Administration
 LMIG = Local Maintenance Improvement Grants
 GTIB = Georgia Infrastructure Transportation Bond
 GEFA = Georgia Environmental Finance Authority

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCE(S)	NOTES
Engineering & Construction Services	\$1,250,000	Capital Project Fund	
Engineering & Construction Services	\$3,100,000	Capital Project Fund	

CAPITAL IMPROVEMENT ELEMENT

To come after March 15, 2022

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APPENDIX

Report of
Accomplishments (2017-
2021)

Existing Conditions Data

Community Input Survey

Meeting Sign-in Sheets

REPORT OF ACCOMPLISHMENTS (2017-2021)

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ADMINISTRATIVE SERVICES					
New Software Applications and Enhanced Systems - Investigate options and implement new software applications or improvements to existing software or systems for the following: Financial Software, Tax Billing/Collection, License Tracking, Payroll, Human Resources, Risk Management, City Intranet, and Municipal Court Solution	X	X			
OPEB Review - Establish long-term plan for funding an OPEB trust and include cost in annual budget	X	X			
Improved Data/Records Management System - Investigate options and implement solution(s) for a records management system to include document imaging, electronic storage of records and automatic integration of applications that share data.	X	X			
Improve Network Security - Implement and improve solutions to improve the City's network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures	X	X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ADMINISTRATIVE SERVICES (CON'T)					
Modern-Day Technological Solutions - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary	X	X			
CITY MANAGER'S OFFICE					
SDS Update - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities	X	X			
JAB Renovation - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations			X		Budget constraints
Recodification - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies.			X		Budget constraints
Economic Development - Develop key property in Downtown and Midland through coordination with interested third-parties.		X			
Main Street Jail - Demolish the Main Street Jail and seek redevelopment opportunities.			X		Budget constraints
COMMUNICATIONS & TOURISM					
City Signage - Upgrade existing signage and install Primary, Secondary, Directional signage to better promote City attractions and facilities	X				
Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts	X	X			
Main Street Program - Maintain Main Street designation	X	X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
COMMUNICATIONS & TOURISM (CON'T)					
Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media		X			
TV18 Volunteer Opportunities - Offer job shadowing, training and internship opportunities to students and adults who would like to volunteer with TV18 productions				X	No longer applicable
Expand TV18 Viewer Base - Expand TV18 viewer base by using internet and server engines to carry locally produced video programs				X	No longer applicable
Increase TV18 Exposure - Produce mini-versions of TV18 shows and link them via the internet with various city/county department links				X	No longer applicable
COMMUNITY DEVELOPMENT					
Fair Street Neighborhood - McDonald Street buffer project			X		Budget constraints
Downtown/Midland Streetscapes - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Washington & Bradford streetscapes in Downtown, and (3) Midland streetscapes along Main & Bradford Streets		X			
Midland Greenway Phase II - Complete Midland Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements		X			
Midland Greenway Phase III - Continue construction of Midland Greenway from Industrial Boulevard to Queen City Parkway including the Palmour Drive Connector/ Airport Trail		X			
Midland Greenway Phase IV - Study feasibility and construction of Midland Greenway east extension and the Norfolk Southern Depot Park		X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
COMMUNITY DEVELOPMENT (CON'T)					
Unified Land Development Code Update - Update the ULDC based on recommendations from the Comprehensive Planning process			X		Budget constraints
Local Historic Designation & National Register Updates - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates			X		Budget constraints
Infill Housing Strategy - Evaluate the effectiveness of existing infill housing inventory and assessment standards		X			
Community Improvement District (CID) - Assist property owners along Browns Bridge Road establish the City's first CID to help redevelop this key gateway.				X	No longer applicable at the moment, may revisit at a later time
Impact Fee/CIE Update - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time.			X		Budget constraints; COVID-19
COMMUNITY SERVICE CENTER					
Senior Center Building - Expand the Senior Center, to include completing the design and planning for expansion	X				
Hall Area Transit Service Enhancements - Extend or reroute selected existing routes and create some new routes to connect central core with intown neighborhoods				X	No longer applicable
Hall Area Transit Shelter Art Project - Recruit local artists to participate in design competition for HAT Bus Shelters and Benches				X	No longer applicable
CSC Building - Make improvements to CSC Administrative Building on Prior Street to address energy efficiency issues, traffic congestion, ADA accessibility and linkage to Senior Life Center	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
COMMUNITY SERVICE CENTER (CON'T)					
Funding Sources - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts	X	X			
HAT Dial-A-Ride Buses - Purchase new Dial-A-Ride Buses in accordance with FTA regulations	X				Dial-A-Ride service was discontinued in 2021
HAT - Red Rabbit Buses - Purchase new Red Rabbit Buses in accordance with FTA regulations				X	Dial-A-Ride service was discontinued in 2021
FIRE					
Traffic Preemption System - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response			X		Delayed to wait for better implementation timeframe
Fire Station # 2 Replacement - Replace the existing Fire Station #2, to include demolition of existing station and construction of a four (4) bay station to house a total of 18 personnel. Apparatus would include one (1) engine company, one (1) rescue company, one (1) emergency medical response company, and one (1) HazMat response company	X				
Construct New Fire Station # 5 - Construct a three (3) bay station to house a total of 15 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the northwest area of the City			X		Budget constraints
Construct New Fire Station # 6 - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the southeast area of the City			X		Budget constraints
Fire Station # 7 Land Identification - Identify land for Fire Station # 7 in the southwest area of the City	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
Engine 23 Replacement			X		Budget constraints
Ladder Truck 24 Replacement - Replacement of Aerial Apparatus Ladder 24	X				
Tower 21 Replacement - Replacement of Aerial Apparatus Tower 21	X				
Fire Boat & Equipment - addition to the fleet (water rescue and equipment)			X		Postponed in favor of higher priority items
GOLF COURSE					
Golf Training & Introduction Program - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons		X			
Club House - Develop plans for a new or renovated Club House, to include area for cart storage		X			
Range Renovations - Design and construct renovations to the driving range			X		Budget constraints
Maintenance Building - Develop plans for a new or renovated maintenance building			X		Budget constraints; COVID-19
Bent Grass Conversion - Convert course greens from Bent Grass to Champion Grass			X		Budget constraints; COVID-19
Golf Course Drainage Improvement - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.		X			
HUMAN RESOURCES					
Perform a multi-year HR Audit - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of technology.	X	X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PARKS AND RECREATION					
Park Amenity Replacements - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.	X	X			
Park Restroom Renovations - Renovate & upgrade all park restroom facilities - City Park Tennis Courts, Candler Fields, DeSota Park, Longwood Park & tennis Courts, Wilshire Trails Park, and Roper Park	X	X			
Frances Meadows Splash Zone Renovations - Replace Pebbleflex in Splash Zone, as well as, some of the play fixtures and customer service amenities (chairs/tables/etc.)	X				
Rental Facilities Equipment Replacement - Chair and Table Replacements at all rental facilities			X		Budget constraints
Playground Replacement - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park, Lanier Point, and Longwood (Upper)		X			
Youth Athletic Complex - More field space is needed due to growth in youth athletics		X			
Park Trail Maintenance - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks	X	X			
Civic Center Boiler & Chiller Replacement - Systems maintenance issue	X				
New Strategic Parks and Recreation Operations Plan - A 5-year update is needed.	X				
New Parks Master Plan - A 10-year update of the Parks Master Plan is needed.			X		Budget constraints; COVID-19
Dog Park - Addition of a off-leash play area for dogs in the parks.			X		Budget constraints

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PARKS AND RECREATION (CON'T)					
Park Community Gardens - Study and construct at least one area for community gardens within park system			X		Budget constraints
Disc Golf Course - Study and construct a Disc Golf Course at Lanier Point Park			X		Budget constraints
Park Parking Lots - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler		X			
Frances Meadows Trails - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes			X		Budget constraints
Holly Park - Study proposed improvements to Holly Park for implementation	X				
Skate Park - Study and construct a public skate park	X	X			
Greenprint - Study and develop a community-wide greenspace plan that provides for pedestrian connectivity.	X				
Civic Center Parking Lot - Repave the existing parking lots at the Civic Center	X				
Re-caulking of Competition Pool at Frances Meadows - Maintenance issue	X				
Civic Center Re-roofing - Maintenance issue	X				
Civic Center Exterior Improvements - Painting & Front Porch Flooring	X				
Civic Center AV Upgrades - Customer service issue			X		Budget constraints
VSI Upgrades - Recreation management software upgrades		X			
Redevelopment of Green Street Pool Site - redevelop as passive recreation area			X		Budget constraints
Renovate “Pump House” (abandoned) at Linwood Nature Preserve - Education Center	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PARKS AND RECREATION (CON'T)					
Desota Park Court Renovations - Replace tennis and basketball courts	X				
Lanier Point Athletic Complex Improvements - Dugout, Landscaping, Building (windows, awnings, etc.), & Pavilion, Playground, Batting Cages, & Safety Netting, etc.			X		Postponed to 2023
City Park Baseball Concession and Restroom Building Replacement			X		Budget constraints
Frances Meadows Outdoor Pool Addition - for General and Lap Swimming			X		Budget constraints
Park Signage - Match New City Standard	X	X			
Midland Greenway Extension & Improvements		X			
Recreation Center Planning - In new regional park at Allen Creek			X		Development identified as part of new regional park to accommodate growth.
POLICE					
Police Training Facility, Phase II - Construct Phase II of the police training facility which includes an impound lot to replace the lot currently housed at the City Shop, a shoot house, a training building to conduct classroom instruction and an indoor driving simulator			X		Training facility for current and additional officers to be hired to accommodate expected growth & to meet police certification requirements has been delayed
Digital Alley Mobile Video (MVR) Camera System - Replace ten (10) antiquated VHS and DVD MVR systems with the new wireless download system to increase the number of systems currently deployed in the field, thereby increasing efficiency in storage, retrieval and download of data and decrease operational costs relating to MVR's		X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
POLICE (CON'T)					
License Plate Recognition System (LPR) - Install LPR's in all 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 and tags and insurance violations	X	X			
Firearms Simulator - Purchase a interactive firearms and less lethal training simulator for use in a classroom to enhance the officer in his/her ability with Officer presence, verbal skills, less lethal force options, and deadly force situations. This will also be used to educate the public regarding situations officers face while on patrol.		X			
Portable radios - Replace officer's portable radios over a 5 year period. The current portable radios end of life is 12/31/19 as outlined by the manufacturer Motorola. At that time, this model and it's replacement parts will no longer be built	X	X			
PUBLIC WORKS					
Lee Gilmer Airport Improvements - Undertake projects as recommended in the airport capital improvement plan	X	X			
Road Improvement Programs - Conduct programs in accordance with the road maintenance plan to improve the 140.8 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubbilization and in-house paving program	X	X			
Sidewalk Improvements - Install sidewalks in accordance with the City's sidewalk improvement plan	X	X			
Thermoplastic Restriping - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates	X	X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PUBLIC WORKS (CON'T)					
Citywide Traffic Calming - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses	X	X			
Interchange Beautification - New landscaping at Exit 20 (I-985 and Queen City Parkway).			X		Budget constraints
Transportation Improvement Program - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.					
Prior Street-Jesse Jewell Intersection Improvement - Add a southbound left turn lane on Prior at Jesse Jewell	X	X			
Park Hill Drive and South Enota Drive Intersection Improvements - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates	X				
Bradford and Washington Streetscape - Make improvements to Bradford Street from Washington Street to Academy Street and Washington Street from E.E. Butler Parkway to Bradford Street.			X		Budget constraints

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PUBLIC WORKS (CON'T)					
Thermoplastic Crosswalk Improvements - Install decorative thermoplastic crosswalks at 5 intersections. E.E. Butler Parkway/ Spring Street, E.E. Butler Parkway/ Washington Street, Jesse Jewell Parkway/ Bradford Street, Jesse Jewell Parkway/ Main Street and Jesse Jewell Parkway/West Academy Street.			X		Budget constraints
E.E. Butler Parkway at MLK Jr Boulevard; Athens Street at MLK Jr Boulevard Intersection improvement			X		Budget constraints
Green Street-Forensic Study - Investigate the current conditions and drainage of Green Street to determine future needs and possible solutions	X				
Downey Boulevard/Vine Street - Turn lane addition for intersection improvement	X				
Operations Manual - Develop operations manual for all Public Works divisions, including annual updates.	X	X			
Intelligent Transportation System Evaluation & Implementation to provide interconnectivity to GDOT - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website			X		Budget constraints
Intelligent Transportation System Intersection Improvements - Install Intelligent Transportation System at all major intersections within the City			X		Budget constraints
Cleveland Highway at Clarks Bridge Signal Improvements - Upgrade traffic signals and install pedestrian signals at the intersection of Cleveland Highway and Clarks Bridge Road	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
PUBLIC WORKS (CON'T)					
Jesse Jewell Parkway at Auburn Avenue Intersection Improvement - Add an eastbound Jesse Jewell right-turn lane			X		Budget constraints
Browns Bridge Road at West End Avenue Intersection Improvement - Add a westbound Browns Bridge right-turn lane.			X		Budget constraints
Bridge Maintenance Program - Perform maintenance on the City's bridge infrastructures.			X		Budget constraints
Asphalt Preservation Program - Utilize crack seal and other pavement preservation methods		X			
Roadway Beautification Program - Improve the condition and appearance of the Rights-of-ways and medians throughout the City		X			
Cemetery Free Grounds Memorial - Create a memorial for the approximately 1,200 unmarked graves located within the Alta Vista Cemetery	X				
Construct new Public Works Complex - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste			X		Budget constraints
Cemetery Expansion - Open additional section of Alta Vista Cemetery			X		Budget constraints
WATER RESOURCES					
Meter Maintenance Program - Continue program to replace aging water meters with new radio read meters and increase FlexNet coverage area.	X	X			
Tank Maintenance Program - Annual maintenance of tanks within the water system, including inspection and painting	X	X			
Lift Station Improvement Program - Continue annual improvements on lift stations, as needed, to ensure capacity	X	X			

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
WATER RESOURCES (CON'T)					
Cargill Sanitary Sewer Outfall Improvements - Replace/rehabilitate the sanitary sewer outfall from Cargill to eliminate surcharging manholes and Inflow & Infiltration; to be in conjunction with the Upper Flat Creek Watershed Improvements	X				
Flat Creek Ecosystem Improvements - Improvements to the Flat Creek Ecosystem, from Dorsey Street to near the Flat Creek WRF	X				
Riverside WTP Improvements - Improvements at Riverside Water Treatment Plant: hypochlorite generation (to replace chlorine), liquid lime system (to replace hydrated lime), and replacement of E&J Solids Press	X				
Water Treatment Plant Maintenance Program - Continue major maintenance projects at water treatment plants	X	X			
Water Main Extension/Maintenance/Improvement Program - Continue extensions, maintenance and improvements of water mains as needed (including Athens Street Transmission)	X	X			
Water & Sewer Utility Relocations - Relocate water & sewer mains as required by GDOT for transportation improvements	X	X			
Sanitary Sewer Replacement and Rehabilitation Program - Continue replacement and rehabilitation program of the sanitary sewer system	X	X			
Water Reclamation Facilities Improvements - Improvements at Linwood (replacing membrane system) and at Flat Creek, plus misc maintenance projects; Linwood discharge pipe, plus replacement of bar screen at Flat Creek.	X				

PROJECT	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
WATER RESOURCES (CON'T)					
Sewer System Extension Program - Continue extensions of sanitary sewer as needed	X	X			
High Street Storage Tank - Make improvements to the High Street ground storage tank valve & electrical system	X				
Manhole Lining Rehabilitation/Improvements - Install manhole lining & other improvements to reduce inflow & infiltration	X	X			
Stormwater Planning - Conduct stormwater planning throughout the City to include identifying future capital projects, needed maintenance, and evaluation of funding sources. Planning should specifically include a stormwater management plan for Midland.	X	X			
Storm Drainage Improvement Program - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City as identified by staff and the Stormwater Capital Improvements Plan	X	X			
Water System Master Plan - Long range plan for improvements needed in the water distribution system			X		
Wastewater System Master Plan - Long range plan for improvements needed in the wastewater collection system			X		

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EXISTING CONDITIONS DATA

Total Population

COMMUNITY	2010	2015	2019	AS % OF HALL (2019)	2010-2019	
					#	%
Gainesville	34,057	36,849	43,232	21.1%	9,175	26.9%
Braselton (portion)	1,704	2,116	2,827	1.4%	1,123	65.9%
Buford (portion)	981	1,079	1,176	0.6%	195	19.9%
Clermont	928	972	1,039	0.5%	111	12.0%
Flowery Branch	5,774	6,733	8,325	4.1%	2,551	44.2%
Gillsville (portion)	198	210	212	0.1%	14	7.1%
Lula (portion)	2,627	2,729	2,803	1.4%	176	6.7%
Oakwood	3,947	4,104	4,156	2.0%	209	5.3%
Rest Haven (portion)	30	31	33	0.0%	3	10.0%
Unincorporated Hall	129,787	137,422	140,638	68.8%	10,851	8.4%
Hall County	180,033	192,245	204,441	-	24,408	13.6%
White	27,203	28,387	30,798	-	3,595	13.2%
Habersham	43,061	43,792	45,328	-	2,267	5.3%
Banks	18,410	18,381	19,234	-	824	4.5%
Jackson	60,696	63,418	72,977	-	12,281	20.2%
Gwinnett	808,007	888,494	936,250	-	128,243	15.9%
Forsyth	176,723	211,250	244,252	-	67,529	38.2%
Dawson	22,328	23,369	26,108	-	3,780	16.9%
Lumpkin	30,282	31,285	33,610	-	3,328	11.0%

Source: US Bureau of the Census

Total Households

COMMUNITY	2000	2010	2019	2010-2019	
				#	%
Gainesville	34,057	36,849	43,232	3,066	29.9%
Hall County	47,389	60,691	64,352	16,963	35.8%
Oakwood	1,387	1,703	1,445	58	4.2%
Buford	3,687	4,508	5,003	1,316	35.7%
Flowery Branch	1,131	2,308	2,976	1,845	163.1%
Lula	680	960	1,012	332	48.8%
Clermont	256	331	340	84	32.8%
Gillsville	76	82	90	14	18.4%

Source: US Census Bureau, 2015-2019 data from the American Community

Average Household Size

COMMUNITY	2000	2010	2021	2010-2021	
				#	%
Gainesville	2.79	2.85	2.87	0.08	2.9%
Hall County	2.89	2.91	2.90	0.01	0.3%
Oakwood	2.58	2.37	2.40	-0.18	-7.0%
Buford	2.72	2.74	2.78	0.06	2.2%
Flowery Branch	2.56	2.51	2.61	0.05	2.0%
Lula	2.71	2.84	2.82	0.11	4.1%
Clermont	2.60	2.78	2.75	0.15	5.8%
Gillsville	2.47	2.87	2.83	0.36	14.6%

Source: US Census Bureau; 2021 data from ESRI forecasts

Age Distribution, Gainesville

AGE GROUP	2000	2010	2021	2000-2021
0 - 4	2,116	3,497	3,505	65.6%
5 - 13	3,254	4,953	5,954	83.0%
14 - 17	1,029	2,042	2,435	136.6%
18 - 24	3,854	4,481	4,528	17.5%
25 - 34	4,676	5,775	6,719	43.7%
35 - 44	3,140	4,320	5,483	74.6%
45 - 54	2,623	3,190	4,273	62.9%
55 - 64	1,678	2,656	3,828	128.1%
65 +	3,208	3,652	5,707	77.9%

Source: US Census Bureau; 2021 data from ESRI forecasts

Comparison of Age Distribution, 2021

AGE	GAINESVILLE	OAKWOOD	FLOWERY BRANCH	LULA	CLERMONT	GILLSVILLE	BUFORD	HALL COUNTY
0 - 17	28.0%	25.5%	25.6%	25.7%	19.4%	22.5%	27.1%	25.4%
18 - 64	58.5%	62.8%	61.9%	59.8%	60.7%	59.7%	59.5%	59.7%
65+	13.4%	11.7%	12.6%	14.5%	19.8%	17.8%	13.4%	14.9%

Source: ESRI forecasts

Educational Attainment of Population 25+

EDUCATIONAL ATTAINMENT	2021 ESTIMATE	PERCENT
No Schooling	50	0.2%
Less than High School	6,373	24.5%
High School Diploma or GED	7,076	27.2%
Some College	4,292	16.5%
Associates Degree	1,665	6.4%
Bachelors Degree	3,928	15.1%
Masters/Professional Degree	2,628	10.1%

Source: ESRI forecasts

Racial Composition

RACE/ ETHNICITY	CLERMONT	BUFORD	FLOWERY BRANCH	GILLSVILLE	LULA	OAKWOOD	GAINESVILLE	HALL
2010 CENSUS								
White	96.5%	66.2%	82.4%	98.3%	85.9%	71.9%	54.5%	74.1%
Black	0.9%	13.6%	8.4%	0.4%	7.5%	11.9%	14.9%	7.4%
American Indian	0.2%	0.3%	0.3%	0.0%	0.7%	0.6%	0.6%	0.5%
Asian	0.0%	2.8%	2.6%	0.0%	1.1%	2.1%	3.1%	1.8%
Pacific Islander	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%
Other	1.1%	14.5%	4.3%	0.0%	2.6%	10.7%	23.5%	13.9%
Mixed Race	0.9%	2.5%	2.0%	1.3%	2.1%	2.8%	3.1%	2.2%
Hispanic	2.0%	25.5%	13.3%	1.7%	5.3%	24.5%	41.6%	26.1%
2015-2019 AMERICAN COMMUNITIES SURVEY								
White	98.4%	68.5%	83.5%	98.5%	78.6%	70.2%	74.8%	85.6%
Black	0.0%	15.0%	8.1%	0.7%	12.0%	14.1%	15.5%	7.2%
American Indian	0.6%	0.2%	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%
Asian	0.0%	3.3%	2.2%	0.7%	2.8%	2.7%	2.2%	1.8%
Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%
Other	0.7%	10.3%	1.7%	0.0%	2.9%	6.3%	4.2%	3.0%
Mixed Race	0.3%	2.6%	4.5%	0.0%	3.8%	6.5%	3.0%	2.1%
Hispanic	3.1%	27.0%	8.7%	0.0%	6.9%	25.1%	40.7%	28.4%

Source: US Census Bureau, 2015-2019 data from the American Community

Household Income Levels, 2015-2019 ACS

INCOME LEVEL	HALL	GAINESVILLE	BUFORD	FLOWERY BRANCH	OAKWOOD	LULA	CLERMONT	GILLSVILLE
Total Households	64,352	13,314	5,003	2,976	1,445	1,012	340	90
< \$10,000	4.0%	5.4%	5.6%	4.0%	5.8%	4.3%	2.9%	6.7%
\$10,000 - \$14,999	3.5%	4.1%	3.4%	0.9%	4.5%	3.3%	2.9%	5.6%
\$15,000 - \$19,999	4.5%	5.8%	4.3%	3.7%	2.1%	5.8%	2.9%	2.2%
\$20,000 - \$29,999	9.0%	12.5%	12.9%	6.5%	11.1%	9.9%	10.0%	5.5%
\$30,000 - \$39,999	10.0%	13.6%	11.9%	7.2%	16.4%	14.3%	7.3%	15.5%
\$40,000 - \$49,999	8.1%	6.9%	4.9%	10.8%	11.9%	12.9%	7.3%	7.7%
\$50,000 - \$59,999	8.5%	9.4%	7.1%	5.9%	12.5%	3.7%	10.0%	10.0%
\$60,000 - \$74,999	10.4%	11.1%	7.8%	9.8%	10.0%	15.4%	11.5%	14.4%
\$75,000 - \$99,999	14.1%	9.7%	14.2%	14.8%	13.0%	16.5%	11.5%	17.8%
\$100,000 - \$124,999	9.5%	7.7%	9.2%	12.3%	4.4%	5.2%	11.8%	8.9%
\$125,000 - \$149,999	5.8%	4.1%	6.7%	10.6%	2.4%	4.8%	12.9%	3.3%
\$150,000 - \$199,999	6.2%	3.6%	7.9%	12.2%	1.8%	3.4%	3.5%	2.2%
\$200,000 +	6.3%	5.9%	4.2%	1.3%	4.2%	0.4%	5.3%	0.0%
Median Household Income	\$62,984	\$51,520	\$59,855	\$75,599	\$47,250	\$49,667	\$66,842	\$55,000
Average Household Income	\$86,265	\$74,033	\$78,904	\$83,257	\$65,783	\$61,081	\$81,849	\$59,000

Source: US Census Bureau, 2015-2019 data from the American Community

Personal Income, 2018-2019

COUNTY	2018	2019
Forsyth	\$62,230	\$63,864
Dawson	\$45,676	\$46,278
Hall	\$44,442	\$45,576
Jackson	\$42,762	\$43,508
Gwinnett	\$41,582	\$42,902
Lumpkin	\$37,666	\$38,450
Barrow	\$36,410	\$37,436
White	\$34,896	\$35,238
Banks	\$35,636	\$35,151
Habersham	\$34,122	\$34,831

Source: www.georgiadata.org

Derivation of Personal Income, 2017 (Dollars in Thousands)

	HALL COUNTY	
	#	%
Net Earnings by Place of Residence (POR)	\$5,414,860	64.9%
Plus Dividends, Interest, and Rent	\$1,460,409	17.5%
Plus Personal Current Transfer Receipts	\$1,472,365	17.6%
Total Personal Income by POR	\$8,347,634	100.0%
Wage and Salary Disbursements	\$4,374,962	72.1%
Supplements to Wages and Salaries	\$976,962	16.1%
Proprietor’s Income	\$717,557	11.8%
Earnings by Place of Work, Total	\$6,069,481	100.0%
Less Contributions for Government Social Insurance	\$640,800	-
Plus Adjustment for Residence	-\$13,821	-
Average Compensation Per Job, Dollars	\$58,517	-

Source: U.S. Bureau of Economic Analysis, 2019

Transfer Receipts in Personal Income, 2017

	HALL COUNTY
DISTRIBUTION OF TRANSFER TYPES (PERCENTAGE)	
Payment to Individuals	
Retirement/Disability Insurance Benefit	39.8
Medicare	26.4
Public Assistance Medical Care Benefit	12.4
Supplemental Security Income (SSI)	1.4
Earned Income Tax Credit (EITC)	3.5
Supplemental Nutrition Assistance Program (SNAP)	2.4
Other Income Maintenance	2.2
Unemployment Insurance	0.4
Veterans' Benefit	3.2
Transfer Receipts to Non-Profit Institutions	1.7
Retirement/Other Payments per Capita, Dollars	\$6,653
Income Maintenance per Capita, Dollars	\$701
Unemployment Insurance per Capita, Dollars	\$29
Transfer Receipts per Capita, Dollars	\$7,383
Transfer Receipts as a Percentage of Total Personal Income	17.6

Source: U.S. Bureau of Economic Analysis, 2019

Population Projections, 2025-2050

	2025	2030	2035	2040	2045	2050
Population	236,538	260,517	286,928	316,016	348,053	383,337

Housing Unit Types, 2015-2019 ACS

	HALL	GAINESVILLE	BUFORD	FLOWERY BRANCH	OAKWOOD	CLERMONT	LULA	GILLSVILLE
Total Units	73,135	15,514	5,431	3,363	1,804	391	1,209	105
Single-family, detached	71.9%	45.7%	66.5%	55.4%	28.0%	87.5%	77.4%	92.4%
Single-family, attached	3.1%	3.7%	6.8%	13.2%	17.7%	0.0%	1.3%	0.0%
Duplex	1.2%	2.5%	2.7%	3.1%	5.9%	0.0%	1.6%	0.0%
3-4 units	2.0%	5.3%	2.5%	3.6%	12.8%	0.0%	0.0%	0.0%
5-9 units	2.8%	10.6%	2.0%	4.2%	12.7%	0.0%	0.0%	0.0%
10 - 19 Units	4.0%	15.3%	1.1%	8.4%	9.9%	0.0%	0.0%	0.0%
20-49	1.7%	6.2%	1.2%	3.2%	6.6%	0.0%	0.0%	0.0%
50+	2.6%	8.3%	7.3%	3.5%	3.7%	0.0%	0.0%	0.0%
Mobile Home	10.7%	2.3%	10.0%	5.4%	2.7%	12.5%	19.7%	7.6%
Boat, RV, Van, other	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Housing Year Built, 2015-2019 ACS

	HALL	GAINESVILLE	BUFORD	FLOWERY BRANCH	OAKWOOD	CLERMONT	LULA	GILLSVILLE
Total Units	73,135	15,514	5,431	3,363	1,804	391	1,209	105
2014+	4.3%	7.9%	5.7%	12.7%	1.1%	0.5%	0.8%	0.0%
2010-2013	2.4%	2.6%	5.9%	4.2%	6.8%	1.8%	1.7%	1.9%
2000-2009	25.4%	18.6%	24.3%	57.4%	29.9%	40.4%	38.7%	7.6%
1990-1999	23.4%	20.1%	17.5%	11.8%	21.2%	17.4%	19.3%	9.5%
1980-1989	16.1%	14.8%	16.0%	5.4%	20.6%	6.4%	7.4%	16.2%
1970-1979	11.9%	10.6%	11.5%	2.5%	12.4%	8.2%	7.6%	15.2%
1960-1969	6.3%	8.5%	4.9%	1.7%	3.6%	2.8%	6.4%	9.5%
1950-1959	5.3%	8.9%	7.6%	1.5%	0.6%	5.9%	5.1%	15.2%
1940-1949	2.4%	4.1%	1.9%	1.3%	2.4%	0.0%	1.6%	9.5%
1939 or earlier	2.6%	4.0%	4.7%	1.5%	1.4%	16.6%	11.5%	15.2%

Heating Sources, 2015-2019 ACS

	HALL	GAINESVILLE	BUFORD	FLOWERY BRANCH	OAKWOOD	CLERMONT	LULA	GILLSVILLE
Total Units*	64,352	13,314	5,003	2,976	1,445	340	1,012	90
Gas (Utility)	29.3%	29.8%	54.1%	66.9%	9.1%	21.2%	18.5%	27.8%
Gas (Tank)	3.9%	1.8%	1.9%	1.8%	0.3%	5.9%	0.8%	3.3%
Electricity	65.2%	68.3%	43.0%	31.4%	90.0%	68.2%	79.4%	52.2%
Oil, Kerosene	0.1%	0.0%	1.0%	0.0%	0.0%	1.5%	0.0%	0.0%
Coal	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wood	1.0%	0.1%	0.0%	0.0%	0.0%	2.1%	1.3%	16.7%
Solar	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%
None	0.4%	0.1%	0.0%	0.0%	0.6%	0.6%	0.0%	0.0%

*Occupied Units

Housing Occupancy

	GAINESVILLE		HALL COUNTY	
	2010	2019	2010	2019
Total Housing Units	14,298	15,514	68,825	73,135
Occupied	86.7%	85.8%	88.2%	88.0%
Vacant	13.3%	14.2%	11.8%	12.0%
Vacancy Type				
For Rent	7.6%	37.0%	3.7%	14.7%
Rented, Not Occupied	0.1%	2.0%	0.1%	0.6%
For Sale	2.3%	2.0%	2.4%	8.8%
Sold, Not Occupied	0.1%	2.4%	0.3%	2.8%
Seasonal Use	0.6%	3.3%	2.0%	11.2%
For Migrant Workers	0.0%	0.0%	0.0%	0.3%
Other	2.6%	53.2%	3.3%	61.6%
Total Occupied	11,534	13,314	60,691	64,352
Owner Occupied	38.3%	41.8%	69.3%	69.5%
Owned, With Mortgage	27.1%	66.4%	51.4%	64.6%
Owned, Paid Off	11.3%	33.6%	17.9%	35.4%
Renter Occupied	61.7%	58.2%	30.7%	30.5%

Source: U.S. Bureau of the Census

Housing Ownership as Percent of Income, 2015-2019 ACS

	GAINESVILLE		HALL COUNTY	
	MORTGAGE	NO MORTGAGE	MORTGAGE	NO MORTGAGE
< 10%	7.0%	17.9%	5.9%	19.3%
10-14.9%	12.2%	7.9%	12.2%	6.5%
15-19.9%	14.8%	4.1%	13.5%	2.7%
20-24.9%	9.0%	1.4%	9.2%	2.0%
25-29.9%	6.3%	0.4%	6.4%	1.0%
30-34.9%	3.4%	0.0%	4.4%	0.6%
35-39.9%	3.0%	0.1%	2.5%	0.7%
40-49.9%	2.9%	0.6%	3.5%	0.7%
50% +	7.8%	0.8%	6.7%	1.4%
Not computed	0.0%	0.3%	0.3%	0.6%

Source: U.S. Bureau of the Census

Owner-Occupied Housing Units by Value, 2021

	2021 ESTIMATE	PERCENT
Total Owner-Occupied Housing Units	8,325	100.0%
<\$50,000	189	2.3%
\$50,000-\$99,999	316	3.8%
\$100,000-\$149,999	735	8.8%
\$150,000-\$199,999	1,584	19.0%
\$200,000-\$249,999	1,250	15.0%
\$250,000-\$299,999	876	10.5%
\$300,000-\$399,999	1,287	15.5%
\$400,000-\$499,999	920	11.1%
\$500,000-\$749,999	737	8.9%
\$750,000-\$999,999	207	2.5%
\$1,000,000-\$1,499,999	143	1.7%
\$1,500,000-\$1,999,999	58	0.7%
\$2,000,000+	23	0.3%
Median Value	\$255,051	
Average Value	\$331,273	

Source: ESRI forecasts

Vehicles Per Occupied Household (2015-2019)

	GAINESVILLE		HALL COUNTY	
Total Households	13,314	100.00%	64,352	100.00%
Owners				
0	88	0.7%	789	1.2%
1	1,373	10.3%	8,276	12.9%
2	2,428	18.2%	19,277	30.0%
3+	1,673	12.5%	16,355	25.5%
Renters				
0	1,236	9.3%	2,661	4.1%
1	4,071	30.6%	8,507	13.2%
2	2,048	15.4%	5,972	9.3%
3+	397	3.0%	2,515	3.9%

Source: American Community Survey

Rental Costs, 2015-2019 ACS

	GAINESVILLE	HALL COUNTY
With Cash Rent	98.9%	94.7%
< \$100	0.0%	0.0%
\$100-\$199	0.4%	0.2%
\$200-\$299	3.4%	1.6%
\$300-\$399	1.2%	0.7%
\$400-\$499	4.1%	2.7%
\$500-\$599	3.3%	5.0%
\$600-\$699	7.2%	6.0%
\$700-\$799	8.3%	10.3%
\$800-\$899	15.9%	13.1%
\$900-\$999	14.2%	12.2%
\$1,000-\$1,249	23.6%	22.9%
\$1,250-\$1,499	9.8%	10.7%
\$1,500-\$1,999	4.2%	5.6%
\$2,000-\$2,499	1.3%	1.4%
\$2,500-\$2,999	0.3%	0.3%
\$3,000-\$3,499	1.6%	1.2%
\$3,500 +	0.4%	0.7%
No Cash Rent	1.1%	5.3%

Source: U.S. Bureau of the Census

Cost-Burdened Households by Tenure

	2009	2019
Cost-Burdened	33.5%	25.1%
Renter Cost-Burdened	49.3%	38.8%
Owner Cost-Burdened	27.0%	20.2%
Severely Cost-Burdened	12.2%	12.4%
Renter Severely Cost-Burdened	19.8%	21.9%
Owner Severely Cost-Burdened	9.1%	9.0%

Employment by Industry, 2021

INDUSTRY	U.S.	GAINESVILLE		HALL COUNTY	
	%	%	LQ	%	LQ
Total	100.0%	19,377	-	97,029	-
Manufacturing	9.9%	25.2%	2.38	20.4%	1.92
Construction	7.1%	10.0%	1.35	8.7%	1.18
Wholesale Trade	2.5%	3.2%	1.28	3.9%	1.56
Utilities	0.9%	1.0%	1.11	1.1%	1.22
Real Estate/Rental/Leasing	1.9%	2.1%	1.00	1.9%	0.90
Management of Companies	0.1%	0.1%	1.00	0.0%	0.00
Admin/Support/Waste Management	3.7%	3.9%	1.00	3.8%	0.97
Transportation/Warehousing	5.1%	4.6%	0.98	5.1%	1.09
Accommodations/Food Services	5.9%	5.5%	0.98	4.9%	0.88
Retail Trade	10.7%	9.3%	0.96	11.6%	1.20
Other Services (Excluding Public)	4.5%	4.3%	0.93	4.5%	0.98
Agriculture/Forestry/Fishing	1.3%	1.2%	0.92	1.0%	0.77
Arts/Entertainment/Recreation	1.5%	1.2%	0.75	1.0%	0.62
Healthcare/Social Assistance	14.8%	11.0%	0.73	11.1%	0.74
Educational Services	9.3%	6.4%	0.66	7.9%	0.81
Finance/Insurance	5.2%	2.9%	0.59	3.3%	0.67
Public Administration	5.2%	2.8%	0.58	3.1%	0.65
Information	1.8%	1.0%	0.56	1.3%	0.72
Professional/Scientific/Tech	8.3%	4.4%	0.54	5.4%	0.66
Mining, Quarrying, Oil & Gas	0.4%	0.0%	0.00	0.0%	0.00

Source: ESRI forecasts

Occupations by Sector, 2021

INDUSTRY	U.S.	GAINESVILLE		HALL COUNTY	
	%	%	LQ	%	LQ
Total	100.0%	19,377	-	97,029	-
White Collar	63.1%	46.3%	0.75	54.4%	0.88
Arts/Design/Entertainment	1.9%	2.3%	1.28	1.6%	0.89
Business/Financial	6.1%	4.8%	0.94	4.4%	0.86
Sales and Sales Related	9.3%	8.7%	0.90	10.7%	1.10
Community/Social Service	1.9%	1.5%	0.83	1.2%	0.67
Healthcare Practitioner	6.8%	5.2%	0.83	5.7%	0.90
Office/Administrative Support	11.2%	9.9%	0.74	10.6%	0.80
Management	11.8%	7.0%	0.69	9.9%	0.97
Education/Training/Library	6.1%	3.8%	0.59	5.9%	0.92
Legal	1.2%	0.7%	0.58	0.5%	0.42
Architecture/Engineering	1.9%	0.9%	0.45	1.2%	0.60
Life/Physical/Social Sciences	1.1%	0.4%	0.44	0.6%	0.67
Computer/Mathematical	3.9%	1.0%	0.33	2.1%	0.70
Blue Collar	21.8%	40.7%	1.90	33.6%	1.57
Production	5.2%	17.4%	2.95	12.8%	2.17
Transportation/Material Moving	7.9%	11.6%	1.90	10.5%	1.72
Construction/Extraction	5.2%	7.4%	1.37	6.4%	1.19
Installation/Maintenance/Repair	2.9%	3.5%	1.13	3.3%	1.06
Farming/Fishing/Forestry	0.6%	0.8%	1.00	0.5%	0.62
Services	15.1%	13.0%	0.77	12.0%	0.71
Building Maintenance	3.3%	4.2%	1.08	3.7%	0.95
Healthcare Support	3.5%	2.6%	0.96	2.3%	0.85
Food Preparation/Serving	4.3%	3.9%	0.89	3.4%	0.77
Personal Care/Service	1.8%	1.7%	0.47	1.3%	0.36
Protective Service	2.1%	0.6%	0.27	1.2%	0.55

Source: ESRI forecasts

Labor Force Adult Participation Rate, 2021

COMMUNITY	16+	16-24	25-54	55-64	65+
Gainesville	62.7%	60.2%	78.3%	67.5%	17.0%
Hall County	62.5%	58.4%	79.9%	68.1%	15.7%
Buford	69.3%	70.7%	84.3%	69.6%	22.6%
Clermont	60.4%	57.1%	83.1%	69.8%	11.7%
Flowery Branch	68.0%	64.6%	85.1%	68.1%	15.1%
Lula	61.6%	59.9%	75.8%	59.3%	26.9%
Oakwood	65.9%	56.4%	82.2%	71.9%	10.2%
Gillsville	59.0%	80.0%	76.3%	60.5%	8.9%

Source: US Census Bureau; 2021 data from ESRI forecasts

Commuting Patterns

RESIDENCE OF HALL COUNTY EMPLOYEES	#	%	WORKPLACE OF HALL COUNTY LABOR FORCE	#	%
Hall County	55,865	66.3%	Hall County	55,865	67.5%
Gwinnett County	7,792	9.3%	Gwinnett County	10,139	12.3%
Jackson County	3,613	4.3%	Fulton County	3,301	4.0%
Habersham County	2,287	2.7%	Forsyth County	2,838	3.4%
Forsyth County	2,236	2.7%	Jackson County	2,423	2.9%
Lumpkin County	2,140	2.5%	DeKalb County	980	1.2%
Banks County	1,669	2.0%	Lumpkin County	935	1.1%
White County	1,662	2.0%	Dawson County	917	1.1%
Barrow County	1,396	1.7%	Habersham County	801	1.0%
DeKalb County	1,185	1.4%	White County	726	0.9%

Source: U.S. Bureau of the Census

Employees, Age 16+ by Industry

INDUSTRY	2021 ESTIMATE	PERCENT
Total	19,378	100.0%
Agriculture/Forestry/Fishing	235	1.2%
Mining/Quarrying/Oil & Gas	6	0.0%
Construction	1,942	10.0%
Manufacturing	4,892	25.2%
Wholesale Trade	615	3.2%
Retail Trade	1,795	9.3%
Transportation/Warehousing	889	4.6%
Utilities	188	1.0%
Information	186	1.0%
Finance/Insurance	563	2.9%
Real Estate/Rental/Leasing	409	2.1%
Professional/Scientific/Tech	850	4.4%
Management of Companies	10	0.1%
Admin/Support/Waste Management	750	3.9%
Educational Services	1,246	6.4%
Health Care/Social Assistance	2,139	11.0%
Arts/Entertainment/Recreation	234	1.2%
Accommodation/Food Services	1,068	5.5%
Other Services (Excluding Public)	826	4.3%
Public Administration	534	2.8%

Source: ESRI forecasts

Employees, Age 16+ by Occupation

OCCUPATION	2021 ESTIMATE	PERCENT
Total	19,378	100.0%
White Collar	8,976	46.3%
Management	1,360	7.0%
Business/Financial	937	4.8%
Computer/Mathematical	195	1.0%
Architecture/Engineering	173	0.9%
Life/Physical/Social Sciences	81	0.4%
Community/Social Service	285	1.5%
Legal	141	0.7%
Education/Training/Library	745	3.8%
Arts/Design/Entertainment	447	2.3%
Healthcare Practitioner	1,007	5.2%
Sales and Sales Related	1,690	8.7%
Office/Administrative Support	1,915	9.9%
Blue Collar	7,833	40.7%
Farming/Fishing/Forestry	153	0.8%
Construction/Extraction	1,425	7.4%
Installation/Maintenance/Repair	682	3.5%
Production	3,381	17.4%
Transportation/Material Moving	2,242	11.6%
Services	2,519	13.0%
Healthcare Support	502	2.6%
Protective Service	115	0.6%
Food Preparation/Serving	761	3.9%
Building Maintenance	820	4.2%
Personal Care/Service	321	1.7%

Source: ESRI forecasts

Consumer Spending, 2021

SECTOR	\$	INDEX
APPAREL & SERVICES		
Total Spent	\$27,542,339	-
Average Spent	\$1,924	-
Spending Potential Index	-	91
EDUCATION		
Total Spent	\$20,029,745	-
Average Spent	\$1,399	-
Spending Potential Index	-	81
ENTERTAINMENT/RECREATION		
Total Spent	\$39,948,639	-
Average Spent	\$2,791	-
Spending Potential Index	-	86
FOOD AT HOME		
Total Spent	\$71,012,049	-
Average Spent	\$4,961	-
Spending Potential Index	-	91
FOOD AWAY FROM HOME		
Total Spent	\$49,588,699	-
Average Spent	\$3,464.35	-
Spending Potential Index	-	91
HEALTHCARE		
Total Spent	\$78,834,191	-
Average Spent	\$5,507	-
Spending Potential Index	-	88
HOUSEHOLD FURNISHINGS & EQUIPMENT		
Total Spent	\$28,279,650	-
Average Spent	\$1,976	-
Spending Potential Index	-	88

Source: ESRI forecasts

SECTOR	\$	INDEX
PERSONAL CARE PRODUCTS & SERVICES		
Total Spent	\$11,466,594	-
Average Spent	\$801	-
Spending Potential Index	-	89
SHELTER		
Total Spent	\$253,504,601	-
Average Spent	\$17,710	-
Spending Potential Index	-	88
SUPPORT PAYMENTS/CASH CONTRIBUTIONS/GIFTS IN KIND		
Total Spent	\$29,407,790	-
Average Spent	\$2,054	-
Spending Potential Index	-	86
TRAVEL		
Total Spent	\$29,921,951	-
Average Spent	\$2,090	-
Spending Potential Index	-	83
VEHICLE MAINTENANCE & REPAIRS		
Total Spent	\$14,533,571	-
Average Spent	\$1,015	-
Spending Potential Index	-	92

Commercial Real Estate by Type (millions of SF)

	GAINESVILLE	GAINESVILLE'S % OF HALL COUNTY	HALL COUNTY
MULTI-FAMILY			
Units	6,644	63%	10,520
Buildings	74	49%	152
RETAIL			
Square Feet	5,732,984	50%	11,400,000
Buildings	482	44%	1,096
OFFICE			
Square Feet	3,488,554	68%	5,100,000
Buildings	403	66%	615
INDUSTRIAL			
Square Feet	10,318,413	35%	29,900,000
Buildings	282	34%	832
FLEX			
Square Feet	437,940	22%	2,000,000
Buildings	45	28%	159
HOSPITALITY			
Square Feet	550,201	64%	858,962
Buildings	14	64%	22
HEALTHCARE			
Square Feet	1,947,375	54%	3,592,756
Buildings	13	45%	29
SPECIALTY			
Square Feet	801,814	27%	2,952,835
Buildings	37	27%	139
Total Square Feet	23,283,925	42%	55,815,073
Total Commercial Buildings	1,350	44%	3,044

Source: CoStar

Development Pipeline (2021)

PROJECT NAME	PROPERTY TYPE	STATUS	ADDRESS	AREA (SF)	# OF UNITS	YEAR BUILT
-	Flex	Under Construction	990 Chestnut Street	38,000		2021
-	Industrial	Under Construction	2380 Monroe Drive	30,000		2021
-	Multi-family	Under Construction	1520 Bluff Valley Circle	13,230	9	2021
Solis Gainesville	Multi-family	Under Construction	110 Jesse Jewell Parkway	270,000	223	2022
Walton Harbor	Multi-family	Under Construction	320 Tower Heights Road	160,000	160	2022
Tidal Wave Auto Spa	Retail	Under Construction	1445 McEver Road	2,500		2022
Courtyard Gainesville	Hospitality	Under Construction	111 Green Street	25,600		2023
-	Retail	Proposed	1700 Dawsonville Highway	25,000		2022
Home2Suites by Hilton	Hospitality	Proposed	839 Jesse Jewell Parkway	35,343		2023
-	Retail	Proposed	1979 Jesse Jewell Parkway	19,000		2023
Tru by Hilton Gainesville	Hospitality	Proposed	839 Jesse Jewell Parkway	34,531		205

Source: CoStar

COMMUNITY INPUT SURVEY

The Georgia Department of Community Affairs (DCA) requires each of its cities and counties to create and update a comprehensive plan every 5 to 10 years. Gainesville completed its last comprehensive plan in 2017. The Gainesville comprehensive plan update will address the community’s vision, policies, and goals based on existing conditions and community input. A new community work program for Gainesville will be established with short- and long-term implementation items.

It’s an exciting time for Gainesville, and we want your input! Thank you for taking the time to share what is important to you about the future of YOUR city. This survey will help the Planning Team understand local issues and opportunities, and make sure the plan best reflects your interests. Your input is important to ensure a successful plan.

1. Which of the statements below best describes you? (Check all that apply.)
- ☐ I live in the City of Gainesville.

☐ I live elsewhere in Hall County

☐ I work in the City of Gainesville.

☐ I work elsewhere in Hall County

☐ I live and work outside of Hall County, but I visit Gainesville occasionally.

☐ None of these apply to me (please explain) _____
2. What one word would you use to describe Gainesville today?
3. What one word best describes what you would like to see Gainesville be tomorrow?
4. How would you rate the quality of life in Gainesville?
- ☐ Excellent

☐ Very Good

☐ Good

☐ Fair

☐ Poor

5. What do you think are the top five (5) most important goals for the City of Gainesville in the near and long-term future? Please select only up to five (5).
- ☐ Land use and zoning

☐ Transportation and accessibility

☐ Redevelopment

☐ Walkability and bikeability

☐ Maintaining the quality of city services (fire, police, public works)

☐ Expanding retail options

☐ Quality housing options

☐ Expanding job opportunities

☐ Affordable housing options

☐ Increasing cultural activities

☐ Increasing safety and security

☐ Broadband availability

☐ Maintenance of parks, recreation, and open space

☐ Historic preservation
6. Of the items listed above, which of the following do you feel need the most improvement? Check all that apply.
- ☐ Land use and zoning

☐ Walkability

☐ Redevelopment

☐ Bikeability

☐ City services (fire, police, public works)

☐ Retail options

☐ Quality housing options

☐ Job opportunities

☐ Affordable housing options

☐ Cultural activities

☐ Safety and security

☐ Broadband availability

☐ Parks, recreation, and open space

☐ Historic preservation

☐ Transportation and accessibility

☐ None of these need improvement

7. People often have concerns relating to how their city is growing or changing and the impacts of those changes. How concerned are you about the items listed below as it relates to Gainesville?

	VERY CONCERNED	CONCERNED	SOMEWHAT CONCERNED	NOT AT ALL CONCERNED	NEUTRAL OR N/A
Accessibility and condition of transportation options (roadways, sidewalks, bike facilities, trails etc)					
Protection and conservation of natural resources (wetlands, plant and animal habitats, etc)					
Recreation activities and opportunities for all ages					
Creating a sense of place and a strong community atmosphere					
Cost of living (housing, food, taxes, other expenses)					
Ease of access to basic needs (fresh food, medical care, etc)					
Job opportunities for all					
Availability of housing for people of all ages, incomes, and needs					

8. How important are the following items in terms of future development in Gainesville?

	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT
Development and design regulations			
Re-use of existing buildings and developments			
Redevelopment of blighted areas			
Job creation			
Transportation network improvements			
Walkability and/or bikeability			
Access to parks and greenspace			
Diversity of businesses			
Diversity of housing			
Housing affordability			
Sustainability			
Historical preservation			

9. Do you have any BIG IDEAS for Gainesville? If so, what are they?

10. How satisfied are you with the overall transportation network in Gainesville?
- ☐ Very dissatisfied
 - ☐ Dissatisfied
 - ☐ Neutral
 - ☐ Satisfied
 - ☐ Very satisfied

11. What do you believe to be the number-one greatest transportation issue in Gainesville? Give specific examples, if needed.

12. If you enjoy walking and biking to destinations within the city, which of the following would prevent you from walking or biking as much as you would like? Check all that apply.
- ☐ Where I want to go is too far.
 - ☐ There is no sidewalk or bicycle facility near me, or what is available is not suitable.
 - ☐ Walking/riding along the street is uncomfortable due to the amount of traffic.
 - ☐ There is no direct route and I would have to walk or bike far out of my way.
 - ☐ It is difficult to cross the street safely.
 - ☐ I am a person with mobility issues, or cannot walk or bike due to other reasons.
 - ☐ None of these apply to me.

13. What types of transportation improvements would you most like to see along the city’s major roadways?
- ☐ Bike lanes
 - ☐ Improved traffic flow
 - ☐ Sidewalks
 - ☐ Streetscape upgrades (lighting, street trees, enhanced crosswalks, etc)
 - ☐ Landscaped medians
 - ☐ Signage
 - ☐ Other (please specify)
 - ☐ None of these

14. Please indicate the condition you believe Gainesville’s existing infrastructure to be?
- Excellent = Nearly perfect, no changes needed.
- Satisfactory = Good, needs some minor fixes.
- Fair = Fine, but there is much room for improvement.
- Poor = Terrible condition, needs to be fixed ASAP.

	EXCELLENT	SATISFACTORY	FAIR	POOR
Roadway corridors				
Roadway intersections				
Bridges				
Sidewalks				
Bicycle network/ facilities				
Water/sewer				
Stormwater				
Broadband				

15. If you answered “poor” or “fair” to any of the above, please give us more detail.

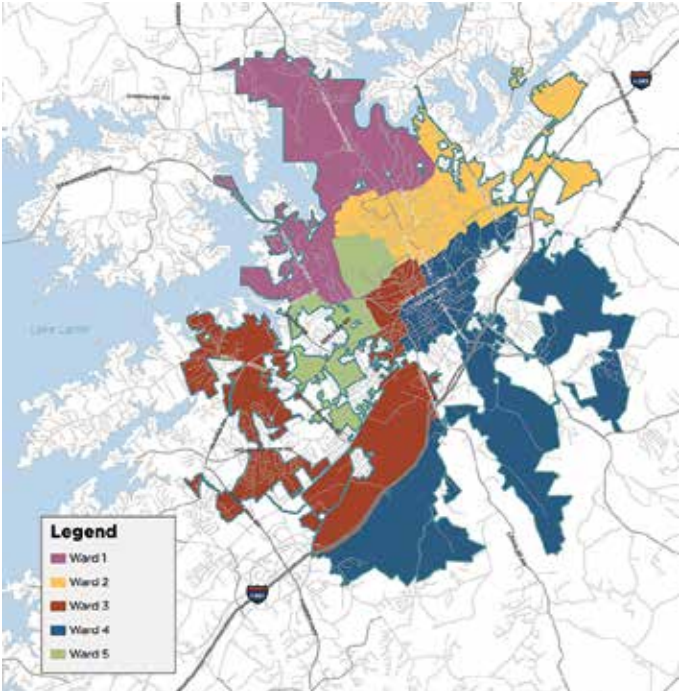
16. How important is it that Gainesville offers the following types of housing?

TYPE OF HOUSING	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT
Subsidized			
Naturally affordable/market-rate			
Luxury			
Geared toward first-time homebuyers			
Geared toward renters			
Geared toward singles or young professionals			
Geared toward seniors or empty-nesters			

17. Is there anything else you would like the Planning Team to know as they move forward in the planning process?

Tell us about yourself!

These questions are optional, and your answers will be used to help us improve our outreach efforts to reach every person in Gainesville. Don't worry, your answers will be kept confidential.



18. In which city council ward do you reside (see map, if you work or visit Gainesville, please select where you work or usually visit)?
- ☐ City Council Ward 1
 - ☐ City Council Ward 2
 - ☐ City Council Ward 3
 - ☐ City Council Ward 4
 - ☐ City Council Ward 5

19. How old are you?

20. What race/ethnicity do you identify with?
- ☐ White/Caucasian alone
 - ☐ Black/African-American alone
 - ☐ Asian alone
 - ☐ American Indian/Alaska Native alone
 - ☐ Some other race alone
 - ☐ Two or more races
 - ☐ Other

21. Do you identify as Hispanic or Latino?
- ☐ Yes
 - ☐ No

22. What is your highest level of education?
- ☐ Less than high school
 - ☐ High school diploma, GED, or equivalent
 - ☐ Some college
 - ☐ Associate's degree
 - ☐ Bachelor's degree
 - ☐ Graduate or post-graduate degree

23. What is your household's income range?
- ☐ Less than \$25,000 per year
 - ☐ \$25,000 to \$39,999 per year
 - ☐ \$40,000 to \$49,999 per year
 - ☐ \$50,000 to \$74,999 per year
 - ☐ \$75,000 to \$99,999 per year
 - ☐ \$100,000 to \$149,999 per year
 - ☐ Over \$150,000 per year

24. What is your household size?
- ☐ 1 person
 - ☐ 2 people
 - ☐ 3 people
 - ☐ 4 people
 - ☐ 5+ people

25. What best describes your housing situation?
- ☐ I own my home
 - ☐ I rent my home
 - ☐ Neither of these

Thank you for taking our survey! The Planning Team will use your answers to better understand and plan for the future of your community.

MEETING SIGN-IN SHEETS



GAINESVILLE

COMPREHENSIVE PLAN

Please sign in!

Draft Plan Open House
February 10, 2022

Name	E-mail	Name	E-mail
Jordan Rowland	jordan@thesassafacgroup.com		
Hannah Smith	hannah@thesassafacgroup.com		
TERRY CASTLEBERG	CASTLEBERG1056@CARR.NET		
Barkora Conley	bconley8262@gmail.com		
Donna Mincey	dmincey@mincey.com		
Scott & Terry Commander	scott@commander-law.com		
Art Gallagos	artgallagos28@hotmail.com		
Anita Frederick	anita.frederick72@gmail.com		
Kyle Frederick	kylewfredrick@gmail.com		
Lisa Hoot	hootlisa@aol.com		
Howard Baker	hpbakes@gmail.com		



GAINESVILLE

COMPREHENSIVE PLAN

Please sign in!

Draft Plan Open House
February 10, 2022

Name	E-mail	Name	E-mail
Olivia Skep	oliviaerbele@gmail.com		
Fred Skep	fredskep@gmail.com		
Matt Trubee	mattkeu93474@gmail.com		
Herb Johnson	johnson.louko@gmail.com		
Tim Lennon	timlennon3@gmail.com		
John Sullivan	JOSULLIVAN@SULLIVAN.NET		
Christy Smith	christysmith@mccallproperties.com		

Please sign in!

Draft Plan Open House
 February 10, 2022

Name	E-mail	Name	E-mail
Joni Clay			
Ann Brown	annbrown@yahoo.com		
Ellen Claessen	ellen.claessen@gmail.com		
Johnny Varner	johnnyvarnerjr@gmail.com		
Duane Schlereth	dschlereth@gmail.com		
Carla J. Walker	cwalker@jhsllawllc.com		
KAELA CURTIS-SMITH	kacela@bellsouth.net		
Michael Warlick	WARLICK200@gmail.com		
David Supinski	david.supinski@hotmail.com		
Patricia Terrell	triciamterrell@gmail.com		
Robin Terrell	robin.terrell@gmail.com		
Jeff Williams	jwilliams@conditionedairsystems.com		

Please sign in!

Draft Plan Open House
 February 10, 2022

Name	E-mail	Name	E-mail
Lynn Kearns	cardynkearns@me.com	Jon V. Maynard	redbudproject@gmail.com
EMORY TURNER	emoryturner@att.net		
Larry Moore	ScrubbingBubbles@charter.net		
Mary Moore	Same as Above		
Subra Brooks	bbrooks@gainesville.gov		
Atiya Pandey	dnagandya@gmail.com		
Maritza Pichon	maritza.pichon@gmail.com		
Brenda Martin	brenmartin516@gmail.com		
Meg Anderson	meganderson2kw.com		
Barbara L. Wilson	barbwilne32B@charter.net		
DAN TRULICK	TRULICK@BELLNET.NET		
Adrian Niles	adrian.niles@gcsk12.net		



Date Submitted: 2/28/2022

Presenter: Heather Deweese / Jessica Tullar

Item of Business: **Public Hearing Item: March 15, 2022 Council Meeting**
Transmittal of the FY2021 Annual Update to the CIE

Meeting Date: 3/10/2022

Purpose of Request:

The resolution authorizes the transmittal of the draft FY2021 Annual Update to the City's *Capital Improvements Element (CIE)* component of the Comprehensive Plan.

History/Background:

The annual update is related to the City's Impact Fees program, and it serves as an annual audit of the program per DCA requirements.

Facts & Issues for Consideration:

The annual update to the CIE must be approved by DCA to maintain the City's *Qualified Local Government (QLG) Status*. The City is required to hold at least one public hearing before adopting the transmittal resolution.

Department Recommendation:

To hold a public hearing and approve the resolution.

Department Director:

Rusty Ligon

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

Yes

Amount Requested:

None - review of CIE update

Source of Funds:

N/A

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Legal Ad	Legal Ad
☐ Transmittal of the FY 21 CIE Annual Update	Resolution
☐ Exhibit A_FY21 CIE Annual Update	Attachments/Exhibits

X48S94C133555
Honda Accord
G5552WA191662
Cadillac Escalade
K66887R291187
Honda Accord
D5633TA037687
Dodge Caravan
P44302R574401
ChevroletExpress
GAFX4C1116458
BMW 328I
CD3324TAV17412
Toyota Corolla
URHE6GP396355
Nissan Maxima
A31D6YT511898
Ford Ranger
R14X0RPC54988
Jeep Cherokee
X5857TC195794
Lexus IS 350
E262785021343
Kia Sportage
PM3AC8H7204271
Nissan Murano
Z1MU3AW015141
Hyundai Sonata
SH13E07H004431
on was filed.
d: Feb 10th 2022
Maddison Marie
y
oner Pro se
32 2/16,23,3/2,9

Petition was filed. This
18th day of February,
2022 RESPECTFULLY
SUBMITTED, -s- JAMES
M. WALTERS, ESQ.
JAMES M. WALTERS
Attorney for Plaintiff Ga.
State Bar No. 735750.
311 Green Street,
Suite 103, Gainesville,
Georgia 30501 Phone:
(770) 536-3264 jim@
thewaltersfirm.com.
105036 2/23,3/2,9,16

INTHE SUPERIOR COURT
OF HALL COUNTY
STATE OF GEORGIA
In re the name change
of Dennis Cockerham
Petitioner
Civil Action File #
21CV2091C
NOTICE OF PETITION
TO CHANGE NAME OF
ADULT
You are hereby notified
that on the 22 day of
November 2021 Dennis

within 30 days after the
petition was filed.
Dated 1/10/2022
/s/Lauren Hockaday
Petitioner Pro se
103645 2/2,9,16,23

Public Hearings

NOTICE OF CITY COUNCIL PUBLIC HEARING

Notice is hereby given
that the Gainesville City
Council will conduct
a public hearing on
Tuesday, March 15,
2022 at 5:30 p.m. on the
transmittal of the annual
update report on the
Gainesville-Impact Fees
Program to the Georgia
Mountains Regional
Commission for review.
This hearing will be held
at the Gainesville Justice
Center (Municipal
Courtroom at the
Public Safety Complex),
located at 701 Queen
City Parkway.
Copies of the draft FY
2021 Annual Update
for the Impact Fees

program will be
available for public
review at the office of
the Community and
Economic Development
Department during
regular business hours,
8:00 a.m. - 5:00 p.m.
Monday through Friday,
starting on Monday,
February 28, 2022. The
draft annual update also
will be posted under the
Community & Economic
Development page on
the City of Gainesville
website at <https://www.gainesville.org/>.
Additional information
is available from the
City of Gainesville,
Community and
Economic Development
Department, Planning
Division, by calling
telephone 770-531-
6570.

104959 2/23

gives Notice of Sale
under said act, to wit.
Notice of Public Auction.
Boardwalk Storage-
Clermont
Will be holding a public
auction online at
Lockerfox.com
On March 10, 2022
@11:30am
Only bank checks will be
accepted.
All sales are final and the
units must be cleaned
out completely in 48
hours. A 100.00 cleaning
deposit is required and
will be refunded upon
unit inspection. Unit
must be clean of all
items and
swept.
We currently have 3
unit(s) available:
Unit B19/26-Greene,
Leeta
Unit C32-Gooch, Robert
Unit E10-Warren,
Wilburn
770-983-5453 - 6720
Cleveland Highway,
Clermont, GA 30527
104697 2/16,23

NOTICE OF PUBLIC SALE
To satisfy the owner's
storage lien, PS Orange
Co. Inc. will sell at
public lien sale on
March 10, 2022, the
personal property in
the below-listed units,
which may include
but are not limited to:
household and personal
items, office and other
equipment. The public
sale of these items will
begin at 09:30 AM and
continue until all units
are sold. Lien sale to
be held at the online
auction website, www.storage-treasures.com,
where indicated. For
online lien sales, bids
will be accepted until 2
hours after the time of
the sale specified.

PUBLIC STORAGE #
26961, 7366 Friendship
Springs Rd, Flowery
Branch, GA 30542 (678)

contents are household
goods and furnishings.
Angela D Peoples unit
#1084; Terry Smith unit
#C134; Tasha N Wright
unit #E125; Walter L
Dixon Jr unit #E140;
Tyiea S Segar unit
#E141; Carlos Sanchez
unit #F124. All property
is being stored at the
above self-storage
facility. This sale may be
withdrawn at any time
without notice. Certain
terms and conditions
apply. See manager for
details.
104696 2/16,23

NOTICE SALE

These units will be sold
at public auction to the
highest bidder for cash,
at Double Eagle Self
Storage 3558 Atlanta
Hwy., Flowery Branch,
Ga. 30542 on Thursday
February 24, 2022 at
3:30pm. To foreclose and
satisfy warehouseman's
lien covering storage,
as indicated on the
personal and household

goods of the following:
#842 Anthony Penland
104747 2/16,19,23

Probate Notices

INTHE PROBATE COURT
OF HALL COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JANET LYNN GRIER,
DECEASED
ESTATE NO. E-22-054
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE

[Strike the sentence in
parenthesis below if not
applicable
TO: whom it may
concern:

Kelley Nicole Boyd
has petitioned
to be appointed
administrator of the
estate of Janet Lynn
Grier, deceased, of
said county. (The
petitioner has also
applied for waiver of

date. If no objections
are filed, the petition
may be granted without
a hearing.

Patty Walters Laine
Judge of the Probate
Court

By: Melissa C. Phillips
Clerk of the Probate
Court

116 Spring Street First
Floor
Gainesville, Georgia
30501

770-535-9710
104579 2/23

INTHE PROBATE COURT
OF HALL COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF

ROBIN KEITH ENGLAND,
DECEASED
ESTATE NO. E-20-182
NOTICE

[For discharge from
office and all liability]
IN RE: Petition for
Discharge of Personal
Representative

TO: to whom it may
concern:

This is to notify you to
file an objection, if there

is any, to the petition for
discharge of personal
representative, in this
Court on or before
March 9th, 2022.

BE NOTIFIED FURTHER:
All objections to the
Petition must be in
writing, setting forth
the grounds of any
such objections. All
objections should be
sworn to before a
notary public or before
a probate court clerk,
and filing fees must
be tendered with your
objections, unless you
qualify to file as an
indigent party. Contact
probate court personnel
for the required amount
of filing fees. If any
objections are filed a
hearing will be
scheduled at a later
date. If no objections
are filed, the petition
may be granted without
NOTICE

[For discharge from
office and all liability]
IN RE: Petition for
Discharge of Personal
Representative

TO: to whom it may
concern:

This is to notify you to
file an objection, if there
is any, to the petition for
discharge of personal
representative, in this
Court on or before
March 9th 2022.

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objections should be
sworn to before a
notary public or before
a probate court clerk,
and filing fees must be
tendered with your
objections, unless you
qualify to file as an
indigent party. Contact
probate court personnel
for the required
amount of filing fees.
If any objections are

THE SOUTHEA
BEING LOCATE
SAID IRON PIN
IRON PIN CC
BEGINNING AT
FOLLOWS:
DESCRIBED
CAPTIONED PRO

48 seconds East 161.71
63 degrees 43 minutes
iron pin is located North
iron pin found (which
West 149.71 feet to an
minutes 06 seconds
North 40 degrees 53
Valley Road; thence
right-of-way) and Pine
Crown Road (to loca

1540 Walter Stover
commonly known as
said property is more
tenant or tenants and
Horace J Kilgore or a
of the property is
party in possession
undesignated,
and belief of the
to the best knowledge
O.C.G.A. § 44-14-162.2,
the above individual or
entity is not required
by law to negotiate,
amend, or modify the
terms of the mortgage.
THIS LAW FIRM
IS ACTING AS A
COLLECTOR

O.C.G.A. § 44-14-162.2,
the above individual or
entity is not required
by law to negotiate,
amend, or modify the
terms of the mortgage.
THIS LAW FIRM
IS ACTING AS A
COLLECTOR

(770) 220-2535/scd
<https://www.lfogs.com/>
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY
OBTAINED WILL BE USED
FOR THAT PURPOSE.
104810

Specialized
Loan
Servicing LLC
Page 2 of 3
Gillian A Carpenter
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
W
W
W

RESOLUTION BR-2022 - ____

TRANSMITTAL OF THE FY2021 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 Gainesville 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 Impact Fee Program; and

WHEREAS, the governing body for the City of Gainesville updated its CIE for Public Safety and Parks and Recreation, and adopted it as an amendment to the Gainesville Comprehensive Plan on May 17, 2019; and adopted an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**; 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 15, 2022, at the **Public Safety Complex** in the **Municipal Court Room** in Gainesville, Hall County, Georgia; and

WHEREAS, the said CIE update 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.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby transmits the annual update of the Capital Improvements Element (CIE) covering the five-year period 2021-2025 to the Georgia Mountains Regional Commission for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this ____ day of _____, 2022.

W. Samuel Couvillon, 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 2021 Annual Update of the Capital Improvement
Element (CIE) & Short Term Work Program
(July 1, 2020 - June 30, 2021)**

City of Gainesville, Georgia

Transmittal Document Prepared by:
City of Gainesville
Community Development Department

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, 2020	\$447,750.84	\$10,796.96	\$177,116.49	\$635,664.29
Impact Fees Collected (July 1, 2020 through June 30, 2021)	\$215,374.22	\$393,415.64	\$705,600.00	\$1,314,389.86
City Administrative Fees Collected				\$39,431.69
<i>Fee for Service from Hall County to Collect County Library Impact Fee[^]</i>				<i>\$3,951.36</i>
Accrued Interest**	\$12,647.20	(\$4,932.43)	\$4,285.48	\$12,000.25
Project Balance Returned to IF Funds ^{^^}			\$3,365.00	\$3,365.00
TOTAL FY21 BUDGET REVENUE =	\$228,021.42	\$388,483.21	\$713,250.48	\$1,373,138.16
(Impact Fee Refunds)				\$0.00
(Administrative Fees Refunds)				\$0.00
(Administrative/Other Costs)***				(\$39,431.69)
<i>(Fee for Service from Hall County to Collect County Library Impact Fee)[^]</i>				<i>(\$3,951.36)</i>
(Project Expenditures)	(\$291,903.00)			(\$291,903.00)
(Impact Fees Encumbered)				\$0.00
TOTAL FY21 BUDGET EXPENSES =	(\$291,903.00)	-	-	(\$335,286.05)
			TOTAL FY21 BUDGET BALANCE =	\$1,037,852.11
Impact Fee Fund Balance Ending June 30, 2021	\$383,869.26	\$399,280.17	\$890,366.97	\$1,673,516.40

(*) Indicates this annual report covers the last completed fiscal year - July 1, 2020 to June 30, 2021. 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 City's 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

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 weapons training simulator (@ 15% building construction costs)	2017	2023	\$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
								Completed - Design of building for indoor weapons training simulator
Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Weapons Training Simulator	2020	2025	\$2,936,000	20%	GF, LP, IG, SPLOST	\$0	\$90,000	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
								Indoor weapons training simulator completed
Total of Costs, Expenditures & Impact Fees Encumbered			\$3,326,000			\$0	\$90,000	

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, 2020 through June 30, 2025).

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
Replacement rescue unit and equipment to replace current R-25	2022	2024	\$2,000,000	0%	Fire Fund, IF	0	0	Current build time is 24 months due to supply chain issues
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)	2025	2026	\$430,000	100%	Fire Fund, Grants, IF	\$0	\$0	Delayed - Estimate for Fire Boat ranges from \$4000,00 to \$430,000. Fire boat will be used to fight fires along the City's 47 miles of Lake Lanier shoreline & for lake rescue operations.
Fire Station #5 in SE area (including land acquisition, architectural design/engineering & construction)	2022	2023	\$5,450,000	0%	Fire Fund, IF, SPLOST	\$0	\$0	Delayed - To be included in the FY22CIP of the City's Budget
Equip Fire Station #5 with one pumper truck	2023	2024	\$900,000	100.00%	Fire Fund, IF	\$0	\$0	Delayed - To be included in the FY23 CIP of the City's Budget
Fire Station #6 in NW area (including land, architectural design & engineering & construction)	2025	2026	\$5,450,000	90.80%	Fire Fund, SPLOST	\$0	\$0	Delayed - To be included in the FY25CIP of the City Budget
Equip Fire Station #6 with one pumper truck	2026	2027	\$900,000	100%	IF	\$0	\$0	Delayed - To be included in the FY26 CIP of the City's Budget
Fire Station #7	2028	2029	\$5,450,000	100%	IF, SPLOST	\$0	\$0	To be included in the FY28 CIP of the City's Budget
Total of Costs, Expenditures & Impact Fees Encumbered			\$20,580,000			\$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, 2020 through June 30, 2025).

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	2019	2020	\$1,006,000	100%	GF, SPLOST, Grants	\$1,002,775	\$0	Complete - New restrooms & playground improvements completed in March 2020.
East Side Greenway (Midtown to New Holland)	2016	2020	\$1,000,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - CSX Transportation property appraised & offer made to CSX. City is considering options given CSX did not accept initial offer.
Flat Creek Multiuse Trail	2016	2022	\$850,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - Part of Highlands to Islands Trail that links to Midtown Greenway. <i>Georgia Recreational Trails Grant</i> not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design. Design concepts being developed. Private business donation given in 2021.
Frances Meadows Center Park	2011	2026	\$2,990,750	100%	GF, SPLOST, Grants	\$0	\$0	Postponed - New outdoor pool and trail system to park plans (Future)
Holly Park	2014	Future	\$1,670,300	51%	GF, SPLOST, Grants	\$0	\$0	Postponed - Studying renovations for greater use. Discussions with US Army Corps of Engineers about potential new use.
Lanier Point Park	2015	2023	\$725,000	100%	GF, SPLOST, Grants	\$0	\$0	New playground, & pavilion postponed to FY2023.
Longwood Park	2019	Future	\$2,253,350	100%	GF, SPLOST, Grants	\$0	\$0	New concept plan adding restrooms, festival field, pavilions, extra parking, etc. (FY2025)
Midtown Greenway/Parks	2006	2024	\$3,419,000	69%	GF, SPLOST, Grants	\$0	\$0	In Progress - GDOT TE project construction of streetscaping and Phase II-trail was completed in 2021. Studying feasibility of new train section, destination playground, new amphitheater/stage, splashpad, etc. for FY21-22 Skate park has been added to the greenway expansion to the south.
Subtotal of Costs, Expenditures & Impact Fees Encumbered			\$13,914,400			\$1,002,775	\$0	

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, 2020 through June 30, 2025)

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
Recreation Center	2025	Future	\$15,000,000	100%	GF, SPLOST, Grants	\$0	\$0	Development identified as part of new regional park to accommodate growth.
Skate Park	2019	2020	\$2,050,000	100%	GF	\$1,830,169	\$141,820	In Progress - New Skate Park added near Midtown Greenway. Opened March 2020. Added approximately 2 acres. Still waiting on Security Cameras, etc.
Youth Athletic Complex/Park	2015	2022	\$11,500,000	100%	GF, SPLOST, Grants	\$191,840	\$408,160	In Progress - Allocated \$450,000 in IF in FY17 Budget for architectural / engineering / design. Initial studies & environmental assessments completed on proposed location. Additional \$323,744 from IF added for FY2020 for planning regarding new location. New location provides for new 89 acres. Construction to begin July 2022.
Greenway Lighting	2022	2023	\$200,000	75%	GF	\$0	\$0	Will begin in FY2023, adding lighting to increase safety of residents as popularity of greenway continues to grow. Construction to begin in Fall 2022.
Martha Hope Cabin Improvements	2022	2023	\$400,000	100%		\$0	\$0	In conceptual phase. To accommodate the increase in rentals at the cabin as well as the continued growth of Youth Athletics and the need for additional parking in City Park.
Park Signage	2019	2022	\$750,000	0%	GF	\$0	\$0	Removed from Impact eligibility beginning FY2020.
Total of Costs, Expenditures & Impact Fees Encumbered			\$43,814,400			\$3,024,784	\$549,980	

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, 2020 through June 30, 2025)

Date Submitted: 3/8/2022

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: March 15, 2022 Council Meeting**
Request from Clayton Properties Group, Inc. d/b/a Chafin Development for a permit to relocate an abandoned cemetery located on real property owned by Butler Property, LLC, which real property is more particularly described in a Limited Warranty Deed dated September 29, 2010, recorded at Deed Book 6749, Pages 226-241, Hall County, Georgia Deed Records, from said real property to Hillside Memorial Gardens, 1212 Hillside Gardens Lane, Gainesville, Georgia 30504.

Meeting Date: 3/10/2022

Purpose of Request:

Chafin Development is proposing to relocate an abandoned cemetery containing approximately 12 gravesites. The gravesites are located within an undeveloped 22 acres tract within the Mundy Mill subdivision located at the northwest side of Old Oakwood Road and Millside Parkway.

History/Background:

Chafin Development proposes to develop the property for 185 townhomes previously approved as part of the Mundy Mill development. The abandoned gravesite was discovered while surveying the property.

Facts & Issues for Consideration:

Department Recommendation:

Information submitted for consideration.

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
☐ Public Notice	Legal Ad
☐ Legal Ad - Feb 23-24	Legal Ad
☐ Legal Ad - Mar 2-3	Legal Ad
☐ Resolution	Resolution
☐ Cemetery Abandonment Application	Backup Material
☐ Chafin Letter to Property Owners	Backup Material

- Location Map 1
- Location Map 2
- PowerPoint

- Backup Material
- Backup Material
- Powerpoint Presentation

PUBLIC NOTICE

In accordance with O.C.G.A. § 36-72-7(a), public notice is hereby given that the governing body of the City of Gainesville will hold a public hearing regarding the application of Clayton Properties Group, Inc. d/b/a Chafin Development to relocate an abandoned cemetery. The abandoned cemetery is located within Hall County, Georgia tax parcel number 08024 005008A, in Land Lot 25, 8th District of Hall County, Georgia. The abandoned cemetery is located on real property owned by Butler Property, LLC, which real property is more particularly described in a Limited Warranty Deed dated September 29, 2010, recorded at Deed Book 6749, Pages 226-241, Hall County, Georgia Deed Records. The applicant proposes to relocate the abandoned cemetery to Hillside Memorial Gardens, 1212 Hillside Gardens Lane, Gainesville, Georgia 30504. The purpose of the hearing is to receive input from any interested party or citizen on the proposed relocation of the abandoned cemetery. The hearing will be held on Tuesday, March 15, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway, Gainesville, Georgia 30501.

Records, conveying the Estate Representative of property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND FIVE HUNDRED FIVE AND 0/100 DOLLARS (\$178,505.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash sale in the Hall County Board of Commissioners meeting room on the 2nd floor of the Hall County Government Center located at 2875 Browns Bridge Road, Gainesville, Hall County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2022, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in this sale, as provided by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 9990 Richmond Avenue, Suite 100 N, Houston, TX 77042, 7136252034. To the best knowledge and belief of the undersigned, the party in possession of the property is David Sandbothe and Laura Sandbothe or a tenant or tenants and said property is more commonly known as 6337 Horizon Drive, Flowery Branch, Georgia 30542.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact

SMITH or any Unknown Estate Representative of Unknown Heirs-at-Law; CITY OF GAINESVILLE; ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN HALL COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 679 PATRICIA DRIVE, INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY; RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46) Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after March 28, 2022, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcels of land lying and being in the City of Gainesville, Hall County, Georgia, and being all of Lot Number Two (2) of the Clyde Williams and Minnie P. Williams Subdivision as shown by a plat made by Thad P. Thomas, Georgia Registered Land Surveyor No. 1099 on May 31, 1958, which plat is recorded in the Office of the Clerk of the Superior Court of Hall County, Georgia, in Plat Book 22, Page 74, to which plat and the record thereof are by reference incorporated therein, and being more particularly described in Deed Book 2148, Page 119, Hall County, Georgia Records. Being commonly known as 679 Patricia Drive according to the present system of numbering properties in Hall County, and also being known as tax parcel number 01034 007025 per the maps and records of the Hall County tax assessor and tax. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, and appurtenant easements.

The tax deed to which this notice relates is dated November 4, 2014, and is recorded in Deed Book 7453, Page 534 in the Office of the Clerk of the Superior Court of Hall County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Halal Enterprise Group, LLC c/o John Coleman, Esq. Coleman Law, LLC 675 Seminole Avenue, Suite 302 Atlanta, Georgia 30307 404.974.4537 Please be governed accordingly. 104800 2/16,23,3/2,9 (Stargel)

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF HALL Under and by virtue of the power of sale contained in that certain and extend maturity date to May 23, 2018, as further modified by Modification of Deed to Secure Debt and Security Agreement dated February 19, 2016, as filed and recorded February 22, 2016 in Deed Book 7657, page 508, aforesaid records to correct the Grantor to Elora Stargel Family, L.P., as transferred by Assignment of Deed to Secure Debt to THR Investments, LLC dated September 25, 2018, as filed and recorded November 7, 2018 in Deed Book 8175, page 717, aforesaid records. The undersigned will sell at public outcry to the highest bidder for cash before the door of the Courthouse of Hall County, Georgia, during the legal hours of sale, on the first Tuesday in March, that being March 1, 2022, the following described property: All that tract or parcel of land, lying and being in the City of Gainesville, Georgia, containing 2.475 acres, more or less, located on the northerly side of Harrison Street, as per plat of survey prepared for Katie Earle, et al., by Farley-Collins Associates, Georgia Registered Surveyor, dated May 4, 1995 and recorded in Plat Slide 601, page 100A of the Hall County Clerk's Office. Said plat and the description therein is incorporated herein by reference for a more complete description of the property. This being the same property as described in Limited Warranty Deed dated September 8, 2003 from Pentecostal Assembly, Church of God in Christ to Elora Stargel as recorded in Deed Book 4728, pages 235-237, Hall County, Georgia Deed records and as being a PORTION of the same property in Deed of Gift from Elora Stargel to Elora Stargel Family, L.P. dated December 31, 2003, as filed and recorded March 4, 2004 in Deed Book 4896, page 205, aforesaid records. The debt secured by said Security Deed is evidenced by Note from Elora Stargel Family, L.P. dated June 23, 2015, in the original principal amount of \$66,716.34, payable, principal and interest from the date thereof shown on said Note on the unpaid balance until paid. Default has occurred in the payment of the debt evidenced by the Note and secured by the Security Deed as a result of the nonpayment of installments owed thereunder. The total balance of said debt has, therefore, been declared due and the Security Deed foreclosable according to its terms. The debt remaining in default, the property will be sold to the highest bidder for cash as the property of Elora Stargel Family, L.P., the proceeds to be applied to the payment of said indebtedness, attorneys' fees (notice of intention to collect attorneys' fees having been given), and the lawful expenses of said sale, all as provided in the Note and the Security Deed, said sale to be subject to any and all unpaid taxes and assessments, and restrictions, easements

Deed BOOK 8102, pages 737-750, Hall County, Georgia records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Five Thousand and 00/100 dollars (\$95,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash at the Hall County Courthouse, within the legal hours of sale on the first Tuesday in March, 2022, all property described in said Security Deed, including but not limited to the following described property: ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN THE CLINCHM GMD 392 DISTRICT OF HALL COUNTY, GEORGIA, AND BEING ALL OF LOT 30 OF THE NORTHWARD SUBDIVISION WEST RECORDED IN PLAT BOOK 116, PAGES 20-21, HALL COUNTY, GEORGIA DEED RECORDS, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 5370 FOREST WAY, BRASELTON, GEORGIA 30517. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named for the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is FERNANDO TEJADA, or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Please note that, pursuant to OCGA § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required

to CITI FINANCIAL SERVICES, INC., dated July 31, 2007, recorded August 6, 2007, in Deed Book 6133, Page 169, Hall County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fifteen Thousand Eight Hundred and Thirty-Six and 03/100 dollars (\$15,836.03), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III, there will be sold at public outcry to the highest bidder for cash at the Board of Commissioners meeting room on the 2nd floor of the Hall County Government Center located at 2875 Browns Bridge Road, Gainesville, Georgia, within the legal hours of sale on the first Tuesday in March, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, BEING LOT 12A, BLOCK A, PHASE ONE, CRAWFORD OAKS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 806, PAGE 153A, HALL COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 4740 CRAWFORD OAKS DR, OAKWOOD, GA 30566.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CHARLES F. CARSON, SPENCER

PNPMS TRUST III as Attorney in Fact for CHARLES F. CARSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SBC-21-02857-1 104125 2/2,9,16,23

Miscellaneous

NOTICE OF SECOND DUI CONVICTION WITHIN 5 YEARS TO BE PUBLISHED Insert Photo NAME: LUIS ALBERTO MENDOZA-MARTINEZ CITY: GAINESVILLE, GA COUNTY: HALL ZIP CODE: 30507 ARREST DATE: 10/16/2020 ARREST TIME: 17:59 PM ARREST LOCATION: 1-985 NB MM 12 OFF @ SPOUT SPRINGS RD DISPOSITION: GUILTY Hall County Superior & State Court Charles Baker, Clerk 225 Green Street, SE Gainesville, GA 30501 PUBLISHED PURSUANT TO O.C.G.A. 40-6-391A1 2021SR31282 Page 2 of Photo Order 104945 2/23

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Hall County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Statewide Wrecker Service, Inc. 2315 Murphy Blvd, Gainesville, GA 30504. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 03/07/2022 Answer forms may be found in the Magistrate Court Clerk's office. Forms may also be obtained online at www.georgiamagistratecouncil.com. 1995 Chevrolet C1500; 2GCBC19K351223115; RBT1942 (Georgia); MV-2022190858 2005 Ford Focus; 1FAFP34N25W194389; BZM3735 (Georgia); MV-2022190857 2005 Honda Odyssey; 5FNRL38835B085323; NO TAG; MV-2022190860 2010 Chevrolet Cobalt; 1G1AF5F5XA7109375; NO TAG; MV-2022191178 1996 Ford Explorer; 1FMCU22XTUD30857; RTK4820 (Georgia); MV-2022-191269 MAG 40-10 104691 2/16,23,3/2

DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY

Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bye_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627). 104722 2/16,23

In the state court of Hall County, Georgia Civil Action File No. 2021SV833Z Carl Small Plaintiff

Kristi Flowers, Travis Flowers, and DynaCap Sport Ents, LLC Defendant notice of publication To: Kristi Flowers Travis Flowers 3063 Mulberry Greens Lane Jefferson, Georgia 30549

In the State Court of Hall County, State of Georgia, Carl Small, Plaintiff v. Kristi Flowers, Travis Flowers, and DynaCap Sport Ents, LLC, Defendants, civil action file no. 2021SV833Z, you are hereby notified that the above styled action seeking Damages was filed against you in said Court on September 14, 2021, and that by reason of an order for service of summons by publication entered by the Court on January 21, 2022, you are hereby commanded to appear and be required to file with the Clerk of said Court and Serve upon Michael K. McGuffee, Plaintiff's Attorney, whose address is 3562 Habersham at Northlake, Building J, Suite 200, Tucker, GA 30084 an Answer to the Complaint within sixty days of January 21, 2022. 104361 2/9,16,23,3/2

LEGAL AND PUBLIC NOTICE Chafin Land Development, LLC is filing an application for a cemetery relocation permit with the City of Gainesville, Georgia. The cemetery is located within tax parcel 08024 005008A in Land Lot 25, 8th District, Oakwood, Hall County, Georgia, and is approximately 580 feet east of Apache Circle or 870 feet northeast of its intersection with Old Oakwood Road. The cemetery is on a tract of land owned by Butler Property, LLC (Deed Book 6749, Page 226, Clerk of Superior Court, Hall County, Georgia). Based on ongoing research, it is possible that members of the Godfrey Luther, Ervin (Irvin) Strickland, Sr., Lewis Tumlin, Francis Mooney, Daniel and Asberry Bagwell and/or Russell Smith families were interred at this place. The subject

property was owned by the Arthur E. Smith family throughout the 20th century. Members of other families may be buried here as well. If you are a descendant of individuals buried in the subject cemetery or if you know someone who may be, please contact Mr. Neil Bowen at: 770 345 0706; by e-mail at: nbowenrswa@gmail.com; or by mail at: R.S. Webb & Associates, P.O. Drawer 1319, Holly Springs, Ga. 30142.
103434 1/12,19,26,2/2, 9,16,23,3/2



NEW SEX OFFENDER TO HALL COUNTY
NAME: Jonathan Steven Lesley
ADDRESS: 6355 Trudy Drive, Flowery Branch, Hall County, Ga.
DATE OF OFFENSE: 01/11/2017
OFFENSE: Sexual Exploitation of Children
COURT OF CONVICTION: Brunswick, Ga.
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
104947 2/23



NEW SEX OFFENDER TO HALL COUNTY
NAME: Wayne Albert King
ADDRESS: 6130 Tower Circle, Lula, Hall County, Ga.
DATE OF OFFENSE: 1998
OFFENSE: Sexual Battery
COURT OF CONVICTION: Pinellas, Florida (1/22/1999)
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
104912 2/23



NOTICE OF SECOND DUI CONVICTION WITHIN 5 YEARS TO BE PUBLISHED
Insert Photo
NAME: ABRAHAM RIOS
CITY: GAINESVILLE, GA
COUNTY: HALL
ZIP CODE: 30507
ARREST DATE: 06/20/2021
ARREST TIME: 09:09 PM
ARREST LOCATION: GREEN HILL
DISPOSITION: GUILTY
Hall County Superior & State Court
Charles Baker, Clerk
225 Green Street, SE
Gainesville, GA 30501
PUBLISHED PURSUANT TO O.C.G.A. 40-6-391A1
2021SR6973D
Page 2 of Photo Order
105035 2/23

Notice
- To the owner of the mobile home at 5327 Forest Way, Braselton GA 30517: Hall county has deemed home derelict on 11/1/21. Please request hearing with the court, failure to respond will entitle the owner to dispose

1J4GX48594C133555
1998 Honda Accord
1HGGC5552WA191662
2007 Cadillac Escalade
1GYFK66887R291187
1996 Honda Accord
1HGGC553TA037687
2002 Dodge Caravan
2B8G544302R574401
2012 Chevrolet Express
1GCSGAFX4C1116458
1996 BMW 328i
WBACD3324TAV17412
2016 Toyota Corolla
5YFBURHE6GP396355
2000 Nissan Maxima
JN1CA3106YT511898
1994 Ford Ranger
1FTCR14X0RCP54988
1996 Jeep Cherokee
1J4F58S7T1C195794
2008 Lexus IS 350
JTHBE262785021343
2017 Kia Sportage
KNDPM3AC8H7204271
2010 Nissan Murano
JN8AZ1MU3AW015141
2007 Hyundai Sonata
NMMSH13E07H004431
1995 Toyota Corolla
1NXAE09B952319611
104953 2/23,3/2

Name Changes

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE NAME CHANGE OF:
DIANA JEANNE EZRINE
Petitioner
CIVIL ACTION FILE NO. 2022CV124C
NOTICE OF PETITION
An action was filed in the Superior Court of Hall County on January 27, 2022, to change the Petitioner's name as follows:
Petitioner's Name: DIANA JEANNE EZRINE
Desired New Name: DIANA JEANNE KIRK
Any interested party has the right to appear in this case and file an objection before the final judgment is entered in this case. This 7th day of February 2022.
TROY R. MILLIKAN
Attorney at Law
Georgia State Bar No. 509200
P.O. Box 679
Gainesville, GA 30501
Office: (770) 536-7970
Facsimile: (770) 531-1235 troy@troymillikan.com
104875 2/23,3/2,9,16

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE the Name Change of:
Heavenly Adkins
Petitioner.
Civil Action Case Number: 2022CV2731
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Heavenly Adkins filed a petition in the Hall County Superior Court on February 15, 2022 to change the name from Heavenly Nicole Adkins to Elisabeth Ann Harlow. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 02/15/2022
/s/ Heavenly Adkins
Petitioner Pro se
104917 2/23,3/2,9,16

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE the Name Change of:
Maddison Marie Dailey
Petitioner.
Civil Action Case Number: 2022CV2361
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Maddison Marie Dailey filed a petition in the Hall County Superior

Petition was filed. This 18th day of February, 2022. RESPECTFULLY SUBMITTED, -s- JAMES M. WALTERS, ESQ. JAMES M. WALTERS, Attorney for Plaintiff GA, State Bar No. 735750. 311 Green Street, Suite 103, Gainesville, Georgia 30501 Phone: (770) 536-3264 jim@thewaltersfirm.com. 105036 2/23,3/2,9,16

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE the name change of Dennis Cockerham
Petitioner
Civil Action File # 21CV2091C
NOTICE OF PETITION TO CHANGE NAME OF ADULT
You are hereby notified that on the 22 day of November 2021 Dennis Cockerham, filed a Petition to Change Name in the Superior Court of Hall County. Dennis Cockerham desires to change his/her name from Dennis Paul Cockerham to Dennis Paul Dyer. Any interested party has the right to appear in this case and file objections within 30 days after the Petition to Change Name was filed.
Dated 11/22/2021
/s/ Dennis Paul Cockerham
104453 2/9,16,23,3/2

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE the Name Change of Andeaka Henderson
Petitioner
Civil Action Case Number 2022CV127W
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Andeaka Henderson filed a petition in the Superior Court of Hall County January 28, 2022 to change the name from Andeaka Lashae Henderson to Andeaka Lashae Henderson
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Dated 1/28/22
/s/ Andeaka Henderson
104307 2/2,9,16,23

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE the Name Change of Richard Earl Aaron Jr
Petitioner
Civil Action Case Number 2022CV2151
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Richard Earl Aaron Jr filed a petition in the Superior Court of Hall County on Feb 8 2022 to change the name from Richard Earl Aaron Jr to Isaiah Daniel Aaron. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 2/8/22
/s/ Richard Earl Aaron Jr
104690 2/16,23,3/2,9

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE the Name Change of
Lauren Hockaday
Petitioner
Civil Action Case Number 22CV45A
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Lauren Hockaday filed a petition in the Superior Court of Hall County on 2/23/22 to

program will be available for public review at the office of the Community and Economic Development Department during regular business hours, 8:00 a.m. - 5:00 p.m. Monday through Friday, starting on Monday, February 28, 2022. The draft annual update also will be posted under the Community & Economic Development page on the City of Gainesville website at <https://www.gainesville.org/>. Additional information is available from the City of Gainesville, Community and Economic Development Department, Planning Division, by calling telephone 770-531-6570.
104959 2/23

NOTICE OF PUBLIC HEARING ON THE CITY OF GAINESVILLE COMPREHENSIVE PLAN
NOTICE is hereby given that on Tuesday, March 15, 2022 at 5:30 p.m. in the Municipal Court Room of the Gainesville Justice Center (Public Safety Complex), located at 701 Queen City Parkway, a Public Hearing will be held by the City Council of the City of Gainesville, Georgia, on the following:
In accordance with the State of Georgia Department of Community Affairs Local Planning Standards, Chapter 110-12-1-04(1)(c), the City of Gainesville is holding a public hearing for comments on the Gainesville Comprehensive Plan. The purpose of this public hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be transmitted to the Regional Commission for review.
Additional information is available from the City of Gainesville, Community and Economic Development Department, Planning Division, by calling 770-531-6570.
105023 2/23

The City of Buford Planning and Zoning Board will meet on Tuesday, March 8, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, April 11, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 5014 B. U. Bowman Drive, Suite 200 for Trace Henderson. The special use permit requested is to allow automotive window tinting.
104452 2/16, 23, 3/2, 9, 16, 23, 30

Public Sales/Auctions
Byrds Mini Storage
Online Auction with Lockerfox.com for March 8 through March 15, 2022.
Alto- Gainesville
16. Mary Tench
604. Chrisei Alcantara
606. Mary Tench
104864 2/23,3/2

Notice of Public Auction
Notice of Public Auction

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Orange Co. Inc will sell at public lien sale on March 10, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 26961, 7366 Friendship Springs Rd., Flowery Branch, GA 30542, (678) 693-2587
Time: 10:30 AM
Sale to be held at www.storage treasures.com.
1085 - Nance, Cynthia;
1136 - Miller, Susan;
2180 - Clay, Nicole;
3019 - McDonald, Mandy; 3128 - Snell, Kayla;
3183 - Harris, Robin;
3211 - Prim, Oscar;
3240 - Jones, Thomas
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
104872 2/23,3/2

NOTICE OF PUBLIC SALE
The undersigned, wishing to avail themselves of the provisions under the Georgia Self-service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit: Monday the 14th day of March, 2022 at 10:00 AM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.com, FOR CASH ONLY, the contents of spaces at Storage Depot of Gainesville, 635 Industrial Blvd., Gainesville, GA, 30501. Boyd, Olivia 325 Misc Items, Chukes, Sewan 253 Misc Items, Duncan, Ashley 433B Misc Items, Loggins, Dennis 427 Misc Items, Holland, Rickey 433D Misc Items, Taylor, Danny 433E, Sorrells, Kathleen 512 Misc Items, Cheek, Carl 177, Misc Items, Wiley, Vernita 251, Misc Items, Williams, Monica 864, Misc Items, Swiger, Jaquelynn R. 025, Misc Items. THE PUBLIC IS INVITED TO ATTEND AT LOCKERFOX.COM, SALE IS SUBJECT TO ADJOURNMENT.
104987 2/23,3/2

Notice of Self Storage Sale
Please take notice Midgard Self Storage - Gainesville, GA, at 1405 NW McEver Rd Gainesville, GA, 30504 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale

goods of the following:
#842 Anthony Penland
104747 2/16,19,23

Probate Notices

IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF JANET LYNN GRIER, DECEASED
ESTATE NO. E-22-054
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
[Strike the sentence in parenthesis below if not applicable]
TO: whom it may concern:
Kelley Nicole Boyd has petitioned to be appointed administrator of the estate of Janet Lynn Grier, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
770-531-6923
104581 2/23

IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF HARRY WILLIAM GRIE, DECEASED
ESTATE NO. E-22-055
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
[Strike the sentence in parenthesis below if not applicable]
TO: whom it may concern:
Kelley Nicole Boyd has petitioned to be appointed administrator of the estate of Harry William Grier, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: Melissa C. Phillips
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
Address
770-535-9710
104572 2/9,16,23,3/2

IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF DANIEL NELMS, DECEASED
ESTATE NO. E-20-465
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: Whom it may concern:
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before March 7, 2022.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact

is any, to the petition for discharge of personal representative, in this Court on or before March 9th, 2022.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
770-531-6923
104581 2/23

IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF HARRY WILLIAM GRIE, DECEASED
ESTATE NO. E-22-055
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
[Strike the sentence in parenthesis below if not applicable]
TO: whom it may concern:
Kelley Nicole Boyd has petitioned to be appointed administrator of the estate of Harry William Grier, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.
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Patty Walters Laine
Judge of the Probate Court
By: Melissa C. Phillips
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
770-535-9710
104571 2/9,16,23,3/2

from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.

3. Application of United Logistics to rezone, from Agricultural Residential-IV (AR-IV) to Light Industrial (LI) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.

NOTE: In accordance with Georgia law, anyone who

(a) wishes to express opposition to the proposed rezoning and

(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3(c)).

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Tuesday, April 26, 2022 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

*The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Tuesday, April 26, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia. 105200 3/2

REQUIREMENTS:
TO AMEND SEC. 54-632, [ENTITLED "CONDITIONS REQUIRED FOR A PLANNED DISTRICT REZONING CONSIDERATION"]; TO AMEND SEC. 54-633 [ENTITLED "SPECIAL REQUIREMENTS"]; TO AMEND SEC. 54-634, [ENTITLED "ADMINISTRATIVE PROCEDURES FOR PLANNED DEVELOPMENT DISTRICTS"]; TO AMEND SEC. 54-635 [ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT (PRD)"]; TO ADD SEC. 54-639, [ENTITLED "INTERPRETATION OF USES"]; TO PROVIDE FOR THE REPEAL OF CONFLICTING

At said public hearing all persons having interest or residents owning property in the City of Oakwood may be heard on the question of Ordinance Amendments by the City of Oakwood. Mai Chang, City Clerk 105266 3/2

PUBLIC NOTICE
In accordance with O.C.G.A. § 36-72-7(a), public notice is hereby given that the governing body of the City of Gainesville will hold a public hearing regarding the application of Clayton Properties Group, Inc. d/b/a Chafin Development to relocate an abandoned cemetery. The abandoned cemetery is located within Hall County, Georgia tax parcel number 08024 005008A, in Land Lot 25, 8th District of Hall County, Georgia. The abandoned cemetery is located on real property owned by Butler Property, LLC, which real property is more particularly described in a Limited Warranty Deed dated September 29, 2010, recorded at Deed Book 6749, Pages 226-241, Hall County, Georgia Deed Records. The applicant proposes to relocate the abandoned cemetery to Hillside Memorial Gardens, 1212 Hillside Gardens Lane, Gainesville, Georgia 30504. The purpose of the hearing is to receive input from any interested party or citizen on the proposed relocation of the abandoned cemetery. The hearing will be held on Tuesday, March 15, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway, Gainesville, Georgia 30501. 105184 3/2,9

The City of Buford Planning and Zoning Board will meet on Tuesday, March 8, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, April 11, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 5014 B. U. Bowman Drive, Suite 200 for Trace Henderson. The special use permit requested is to allow automotive window tinting. 105200 3/2

Registered or motor vehicles are sold "As Is/Parts Only," no titles or registration.

Tenant Name, Unit #, Stored Items
Sterling Turner 4119 HHG, FURN BOXES 105150 3/2,9

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on March 10, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storageauction.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE #
26961, 7366 Friendship Springs Rd., Flowery Branch, GA 30542, (678) 693-2587
Time: 10:30 AM
Sale to be held at www.storageauction.com.
1085 - Nance, Cynthia; 1136 - Miller, Susan; 2180 - Clay, Nicole; 3019 - McDonald, Mandy; 3128 - Snell, Kayla; 3183 - Harris, Robin; 3211 - Prim, Oscar; 3240 - Jones, Thomas
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orange Co. Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. 104872 2/23,3/2

NOTICE OF PUBLIC SALE
The undersigned, wishing to avail themselves of the provisions under the Georgia Self-Service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit: Monday the 14th day of March, 2022 at 10:00 AM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.com, FOR CASH ONLY, the contents of spaces at Storage Depot of Gainesville, 635 Industrial Blvd., Gainesville, GA, 30501
Boyd, Olivia 325 Misc Items, Chukes, Sewan 253 Misc Items, Duncan, Ashley 433B Misc Items, Loggins, Dennis 427 Misc Items, Holland, Rickey 433D Misc Items, Taylor, Danny 433E, Sorrells, Kathleen 512 Misc Items, Cheek, Carl 177, Misc Items, Wiley, Vernita 251, Misc Items, Williams, Monica B64, Misc Items, Swiger, Jacquelyne R. 025, Misc Items. THE PUBLIC IS INVITED TO ATTEND

Chairs, Dryers, Totes of Clothes; A012 Justin Wilkins- Washer, Dryer, Bags of Clothes; A018 Luis Barraza- Boxes of clothes, Furniture, Suitcase, Stoller; B032 Randy Hayes- Boxes, Dinnerware, lampshades, a shark robot; B026 Jacqueline Flores- Mattresses, Stroter, Hutch; C022 Venetia Cash- Bags of clothes, mattress, purse; M002 Janice louissaf- Clothes, DvDs; H1011 Randy Hayes- Household contents, tools, appliances, furniture, outdoor patio heaters. Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale. 105393 3/2,9

PUBLIC SALE
D & E Storage
5529 Thompson Bridge Rd., Murrayville, GA 30564
770-536-3790
Notice of Foreclosure/Liquidation
Unit# 37 belonging to Leigh Howard will be emptied and liquidated on March 12, 2022 at 9:00 a.m. D & E Storage has the right to reject and withdraw any and all bids. 105393 3/2,9

PUBLIC SALE
D & E Storage
5529 Thompson Bridge Rd., Murrayville, GA 30564
770-536-3790
Notice of Foreclosure/Liquidation
Unit# 7 belonging to Tonya Dills will be emptied and liquidated on March 12, 2022 at 9:00 a.m. D & E Storage has the right to reject and withdraw any and all bids. 105394 3/2,9

GEORGIA
IN RE: ESTATE OF HARRY WILLIAM GRIER, DECEASED
ESTATE NO. E-22-055
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
[Strike the sentence in parenthesis below if not applicable.]
TO: whom it may concern:
Kelley Nicole Boyd has petitioned to be appointed administrator of the estate of Harry William Grier, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.

BE NOTIFIED FURTHER:
All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patty Walters Laine Judge of the Probate Court
By: Melissa C. Phillips Clerk of the Probate Court
116 Spring Street First Floor Gainesville, Georgia 30501
770-535-9710
104571 2/9,16,23,3/2

116 Spring Street First Floor Gainesville, Georgia 30501
770-535-9710
104570 2/9,16,23,3/2

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF JOHN R. BRUCE a/k/a, JOHNNY RAY BRUCE, DECEASED
ESTATE NO. E-22-042
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE
Richard Seibert has petitioned for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.

BE NOTIFIED FURTHER:
All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patty Walters Laine Judge of the Probate Court
By: Shermon Carley Clerk of the Probate Court
116 Spring Street First Floor Gainesville, Georgia 30501
770-535-9710
104569 2/9,16,23,3/2

COUNTY STATE OF GEORGIA
IN RE: ESTATE OF LAWANDA FAYE GARRETT, DECEASED
ESTATE NO. E-22-063
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
[Strike the sentence in parenthesis below if not applicable.]
TO: whom it may concern:
Christina Garrett has petitioned to be appointed administrator of the estate of Lawanda Faye Garrett, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.

BE NOTIFIED FURTHER:
All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patty Walters Laine Judge of the Probate Court
By: Melissa C. Phillips Clerk of the Probate Court
116 Spring Street First Floor Gainesville, Georgia 30501
770-535-9710
104569 2/9,16,23,3/2

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF ANN STRICKLAND, DECEASED
ESTATE NO. E-22-058
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
[Strike the sentence in parenthesis below if not applicable.]
TO: WHOM IT MAY CONCERN:
Donald Scott Strickland has petitioned to be appointed administrator of the estate of Gloria Ann Strickland deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 9, 2022.

BE NOTIFIED FURTHER:
All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Patty Walters Laine Judge of the Probate Court
By: Melissa C. Phillips Clerk of the Probate Court
116 Spring Street First Floor Gainesville, Georgia 30501
770-535-9710
104569 2/9,16,23,3/2

RESOLUTION BR-2022 - ____

Clayton Properties Group, Inc. d/b/a Chafin Development Application for Permit to Relocate Abandoned Cemetery

WHEREAS, on or about February 11, 2022, Clayton Properties Group, Inc., d/b/a Chafin Development ("Applicant") submitted an application to relocate an abandoned cemetery pursuant to O.C.G.A. Section 36-72-1, et seq ("Application"); and

WHEREAS, notice has been given to any potential descendant pursuant to O.C.G.A. Section 36-72-6; and

WHEREAS, the governing body of the City of Gainesville conducted a public hearing on the Application for a permit on March 15, 2022, after publication of notice of the public hearing in the Gainesville Times once a week for two consecutive weeks immediately preceding the week in which the hearing was held.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville, after considering the factors set forth in O.C.G.A. Section 36-72-8, does hereby: (1) adopt the Application in whole; (2) issue a permit allowing Applicant to relocate the abandoned cemetery as set forth in the Application; (3) adopt the Applicant's proposal for mitigation; (4) allow the Applicant to begin activities relating to the relocation after the expiration of the time for appeal as set forth in O.C.G.A. Section 36-72-11; and (5) authorize the Mayor, City Manager and City Attorney to execute such documents as may be necessary to effectuate the terms of this Resolution.

Adopted this ____ day of _____, 2022.

W. Samuel Couvillon, 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

**APPLICATION FOR A PERMIT
TO RELOCATE
AN ABANDONED CEMETERY
MUNDY MILL DEVELOPMENT TRACT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA**

February 11, 2022

**APPLICATION FOR A PERMIT
TO RELOCATE
AN ABANDONED CEMETERY
MUNDY MILL DEVELOPMENT TRACT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA**

February 11, 2022



Robert S. Webb
Senior Principal Archeologist/Physical Anthropologist

Prepared for:
Chafin Land Development, LLC
5230 Belle Wood Court, Suite A
Buford, Georgia 30518

Prepared by:
R.S. Webb & Associates, Inc.
2800 Holly Springs Parkway, Suite 200
Holly Springs, Georgia 30142

PERMIT APPLICATION CONTENTS

1) *Evidence of ownership of the land on which the subject cemetery (Cemetery) is located:* Enclosure No. 1 contains a document indicating ownership of the parcel containing the Cemetery by Butler Property, LLC, and that the owner has granted Chafin Development, LLC permission to relocate the Cemetery upon approval of the relocation permit. A deed is provided that confirms land ownership by Butler Property, LLC.

2) *A report prepared by an archeologist stating the number of graves believed to be present and their locations:* Enclosure No. 2 includes a delineation report for the Cemetery (dated February 15, 2018 and a grave estimate update (dated February 1, 2022) prepared by R.S. Webb & Associates, Inc., an archeological consulting firm.

3) *A survey prepared by or under the direction of a registered surveyor showing the location and boundaries of the Cemetery:* A survey of the Cemetery (dated February 8, 2018) by Patton Land Survey, LLC is included in Enclosure No. 3. Also included in this enclosure is an aerial photograph showing the location of the reinterment site, Hillside Gardens, in relation to the original cemetery location. A letter from Hillside Memorial Gardens (received January 25, 2022) agreeing to accept the burials from the Cemetery is attached.

4) *Identifying and notifying descendants:* The procedure for identifying and notifying possible descendants is outlined in Enclosure No. 4; this is an ongoing process. The identification process was initiated on September 9, 2021. The notification process began on January 12, 2022 for public notice, and on January 19, 2022 for notices mailed/emailed to individuals.

5) *A proposal for the mitigation of the effects of the planned activity on the Cemetery:* A plan for the removal and reinterment of the Cemetery is included in Enclosure No. 5.

6) *Public/Legal Notices:* Enclosure No. 6 include examples of the weekly public notices placed in *The Gainesville Times* (legal organ) by R.S. Webb & Associates beginning on January 13, 2022. The purpose of this notice is to identify possible descendants and notices are scheduled to run for at least four consecutive weeks.

At the appropriate time, the City of Gainesville will schedule a public hearing for interested parties. A notice of public hearing will be advertised in *The Gainesville Times* once a week for the two consecutive weeks immediately preceding the week of the public hearing to provide the community an opportunity to comment on the proposed cemetery relocation project.

ENCLOSURE NO. 1

Evidence of Ownership of the Land on Which the Cemetery Is Located (Butler Property, LLC) and Permission from Owner to Chafin Development, LLC to Relocate the Abandoned Cemetery (Letter and Deed)

CLAYTON PROPERTIES GROUP, INC.

City of Gainesville Georgia
Mayor and City Council Members
P.O. Box 2496
Gainesville, Georgia 30503

Re: **Permit to Relocate a Cemetery, lying in Land Lot 25 of the 8th District,**
City of GAINESVILLE, HALL County, Georgia (the "Property")

Dear Mayor and Council Members,

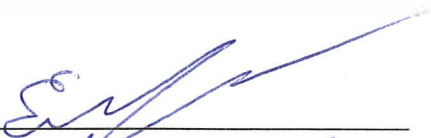
Clayton Properties Group, Inc. DBA Chafin Development (the "Applicant") with consent of the owner Butler Property, LLC (the "Owner") does hereby request that the City of Gainesville approve the relocation of gravesites from a cemetery on the above referenced Property as described herein.

The cemetery has a number of gravesites, possibly unmarked, scattered over less than a ¼ of an acre of land within the Property. It appears as though the cemetery has been in a state of abandonment for many years. The gravesites are within an area proposed for a future development by Chafin Properties Group, Inc. and affiliates. It is the intent of the Applicant to relocate what may be approximately 12 gravesites to the Hillside Gardens Cemetery located in Gainesville, Georgia.

These statements by the Applicant are being provided to the City of Gainesville, Georgia in conjunction with the formal application for a permit to relocate the above referenced gravesites being submitted by Clayton Properties Group, Inc.

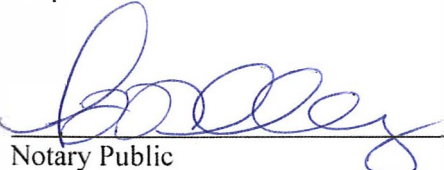
Respectfully Submitted,

Clayton Properties Group, Inc.

By: 

Title: Vice President

Signed, sealed and delivered in
the presence of:


Notary Public

My commission expires: 12/12/23



See attached page 2 for acknowledgement and consent by Butler Property, LLC

Butler Property, LLC does hereby consent to the application by Chafin Properties Group, Inc. to relocate gravesites currently located on Property owned by Butler as described on page 1 of this letter.

Butler Property, LLC

By: Kent A. Starke
KENT A. STARKE
Title: MANAGER

Signed, sealed and delivered in
the presence of:

Orhonde J. Wright
Notary Public

My commission expires: April 11, 2022

(Notary Seal)



GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 30 day of September
20 10 at 2:53 Pm. Recorded in Deed
Book 6749 Page(s) 226-241
Charles Baker, Clerk By SW

017828

HALL COUNTY, Georgia
Real Estate Transfer TaxPaid \$ 5500.00Date 09-30-10Charles Baker
Superior Court ClerkBy SW

PT61 069-2010-006339

After recording return to:
T. Wesley Robinson
Halsey, Oliver & Mahar, LLP
P.O. Box 1457
Gainesville, GA 30503

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL.

THIS INDENTURE is made as of September 29, 2010, between Regions Bank whose address is One Glenlake Parkway, Suite 400, Atlanta, GA 30328 (hereinafter referred to as "Grantor") and Butler Property, LLC, whose address is 4038 Chestatee Road, Gainesville, GA 30506 (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Land Lots 24,25,26,30,31,42, & 43 of the 8th District of Hall County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence ofSELLER:
Regions Bank

Unofficial Witness

Notary Public

My Commission Expires

TWR/vms/59824/124927

By: Thomas A. Neely
Name: Thomas A. Neely
Title: VP
Attest: Gwen C. Nambles
Name: Gwen Nambles
Title: VP

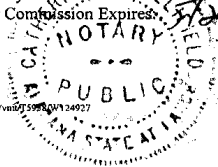


Exhibit "A"

Tract 4

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 30, 31, & 43 of the 8th District of Hall County, Georgia and being designated as Tract 4, as shown on that plat of survey for Mundy Mill Development, LLC, Lawyers Title Insurance Corporation & Regions Bank, dated March 26, 2004, and last revised January 17, 2005, prepared by Clark Design Group, P.C., H. Lanier Dunn, Georgia Registered Land Surveyor 2243, and being more particularly described as follows:

Commencing at an iron pin found at a rock at the intersection of Land Lots 24, 25, 30 and 31; thence South 43 degrees 48 minutes 33 seconds West a distance of 3,589.21 feet to a 1/2" rebar set on the Northeastly right-of-way line of Mundy Mill Road (Variable width right-of-way); said point being shown as POB "E" on the plat of survey, and being the POINT OF BEGINNING; thence following the Northeastly right-of-way line of Mundy Mill Road North 42 degrees 04 minutes 15 seconds West a distance of 700.67 feet to a point; thence continuing along said right-of-way line North 47 degrees 55 minutes 45 seconds East a distance of 5.00 feet to a point; thence continuing along said right-of-way line North 42 degrees 04 minutes 15 seconds West a distance of 194.39 feet to a point; thence continuing along said right-of-way line North 47 degrees 55 minutes 45 seconds East a distance of 5.69 feet to a point; thence continuing along said right-of-way line North 42 degrees 04 minutes 15 seconds West a distance of 116.66 feet to a point on a line parallel to and 50 feet from the centerline of Balus Creek; thence leaving said right-of-way line and following said 50 foot offset of Balus Creek centerline the following courses and distances: North 75 degrees 58 minutes 10 seconds East a distance of 49.80 feet to a point; North 62 degrees 02 minutes 52 seconds East a distance of 65.66 feet to a point; North 56 degrees 06 minutes 00 seconds East a distance of 53.71 feet to a point; North 49 degrees 59 minutes 07 seconds East a distance of 15.76 feet to a point; South 45 degrees 44 minutes 47 seconds East a distance of 7.96 feet to a point; South 38 degrees 52 minutes 56 seconds East a distance of 64.03 feet to a point; South 65 degrees 40 minutes 42 seconds East a distance of 53.96 feet to a point; South 86 degrees 04 minutes 57 seconds East a distance of 53.14 feet to a point; North 75 degrees 56 minutes 17 seconds East a distance of 91.51 feet to a point; North 63 degrees 24 minutes 59 seconds East a distance of 42.46 feet to a point; North 63 degrees 24 minutes 59 seconds East 27.05 feet; North 69 degrees 28 minutes 22 seconds East a distance of 52.36 feet to a point; North 65 degrees 24 minutes 06 seconds East a distance of 42.52 feet to a point; North 70 degrees 07 minutes 10 seconds East a distance of 57.31 feet to a point; North 62 degrees 38 minutes 37 seconds East a distance of 50.23 feet to a point; North 48 degrees 49 minutes 35 seconds East a distance of 82.66 feet to a point; North 18 degrees 56 minutes 22 seconds East a distance of 44.73 feet to a point; North 31 degrees 02 minutes 46 seconds East a distance of 9.15 feet to a point; North 47 degrees 35 minutes 22 seconds East a distance of 1.84 feet to a point; North 65 degrees 08 minutes 40 seconds East a distance of 50.20 feet to a point; North 32 degrees 29 minutes 37 seconds East a distance of 68.56 feet to a point; North 05 degrees 26 minutes 19 seconds East a distance of 85.01 feet to a point; North 43 degrees 14 minutes 26 seconds West a distance of 58.95 feet to a point; North 40 degrees 02 minutes 25 seconds West a distance of 31.57 feet to a point; North 38 degrees 35 minutes 15 seconds East a distance of 24.07 feet to a point; North 11 degrees 01 minutes 45 seconds East a distance of 30.40 feet to a point; North 31 degrees 51 minutes 06 seconds East a distance of 7.20 feet to a point; South 84 degrees 45 minutes 30 seconds East a distance of 13.44 feet to a point; South 71 degrees 37 minutes 55 seconds East a distance of 12.33 feet to a point; South 50 degrees 40 minutes 20 seconds East a distance of 48.79 feet to a point; South 45 degrees 38 minutes 20 seconds East a distance of 37.23 feet to a point; South 30 degrees 36 minutes 06 seconds East a distance of 45.00 feet to a point; South 29 degrees 43 minutes 16 seconds East a distance of 44.22 feet to a point; South 21 degrees 36 minutes 26 seconds East a distance of 51.53 feet to a point; South 24 degrees 14 minutes 04 seconds East a distance of 45.54 feet to a point; South 22 degrees 51 minutes 52 seconds East a distance of 41.94 feet to a point; South 14 degrees 12 minutes 10 seconds East a distance of 53.92 feet to a point; South 11 degrees 05 minutes 41 seconds East a distance of 20.20 feet to a point; South 12 degrees 54 minutes 49 seconds East a distance of 62.48 feet to a point; South 28 degrees 38 minutes 21 seconds East a distance of 65.64 feet to a point; South 56 degrees 07 minutes 12 seconds East a distance of 61.96 feet to a point; South 64 degrees 58 minutes 13 seconds East a distance of 76.57 feet to a point; South 56 degrees 10 minutes 44 seconds East a distance of 50.60 feet to a point; South 55 degrees 52 minutes 32 seconds East a distance of 61.14 feet to a point; South 89 degrees 05 minutes 17

seconds East a distance of 77.57 feet to a point; North 75 degrees 30 minutes 20 seconds East a distance of 78.45 feet to a point; North 64 degrees 43 minutes 34 seconds East a distance of 41.16 feet to a point; North 69 degrees 56 minutes 13 seconds East a distance of 47.28 feet to a point; North 63 degrees 36 minutes 43 seconds East a distance of 55.58 feet to a point; North 52 degrees 37 minutes 46 seconds East a distance of 86.80 feet to a point; North 40 degrees 36 minutes 27 seconds East a distance of 62.11 feet to a point; North 29 degrees 50 minutes 17 seconds East a distance of 35.14 feet to a point; North 41 degrees 28 minutes 30 seconds East a distance of 2.91 feet to a point; North 84 degrees 47 minutes 03 seconds East a distance of 32.85 feet to a point; South 88 degrees 16 minutes 51 seconds East a distance of 50.89 feet to a point; South 88 degrees 05 minutes 26 seconds East a distance of 44.67 feet to a point; South 76 degrees 55 minutes 08 seconds East a distance of 72.32 feet to a point; South 64 degrees 24 minutes 18 seconds East a distance of 55.57 feet to a point; South 60 degrees 46 minutes 33 seconds East a distance of 82.36 feet to a point; North 72 degrees 36 minutes 43 seconds East a distance of 77.14 feet to a point; North 82 degrees 55 minutes 55 seconds East a distance of 66.40 feet to a point; North 75 degrees 25 minutes 26 seconds East a distance of 48.01 feet to a point; North 84 degrees 05 minutes 27 seconds East a distance of 37.33 feet to a point; North 79 degrees 39 minutes 05 seconds East a distance of 76.55 feet to a point; North 59 degrees 19 minutes 27 seconds East a distance of 61.91 feet to a point; North 33 degrees 34 minutes 21 seconds East a distance of 34.02 feet to a point; North 85 degrees 19 minutes 46 seconds East a distance of 27.82 feet to a point; South 85 degrees 43 minutes 44 seconds East a distance of 49.50 feet to a point; South 75 degrees 56 minutes 12 seconds East a distance of 68.29 feet to a point; South 80 degrees 46 minutes 45 seconds East a distance of 49.26 feet to a point; South 69 degrees 18 minutes 34 seconds East a distance of 63.79 feet to a point; South 80 degrees 41 minutes 57 seconds East a distance of 58.44 feet to a point; South 79 degrees 41 minutes 28 seconds East a distance of 52.57 feet to a point; South 82 degrees 37 minutes 10 seconds East a distance of 37.44 feet to a point; South 71 degrees 03 minutes 59 seconds East a distance of 36.04 feet to a point; South 71 degrees 56 minutes 45 seconds East a distance of 47.43 feet to a point; South 86 degrees 06 minutes 37 seconds East a distance of 49.04 feet to a point; South 89 degrees 19 minutes 46 seconds East a distance of 62.98 feet to a point; South 88 degrees 02 minutes 31 seconds East a distance of 16.65 feet to a point; South 59 degrees 58 minutes 08 seconds East a distance of 37.28 feet to a point; South 58 degrees 42 minutes 30 seconds East a distance of 53.95 feet to a point; South 58 degrees 12 minutes 14 seconds East a distance of 43.22 feet to a point; South 57 degrees 01 minute 03 seconds East a distance of 37.90 feet to a 1/2" rebar set; thence leaving said 50 foot offset of Balus Creek centerline South 44 degrees 39 minutes 34 seconds West a distance of 1,125.31 feet to the centerline of a creek; thence following said creek centerline the following courses and distances: North 22 degrees 41 minutes 59 seconds West a distance of 30.26 feet to a point; North 09 degrees 19 minutes 27 seconds West a distance of 57.67 feet to a point; North 18 degrees 20 minutes 56 seconds West a distance of 56.07 feet to a point; North 07 degrees 03 minutes 19 seconds West a distance of 72.78 feet to a point; North 04 degrees 57 minutes 23 seconds West a distance of 45.48 feet to a point; North 28 degrees 38 minutes 49 seconds West a distance of 48.08 feet to a point; North 30 degrees 31 minutes 37 seconds West a distance of 31.24 feet to a point; North 07 degrees 48 minutes 07 seconds East a distance of 38.80 feet to a point; North 05 degrees 06 minutes 46 seconds West a distance of 22.71 feet to a point; North 27 degrees 29 minutes 35 seconds West a distance of 56.40 feet to a point; North 16 degrees 46 minutes 55 seconds West a distance of 20.43 feet to a point; North 26 degrees 25 minutes 11 seconds West a distance of 15.39 feet to a point; North 66 degrees 35 minutes 19 seconds East a distance of 18.12 feet to a point; North 15 degrees 31 minutes 14 seconds West a distance of 20.56 feet to a point; North 01 degree 55 minutes 54 seconds West a distance of 34.52 feet to a 1/2" rebar set; thence leaving the centerline of said creek and running South 69 degrees 20 minutes 35 seconds West a distance of 495.20 feet to a 1/4" rebar found; thence South 69 degrees 53 minutes 30 seconds West a distance of 228.46 feet to a 1/2" rebar set; thence along a curve to the right an arc distance of 48.47 feet, said arc having a radius of 275.00 feet and a chord which bears South 74 degrees 56 minutes 30 seconds West a distance of 48.41 feet to a 1/2" rebar set; thence South 79 degrees 59 minutes 30 seconds West a distance of 634.97 feet to a 1/2" rebar set; thence South 78 degrees 36 minutes 00 seconds West a distance of 13.35 feet to a 1/2" rebar set; thence along a curve to the left an arc distance of 139.91 feet, said arc having a radius of 275.00 feet and a chord which bears South 62 degrees 38 minutes 01 seconds West a distance of 138.41 feet to a 1/2" rebar set; thence South 47 degrees 59 minutes 30 seconds West a distance of 59.70 feet to the POINT OF BEGINNING

Said Tract containing 40.2567 acres of land.

Said plat is incorporated herein by reference for a more complete and accurate description of said property. A copy of said plat is attached hereto as Exhibit "A-1".

Tract 5

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 25, 30, & 31 of the 8th District of Hall County, Georgia and being designated as Tract 5, as shown on that plat of survey for Mundy Mill Development, LLC, Lawyers Title Insurance Corporation & Regions Bank, dated March 26, 2004, and last revised January 17, 2005, prepared by Clark Design Group, P.C., H. Lanier Dunn, Georgia Registered Land Surveyor 2243, and being more particularly described as follows:

BEGINNING at an iron pin found at a rock at the intersection of Land Lots 24, 25, 30 and 31, said point being shown as POB "A" on the plat of survey; thence following the line common to Land Lots 25 & 30 South 29 degrees 47 minutes 42 seconds East a distance of 1,023.19 feet to a 1" open top pipe found; thence leaving said Land Lot Line and running North 71 degrees 58 minutes 13 seconds East a distance of 512.77 feet to a 1/2" rebar set; thence South 18 degrees 01 minutes 45 seconds East a distance of 9.27 feet to a 1/2" rebar set; thence South 69 degrees 22 minutes 48 seconds East a distance of 134.32 feet to a point in the centerline of a creek; thence following the meanderings of said creek centerline the following courses and distances: South 66 degrees 03 minutes 33 seconds West a distance of 40.46 feet to a point; South 52 degrees 59 minutes 15 seconds West a distance of 88.39 feet to a point; South 51 degrees 39 minutes 15 seconds West a distance of 58.60 feet to a point; South 42 degrees 10 minutes 33 seconds West a distance of 63.01 feet to a point; South 27 degrees 48 minutes 31 seconds West a distance of 97.24 feet to a point; South 02 degrees 52 minutes 23 seconds West a distance of 25.34 feet to a point; South 61 degrees 10 minutes 22 seconds West a distance of 62.75 feet to a point; South 61 degrees 57 minutes 11 seconds West a distance of 28.26 feet to a point; South 36 degrees 13 minutes 33 seconds West a distance of 55.10 feet to a point; South 06 degrees 29 minutes 06 seconds West a distance of 37.93 feet to a point; South 15 degrees 05 minutes 25 seconds West a distance of 30.17 feet to a point; South 09 degrees 51 minutes 47 seconds West a distance of 61.69 feet to a point; South 02 degrees 02 minutes 16 seconds West a distance of 42.61 feet to a point; South 09 degrees 19 minutes 37 seconds West a distance of 65.78 feet to a point; South 07 degrees 42 minutes 26 seconds West a distance of 37.99 feet to a point; South 06 degrees 49 minutes 16 seconds West a distance of 66.71 feet to a point; South 23 degrees 12 minutes 41 seconds West a distance of 44.21 feet to a point; South 12 degrees 31 minutes 43 seconds West a distance of 119.43 feet to a point; thence leaving the centerline of said creek and running North 30 degrees 22 minutes 57 seconds West a distance of 385.60 feet to a point; thence South 44 degrees 39 minutes 34 seconds West a distance of 24.08 feet to a 1/4" crimp top pipe; thence South 44 degrees 39 minutes 34 seconds West a distance of 628.89 feet to a point on a line that is parallel to and 50 feet from the centerline of Balus Creek; thence following said 50 foot offset of Balus Creek centerline the following courses and distances: North 57 degrees 01 minute 03 seconds West a distance of 59.60 feet to a point; North 58 degrees 12 minutes 14 seconds West a distance of 44.70 feet to a point; North 58 degrees 42 minutes 30 seconds West a distance of 55.49 feet to a point; North 59 degrees 58 minutes 08 seconds West a distance of 63.38 feet to a point; North 88 degrees 02 minutes 31 seconds West a distance of 42.77 feet to a point; North 89 degrees 19 minutes 46 seconds West a distance of 61.29 feet to a point; North 86 degrees 06 minutes 37 seconds West a distance of 33.81 feet to a point; North 71 degrees 56 minutes 45 seconds West a distance of 34.23 feet to a point; North 71 degrees 03 minutes 59 seconds West a distance of 45.39 feet to a point; North 82 degrees 37 minutes 10 seconds West a distance of 45.00 feet to a point; North 79 degrees 41 minutes 28 seconds West a distance of 50.89 feet to a point; North 80 degrees 41 minutes 57 seconds West a distance of 49.35 feet to a point; North 69 degrees 18 minutes 34 seconds West a distance of 63.86 feet to a point; North 80 degrees 46 minutes 45 seconds West a distance of 55.08 feet to a point; North 75 degrees 56 minutes 12 seconds West a distance of 72.63 feet to a point; North 85 degrees 43 minutes 44 seconds West a distance of 65.89 feet to a point; South 85 degrees 19 minutes 46 seconds West a distance of 84.15 feet to a point; South 33 degrees 34 minutes 21 seconds West a distance of 59.68 feet to a point; South 59 degrees 19 minutes 27 seconds West a distance of 21.13 feet to a point; South 79 degrees 39 minutes 05 seconds West a distance of 54.74 feet to a point; South 84 degrees 05 minutes 27 seconds West a distance of 41.04 feet to a point; South 75 degrees 25 minutes 26 seconds West a distance of 49.02 feet to a point; South 82 degrees 55 minutes 55 seconds West a distance of 68.87 feet to a point; South 72 degrees 36 minutes 43 seconds West a distance of

43.09 feet to a point; North 60 degrees 46 minutes 33 seconds West a distance of 42.45 feet to a point; North 64 degrees 24 minutes 18 seconds West a distance of 69.70 feet to a point; North 76 degrees 55 minutes 08 seconds West a distance of 93.07 feet to a point; North 88 degrees 05 minutes 26 seconds West a distance of 54.61 feet to a point; North 88 degrees 16 minutes 51 seconds West a distance of 57.11 feet to a point; South 84 degrees 47 minutes 03 seconds West a distance of 78.61 feet to a point; South 41 degrees 28 minutes 30 seconds West a distance of 52.81 feet to a point; South 29 degrees 50 minutes 17 seconds West a distance of 35.90 feet to a point; South 40 degrees 36 minutes 27 seconds West a distance of 42.15 feet to a point; South 52 degrees 37 minutes 46 seconds West a distance of 66.71 feet to a point; South 63 degrees 32 minutes 46 seconds West a distance of 39.87 feet to a point; South 69 degrees 56 minutes 13 seconds West a distance of 46.82 feet to a point; South 64 degrees 43 minutes 34 seconds West a distance of 36.27 feet to a point; South 75 degrees 30 minutes 20 seconds West a distance of 55.49 feet to a point; North 89 degrees 05 minutes 17 seconds West a distance of 34.22 feet to a point; North 55 degrees 52 minutes 32 seconds West a distance of 31.58 feet to a point; North 56 degrees 10 minutes 44 seconds West a distance of 58.55 feet to a point; North 64 degrees 58 minutes 13 seconds West a distance of 76.51 feet to a point; North 56 degrees 07 minutes 12 seconds West a distance of 29.77 feet to a point; North 28 degrees 38 minutes 21 seconds West a distance of 27.38 feet to a point; North 12 degrees 54 minutes 49 seconds West a distance of 47.08 feet to a point; North 11 degrees 05 minutes 41 seconds West a distance of 21.32 feet to a point; North 14 degrees 12 minutes 10 seconds West a distance of 64.21 feet to a point; North 22 degrees 51 minutes 52 seconds West a distance of 50.71 feet to a point; North 24 degrees 14 minutes 04 seconds West a distance of 44.44 feet to a point; North 21 degrees 36 minutes 26 seconds West a distance of 56.33 feet to a point; North 29 degrees 43 minutes 16 seconds West a distance of 52.08 feet to a point; North 30 degrees 36 minutes 06 seconds West a distance of 58.97 feet to a point; North 45 degrees 38 minutes 20 seconds West a distance of 54.82 feet to a point; North 50 degrees 40 minutes 20 seconds West a distance of 71.69 feet to a point; North 71 degrees 37 minutes 55 seconds West a distance of 42.34 feet to a point; North 84 degrees 45 minutes 30 seconds West a distance of 86.70 feet to a point; South 31 degrees 51 minutes 06 seconds West a distance of 87.33 feet to a point; South 11 degrees 01 minute 45 seconds West a distance of 24.25 feet to a point; South 38 degrees 35 minutes 15 seconds West a distance of 35.09 feet to a point; South 17 degrees 04 minutes 06 seconds West a distance of 76.35 feet to a point; South 58 degrees 37 minutes 31 seconds East a distance of 58.59 feet to a point; South 41 degrees 13 minutes 01 second East a distance of 44.89 feet to a point; South 05 degrees 26 minutes 19 seconds West a distance of 15.71 feet to a point; South 32 degrees 29 minutes 37 seconds West a distance of 15.21 feet to a point; South 65 degrees 08 minutes 40 seconds West a distance of 36.35 feet to a point; South 47 degrees 35 minutes 22 seconds West a distance of 31.82 feet to a point; South 31 degrees 02 minutes 46 seconds West a distance of 34.29 feet to a point; South 18 degrees 56 minutes 22 seconds West a distance of 24.56 feet to a 1/2" rebar set; thence leaving the 50 foot offset of the centerline of Balus Creek and running North 62 degrees 11 minutes 09 seconds West a distance of 551.28 feet to a 1/2" rebar set on the Easterly right-of-way line of Meeks Road (80' R/W); thence following said right-of-way line North 28 degrees 47 minutes 08 seconds East a distance of 435.92 feet to a point; thence continuing along said right-of-way line along a curve to the left an arc distance of 43.84 feet, said arc having a radius of 293.69 feet and a chord which bears North 33 degrees 38 minutes 30 seconds East a distance of 43.80 feet to a point; thence continuing along said right-of-way line North 29 degrees 21 minutes 55 seconds East a distance of 36.98 feet to a point; thence continuing along said right-of-way line along a curve to the left an arc distance of 170.07 feet, said arc having a radius of 1,680.42 feet and a chord which bears North 26 degrees 27 minutes 57 seconds East a distance of 170.00 feet to a point; thence continuing along said right-of-way line North 23 degrees 33 minutes 59 seconds East a distance of 83.55 feet to a point; thence continuing along said right-of-way line along a curve to the right an arc distance of 502.09 feet, said arc having a radius of 1,272.34 feet and a chord which bears North 34 degrees 52 minutes 18 seconds East a distance of 498.84 feet to a point; thence continuing along said right-of-way line North 46 degrees 10 minutes 36 seconds East a distance of 324.30 feet to a point; thence continuing along said right-of-way line along a curve to the left an arc distance of 375.52 feet, said arc having a radius of 1,670.40 feet and a chord which bears North 39 degrees 50 minutes 35 seconds East a distance of 374.73 feet to a point; thence continuing along said right-of-way line along a curve to the left an arc distance of 53.46 feet, said arc having a radius of 868.10 feet and a chord which bears North 31 degrees 40 minutes 17 seconds East a distance of 53.45 feet to a point; thence leaving said right-of-way line and running South 52 degrees 24 minutes 41 seconds East a distance of 690.73 feet to a point; thence South 89 degrees 20 minutes 29 seconds East a distance of 1,125.17 feet to a 3/4" crimped top pipe found on the line common to Land Lots 30 & 31; thence following said Land

Lot Line North 59 degrees 58 minutes 24 seconds East a distance of 225.43 feet to the POINT OF BEGINNING.

Said Tract containing 113.7797 acres of land

Said plat is incorporated herein by reference for a more complete and accurate description of said property. A copy of said plat is attached hereto as Exhibit "A-1".

LESS & EXCEPT from Tract 5, property described in the following:

- a. Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential, LLC, dated February 6, 2006, filed February 8, 2006, recorded in Deed Book 5589, page 61, Hall County. Georgia records;
- b. Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential, LLC, dated May 25, 2006, filed June 1, 2006, recorded in Deed Book 5703, page 465, aforesaid records;
- c. Warranty Deed from Mundy Mill Development, LLC to Regions Bank dated February 2, 2010, recorded in Deed Book 6666, Page 336, aforesaid records.

Tract 6

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 24 & 31 of the 8th District of Hall County, Georgia and being designated as Tract 6, as shown on that plat of survey for Mundy Mill Development, LLC, Lawyers Title Insurance Corporation & Regions Bank, dated March 26, 2004, and last revised January 17, 2005, prepared by Clark Design Group, P.C., H. Lanier Dunn, Georgia Registered Land Surveyor 2243, and being more particularly described as follows:

BEGINNING at an iron pin found at a rock at the intersection of Land Lots 24, 25, 30 and 31, said point being shown as POB "A" on the plat of survey; thence following the line common to Land Lots 30 & 31 South 59 degrees 58 minutes 24 seconds West a distance of 225.43 feet to a 3/4" crimped top pipe found at the beginning of a fence line; thence following said fence line North 04 degrees 44 minutes 21 seconds East a distance of 104.45 feet to a point; thence continuing along said fence line North 26 degrees 03 minutes 37 seconds East a distance of 134.55 feet to a point; thence continuing along said fence line North 05 degrees 48 minutes 03 seconds East a distance of 33.55 feet to a point; thence continuing along said fence line North 04 degrees 16 minutes 56 seconds West a distance of 21.83 feet to a point; thence continuing along said fence line North 29 degrees 59 minutes 35 seconds West a distance of 504.34 feet to a point; thence continuing along said fence line North 27 degrees 47 minutes 30 seconds West a distance of 294.46 feet to a point in the centerline of an old road bed; thence continuing along said road centerline North 30 degrees 29 minutes 06 seconds West a distance of 137.77 feet to a point; thence continuing along said road centerline North 34 degrees 10 minutes 35 seconds West a distance of 141.91 feet to a point; thence continuing along said road centerline North 28 degrees 45 minutes 27 seconds West a distance of 678.31 feet to a point; thence continuing along said road centerline North 28 degrees 21 minutes 40 seconds West a distance of 183.52 feet to a point; thence continuing along said road centerline North 32 degrees 23 minutes 14 seconds West a distance of 258.66 feet to a point; thence continuing along said road centerline North 25 degrees 41 minutes 31 seconds West a distance of 292.38 feet to a point on the Southerly right-of-way line of Mountain View Road (60' R/W); thence leaving said road centerline and following the Southerly right-of-way line of Mountain View Road North 82 degrees 27 minutes 45 seconds East a distance of 142.67 feet to a point; thence continuing along said right-of-way line North 84 degrees 45 minutes 35 seconds East a distance of 128.30 feet to a point; thence continuing along said right-of-way line North 86 degrees 06 minutes 12 seconds East a distance of 125.72 feet to a point; thence continuing along said right-of-way line North 86 degrees 14 minutes 28 seconds East a distance of 251.12 feet to a point; thence continuing along said right-of-way line North 87 degrees 13 minutes 18 seconds East a distance of 147.82 feet to a point; thence continuing along said right-of-way line North 88 degrees 11 minutes 05 seconds East a distance of 187.81 feet to a point; thence continuing along said right-of-way line North 89 degrees 49 minutes 03 seconds East a distance of 79.42 feet to a point; thence leaving said right-of-way line and running South 03 degrees 40 minutes 25 seconds West a distance of 720.00 feet

to a point; thence North 85 degrees 11 minutes 21 seconds East a distance of 370.00 feet to a point; thence North 06 degrees 01 minute 05 seconds West a distance of 692.10 feet to a point on the Southerly right-of-way line of Mountain View Road (60' R/W); thence following said right-of-way line North 89 degrees 49 minutes 03 seconds East a distance of 95.89 feet to a point; thence continuing along said right-of-way line North 89 degrees 41 minutes 46 seconds East a distance of 497.51 feet to a 1/4" rebar found; thence leaving said right-of-way line and running South 18 degrees 23 minutes 37 seconds East a distance of 903.50 feet to a point; thence South 00 degrees 13 minutes 35 seconds East a distance of 320.54 feet to a point; thence South 42 degrees 41 minutes 16 seconds West a distance of 141.28 feet to a point; thence South 48 degrees 57 minutes 50 seconds West a distance of 58.98 feet to a point; thence South 14 degrees 40 minutes 55 seconds East a distance of 76.27 feet to a point; thence South 23 degrees 04 minutes 21 seconds East a distance of 431.95 feet to a point; thence South 16 degrees 11 minutes 19 seconds East a distance of 100.10 feet to a point on the line common to Land Lots 24 & 25; thence following said Land Lot Line South 60 degrees 25 minutes 23 seconds West a distance of 1,060.70 feet to the POINT OF BEGINNING

Said Tract containing 73.0703 acres of land.

Said plat is incorporated herein by reference for a more complete and accurate description of said property. A copy of said plat is attached hereto as Exhibit "A-1".

LESS & EXCEPT from Tract 6, property described in the following:

- a. Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential, L.L.C, dated September 16, 2005, filed September 21, 2005, recorded in Deed Book 5448, page 371, Hall County, Georgia records;
- b. Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential, L.L.C, dated April 20, 2006, filed April 24, 2006, recorded in Deed Book 5663, Page 644, aforesaid records; and
- c. Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential, L.L.C, dated May 25, 2006, filed May 31, 2006, recorded in Deed Book 5702, Page 154, aforesaid records

Tract 6A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 24 of the 8th District of Hall County, Georgia and being designated as Tract 6A, as shown on that plat of survey for Mundy Mill Development, LLC, Lawyers Title Insurance Corporation & Regions Bank, dated March 26, 2004, and last revised January 17, 2005, prepared by Clark Design Group, P.C., H. Lanier Dunn, Georgia Registered Land Surveyor 2243, and being more particularly described as follows:

Commencing at an iron pin found at a rock at the intersection of Land Lots 24, 25, 30 and 31; thence North 06 degrees 42 minutes 58 seconds West a distance of 2,424.21 feet to a point on the Southerly right-of-way line of Mountain View Road (60' R/W), said point being shown as POB "F" on the plat of survey and being the POINT OF BEGINNING; thence following said right-of-way line North 89 degrees 49 minutes 03 seconds East a distance of 250.00 feet to a point; thence leaving said right-of-way line and running South 06 degrees 01 minute 05 seconds East a distance of 692.10 feet to a point; thence South 85 degrees 11 minutes 21 seconds West a distance of 370.00 feet to a point; thence North 03 degrees 40 minutes 25 seconds East a distance of 720.00 feet to the POINT OF BEGINNING

Said Tract containing 5.0000 acres of land

Said plat is incorporated herein by reference for a more complete and accurate description of said property. A copy of said plat is attached hereto as Exhibit "A-1".

Tract 7

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 24 & 31 of the 8th District of Hall County, Georgia, and being designated as Tract 7, as shown on that plat of survey for Mundy Mill Development, LLC, Lawyers Title Insurance Corporation & Regions Bank, dated March 26, 2004, and last revised January 17, 2005, prepared by Clark Design Group, P.C., H. Lanier Dunn, Georgia Registered Land Surveyor 2243, and being more particularly described as follows:

Commencing at an iron pin found at a rock at the intersection of Land Lots 24, 25, 30 and 31; thence following the line common to Land Lots 30 & 31 South 59 degrees 58 minutes 24 seconds West a distance of 225.43 feet to a 3/4" crimped top pipe shown as POB "G" on the plat of survey, said point being the POINT OF BEGINNING; thence leaving said Land Lot Line and running North 89 degrees 20 minutes 29 seconds West a distance of 1,125.17 feet to a point; thence North 52 degrees 24 minutes 41 seconds West a distance of 690.73 feet to a point on the Easterly right-of-way line of Meeks Road (80' R/W); thence following said right-of-way line in a Northeasterly direction along a curve to the left an arc distance of 208.04 feet, said arc having a radius of 868.10 feet and a chord which bears North 23 degrees 02 minutes 30 seconds East a distance of 207.54 feet to a point; thence continuing along said right-of-way line North 14 degrees 22 minutes 31 seconds East a distance of 1,059.25 feet to a point; thence continuing along said right-of-way line along a curve to the left an arc distance of 382.56 feet, said arc having a radius of 696.15 feet and a chord which bears North 01 degree 22 minutes 00 seconds West a distance of 377.77 feet to a point; thence continuing along said right-of-way line North 17 degrees 06 minutes 36 seconds West a distance of 220.46 feet to a point; thence continuing along said right-of-way line along a curve to the right an arc distance of 48.78 feet, said arc having a radius of 944.16 feet and a chord which bears North 15 degrees 37 minutes 47 seconds West a distance of 48.78 feet to a point; thence continuing along said right-of-way line North 14 degrees 08 minutes 59 seconds West a distance of 66.42 feet to a point; thence continuing along said right-of-way line North 26 degrees 48 minutes 57 seconds East a distance of 30.05 feet to a point on the Southerly right-of-way line of Mountain View Road (60' R/W); thence following said Southerly right-of-way line of Mountain View Road North 73 degrees 00 minutes 12 seconds East a distance of 113.70 feet to a point; thence continuing along said right-of-way line North 74 degrees 16 minutes 35 seconds East a distance of 102.62 feet to a point; thence continuing along said right-of-way line North 78 degrees 29 minutes 43 seconds East a distance of 63.34 feet to a point on the centerline of an old road; thence leaving said Southerly right-of-way line of Mountain View Road and following said centerline of old road South 25 degrees 41 minutes 31 seconds East a distance of 292.38 feet to a point; thence continuing along said road centerline South 32 degrees 23 minutes 14 seconds East a distance of 258.66 feet to a point; thence continuing along said road centerline South 28 degrees 21 minutes 40 seconds East a distance of 183.52 feet to a point; thence continuing along said road centerline South 28 degrees 45 minutes 27 seconds East a distance of 678.31 feet to a point; thence continuing along said road centerline South 34 degrees 10 minutes 35 seconds East a distance of 141.91 feet to a point; thence continuing along said road centerline South 30 degrees 29 minutes 06 seconds East a distance of 137.77 feet to a point on a fence line; thence leaving said road centerline and following said fence line South 27 degrees 47 minutes 30 seconds East a distance of 294.46 feet to a point; thence continuing along said fence line South 29 degrees 59 minutes 35 seconds East a distance of 504.34 feet to a point; thence continuing along said fence line South 04 degrees 16 minutes 56 seconds East a distance of 21.83 feet to a point; thence continuing along said fence line South 05 degrees 48 minutes 03 seconds West a distance of 33.55 feet to a point; thence continuing along said fence line South 26 degrees 03 minutes 37 seconds West a distance of 134.55 feet to a point; thence continuing along said fence line South 04 degrees 44 minutes 21 seconds West a distance of 104.45 feet to the POINT OF BEGINNING

Said Tract containing 52.8545 acres of land

Said plat is incorporated herein by reference for a more complete and accurate description of said property. A copy of said plat is attached hereto as Exhibit "A-1".

LESS & EXCEPT from Tract 7, property described in the following:

- a. Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential, LLC, dated September 16, 2005, filed September 21, 2005, recorded in Deed

Book 5448, Page 371, Hall County, Georgia records;

- b. Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential, LLC, dated April 20, 2006, filed April 24, 2006, recorded in Deed Book 5663, page 644, aforesaid records; and
- c. Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential, LLC dated May 25 2006, filed May 31, 2006, recorded in Deed Book 5702, Page 154, aforesaid records

Tract 9

All that tract or parcel of land lying and being in land Lots 25 and 26 of the 8th District of Hall County, Georgia, and being designated as Tract 9, as shown on that plat of survey for Mundy Mill Development, LLC, Lawyers Title Insurance Corporation & Regions Bank, dated March 26, 2004, and last revised January 17, 2005, prepared by Clark Design Group, P.C., H. Lanier Dunn, Georgia Registered Land Surveyor 2243, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the Northeasterly right-of-way line of Tumbling Circle (40' R/W) and the Southwesterly right-of-way line of Old Oakwood Road (30' from the centerline to R/W line on South side of road); thence following the Southeasterly right-of-way line of Old Oakwood Road the following courses and distances: North 50 degrees 34 minutes 44 seconds East a distance of 548.56 feet to a point; thence North 50 degrees 05 minutes 44 seconds East a distance of 617.12 feet to a point; thence North 50 degrees 28 minutes 44 seconds East a distance of 293.66 feet to a point; thence leaving said right-of-way and running South 31 degrees 56 minutes 16 seconds East a distance of 233.38 feet to a point; thence South 46 degrees 45 minutes 44 seconds West a distance of 1422.08 feet to a point; thence North 43 degrees 46 minutes 16 seconds West a distance of 185.32 feet to a point; thence North 37 degrees 42 minutes 16 seconds West a distance of 135.61 feet to the POINT OF BEGINNING.

Said plat is incorporated herein by reference for a more complete and accurate description of said property. A copy of said plat is attached hereto as Exhibit "A-1".

TOGETHER WITH:

Tract 8

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 12 and 25 of the 8th District of Hall County, Georgia, and being designated as Tract 8, as shown on that plat of survey for Mundy Mill Development, LLC, Lawyers Title Insurance Corporation & Regions Bank, dated March 26, 2004, and last revised January 17, 2005, prepared by Clark Design Group, P.C., H. Lanier Dunn, Georgia Registered Land Surveyor 2243, and being more particularly described as follows:

BEGINNING at an iron pin found at a rock at the intersection of Land Lots 24, 25, 30 and 31 of the 8th District of Hall County, Georgia, said point being the POINT OF BEGINNING; thence running North 60 degrees 25 minutes 23 seconds East a distance of 2,152.88 feet to an iron pin set; thence continue Northeasterly along said line, a distance of 297.79 feet to an one inch solid iron pin found; thence running North 60 degrees 45 minutes 44 seconds East a distance of 722.47 feet to a 1/2 inch rebar set; thence running North 61 degrees 06 minutes 11 seconds East a distance of 412.46 feet to a 1 inch open top pipe found; thence running North 59 degrees 38 minutes 20 seconds East a distance of 166.51 feet to a point on the Westerly right-of-way of Mountain View Road the following courses and distance: South 59 degrees 42 minutes 58 seconds East a distance of 104.62 feet to a point; thence running South 57 degrees 12 minutes 51 seconds East a distance of 76.26 feet to a point; thence running South 53 degrees 42 minutes 34 seconds East a distance of 50.64 feet to a point; thence running South 49 degrees 56 minutes 37 seconds East a distance of 113.77 feet to a point; thence running South 48 degrees 29 minutes 03 seconds East a distance of 276.32 feet to a point; thence running South 49 degrees 06 minutes 55 seconds East 51.99 feet; thence running South 50 degrees 28 minutes 01 seconds East a distance of 121.50 feet to a point; thence running South 52 degrees 53 minutes 43 seconds East a distance of 52.16 feet to a point; thence running South 54 degrees 25 minutes 41 seconds East a distance of 52.96 feet to a point; thence running South 57 degrees 13 minutes 27 seconds East a distance

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of 92.13 feet to a point; thence running South 58 degrees 50 minutes 01 seconds East a distance of 28.41 feet to a point; thence running South 60 degrees 42 minutes 52 seconds East a distance of 67.02 feet to a point; thence running South 61 degrees 41 minutes 08 seconds East a distance of 50.15 feet to a point; thence running South 63 degrees 11 minutes 19 seconds East a distance of 68.83 feet to a point; thence running South 64 degrees 45 minutes 06 seconds East a distance of 58.24 feet to a point; thence running South 66 degrees 51 minutes 50 seconds East a distance of 41.42 feet to a point; thence leaving said right-of-way and running South 17 degrees 49 minutes 25 seconds East a distance of 54.72 feet to a point; thence running South 17 degrees 20 minutes 05 seconds East a distance of 30.67 feet to a point; thence running South 13 degrees 30 minutes 34 seconds East a distance of 112.07 feet to a point; thence running South 16 degrees 43 minutes 48 seconds East a distance of 80.77 feet to a point; thence running South 16 degrees 18 minutes 49 seconds East a distance of 62.06 feet to a point; thence running South 04 degrees 46 minutes 21 seconds East a distance of 53.08 feet to a point; thence running South 05 degrees 17 minutes 02 seconds West a distance of 54.63 feet to a point; thence running South 05 degrees 56 minutes 42 seconds East a distance of 117.63 feet to a point; thence running South 11 degrees 57 minutes 36 seconds East a distance of 43.66 feet to a point; thence running South 26 degrees 52 minutes 09 seconds East a distance of 44.34 feet to a point on the Northwesterly right-of-way of Old Oakwood Road; thence running along the Northwesterly right-of-way of Old Oakwood Road the following courses and distances: South 18 degrees 53 minutes 05 seconds West a distance of 32.58 feet to a point; thence running South 11 degrees 54 minutes 21 seconds West a distance of 78.52 feet to a point; thence running South 09 degrees 54 minutes 57 seconds West a distance of 59.61 feet to a point; thence running South 10 degrees 34 minutes 21 seconds West a distance of 63.69 feet to a point; thence running South 12 degrees 13 minutes 48 seconds West a distance of 69.86 feet to a point; thence running South 15 degrees 00 minutes 42 seconds West a distance of 55.40 feet to a point; thence running South 18 degrees 19 minutes 43 seconds West a distance of 69.79 feet to a point; thence running South 21 degrees 17 minutes 18 seconds West a distance of 58.69 feet to a point; thence running South 23 degrees 26 minutes 57 seconds West a distance of 65.31 feet to a point; thence running South 23 degrees 35 minutes 14 seconds West a distance of 67.62 feet to a point; thence running South 23 degrees 23 minutes 47 seconds West a distance of 63.25 feet to a point; thence running South 21 degrees 59 minutes 29 seconds West a distance of 58.01 feet to a 1/2" rebar found; thence leaving said right-of-way and running North 31 degrees 11 minutes 49 seconds West a distance of 1,214.72 feet to a 4" pipe found; thence running South 51 degrees 00 minutes 17 seconds West a distance of 1,074.99 feet to a 1/2" rebar found; thence running South 30 degrees 57 minutes 45 seconds East a distance of 1,488.76 feet to a point on the Northwesterly right-of-way of Old Oakwood Road; thence running along Old Oakwood Road the following courses and distances: South 50 degrees 30 minutes 20 seconds West a distance of 385.68 feet to a point; thence running South 50 degrees 17 minutes 13 seconds West a distance of 204.35 feet to a point; thence running South 49 degrees 44 minutes 00 seconds West a distance of 266.86 feet to a point; thence running South 50 degrees 09 minutes 28 seconds West a distance of 256.20 feet to a point; thence running South 50 degrees 41 minutes 47 seconds West a distance of 351.68 feet to a 1/2" rebar set; thence leaving said right-of-way and running North 30 degrees 16 minutes 02 seconds West a distance of 379.38 feet to a 1/2" rebar found; thence running North 30 degrees 30 minutes 20 seconds West a distance of 1,395.62 feet to a 1" open top pipe found; thence running South 71 degrees 58 Minutes 13 seconds West a distance of 547.65 feet to a 1/2" rebar set; thence continue Westerly along said line, a distance of 512.77 feet to a 1" open top pipe found; thence running North 29 degrees 47 minutes 42 seconds West a distance of 1,023.19 feet to the POINT OF BEGINNING

Said tract or parcel containing 176.2887 acres

Said plat is incorporated herein by reference for a more complete and accurate description of said property. A copy of said plat is attached hereto as Exhibit "A-1"

LESS & EXCEPT from Tract 8, property described in Limited Warranty Deed from Mundy Mill Development, LLC to Mundy Mill Residential LLC, dated April 4, 2006, filed April 7, 2006, recorded in Deed Book 5649, page 281, Hall County, Georgia records.

Tract 10

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 24 of the 8th District of Hall County, Georgia and being designated as Tract 10, as shown on that plat of survey for Mundy Mill Development, LLC, Lawyers Title Insurance Corporation & Regions Bank, dated

March 26, 2004, and last revised January 17, 2005, prepared by Clark Design Group, P.C., H. Lanier Dunn, Georgia Registered Land Surveyor 2243, and being more particularly described as follows:

Commencing at an iron pin found at a rock at the intersection of Land Lots 24, 25, 30 and 31; thence following the line common to Land Lots 24 & 25 North 60 degrees 25 minutes 23 seconds East a distance of 1,060.70 feet to a point shown as POB "T" on the plat of survey, said point being the POINT OF BEGINNING; thence leaving said Land Lot Line and running North 16 degrees 11 minutes 19 seconds West a distance of 100.10 feet to a point; thence North 23 degrees 04 minutes 21 seconds West a distance of 431.95 feet to a point; thence North 14 degrees 40 minutes 55 seconds West a distance of 76.27 feet to a point; thence North 48 degrees 57 minutes 50 seconds East a distance of 58.98 feet to a point; thence North 42 degrees 41 minutes 16 seconds East a distance of 141.28 feet to a point; thence North 00 degrees 13 minutes 35 seconds West a distance of 320.54 feet to a point; thence North 18 degrees 23 minutes 37 seconds West a distance of 903.50 feet to a 1/4" rebar found on the Southerly right-of-way line of Mountain View Road (60' R/W); thence following said right-of-way line North 89 degrees 11 minutes 36 seconds East a distance of 213.86 feet to a point; thence leaving said right-of-way line and running South 05 degrees 04 minutes 45 seconds West a distance of 229.85 feet to a point; thence South 86 degrees 56 minutes 59 seconds East a distance of 507.44 feet to a point; thence South 28 degrees 38 minutes 15 seconds East a distance of 427.53 feet to a 1/2" rebar found; thence South 29 degrees 23 minutes 02 seconds East a distance of 626.45 feet to a 1/4" rod found; thence South 29 degrees 47 minutes 33 seconds East a distance of 201.23 feet to a 1/2" rebar set on the line common to Land Lots 24 & 25; thence following said Land Lot Line South 60 degrees 25 minutes 23 seconds West a distance of 1,092.18 feet to the POINT OF BEGINNING.

Said Tract containing 28.0080 acres of land

Said plat is incorporated herein by reference for a more complete and accurate description of said property. A copy of said plat is attached hereto as Exhibit "A-1".

SCHOOL SITE TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Gainesville, Land Lot 30 of the 8th District of Hall County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection formed by the Northerly R/W line of Mundy Mill Road (aka Georgia State Route No. 53) (variable width R/W) with the Easterly R/W line of Mundy Mill Parkway A (variable width R/W); thence running in a Northeasterly direction along said R/W line of Mundy Mill Parkway A a distance of 2,506.71 feet to an iron pin set at the POINT OF BEGINNING, thence running along said R/W line the following courses and distances: along a curve to the right an arc distance of 81.05 feet said arc having a radius of 945.00 feet and a chord bearing North 50 degrees 30 minutes 07 seconds East a distance of 81.03 feet to a point; thence running North 52 degrees 57 minutes 33 seconds East a distance of 368.95 feet to a point; thence running along a curve to the right an arc distance of 127.37 feet, said arc having a radius of 3945.00 feet and a chord which bears North 53 degrees 53 minutes 03 seconds East a distance of 127.37 feet to a point; thence running along a curve to the right an arc distance of 7.28 feet, said arc having a radius of 25.00 feet and a chord which bears North 63 degrees 09 minutes 16 seconds East a distance of 7.26 feet to a point; thence running North 71 degrees 29 minutes 59 seconds East a distance of 42.76 feet to a point; thence running along a curve to the left an arc distance of 6.93 feet, said arc having a radius of 25.00 feet and a chord which bears North 63 degrees 33 minutes 18 seconds East a distance of 6.91 feet to a point; thence running along a curve to the right an arc distance of 252.18 feet, said arc having a radius of 3,931.00 feet and a chord which bears North 57 degrees 26 minutes 53 seconds East a distance of 252.14 feet to a point; thence leaving said R/W line South 31 degrees 57 minutes 32 seconds East a distance of 938.69 feet to an iron pin set; thence running South 44 degrees 39 minutes 34 seconds West a distance of 354.84 feet to an iron pin set; thence running North 51 degrees 22 minutes 21 seconds West a distance of 2.25 feet to a point; thence running North 35 degrees 38 minutes 20 seconds West a distance of 23.49 feet to a point: thence running

North 86 degrees 16 minutes 45 seconds West a distance of 31.85 feet to a point; thence running North 79 degrees 37 minutes 06 seconds West a distance of 86.11 feet to a point; thence running North 75 degrees 00 minutes 43 seconds West a distance of 54.25 feet to a point; thence running North 79 degrees 24 minutes 41 seconds West a distance of 35.37 feet to a point; thence running South 83 degrees 16 minutes 32 seconds West a distance of 36.91 feet to a point; thence running North 82 degrees 43 minutes 35 seconds West a distance of 24.19 feet to a point; thence running South 86 degrees 11 minutes 11 seconds West a distance of 88.18 feet to a point; thence running South 88 degrees 33 minutes 58 seconds West a distance of 56.01 feet to a point; thence running North 89 degrees 11 minutes 36 seconds West a distance of 47.38 feet to a point; thence running North 74 degrees 54 minutes 47 seconds West a distance of 77.42 feet to a point; thence running North 74 degrees 12 minutes 57 seconds West a distance of 32.02 feet to a point; thence running North 73 degrees 21 minutes 56 seconds West a distance of 63.48 feet to a point; thence running South 79 degrees 19 minutes 17 seconds West a distance of 3.94 feet to an iron pin set; thence running North 36 degrees 33 minutes 37 seconds West a distance of 556.90 feet an iron pin set on the Easterly R/W line of Mundy Mill Parkway A and the POINT OF BEGINNING

Said Tract or Parcel containing 17.000 acres of land as shown on that certain Plat of Survey for Proposed City of Gainesville School Site prepared by Clark Design Group and certified by H Lamer Dunn dated April 4 2007 said Survey being a part hereof by reference

TWR/vms/T3938/W 124927

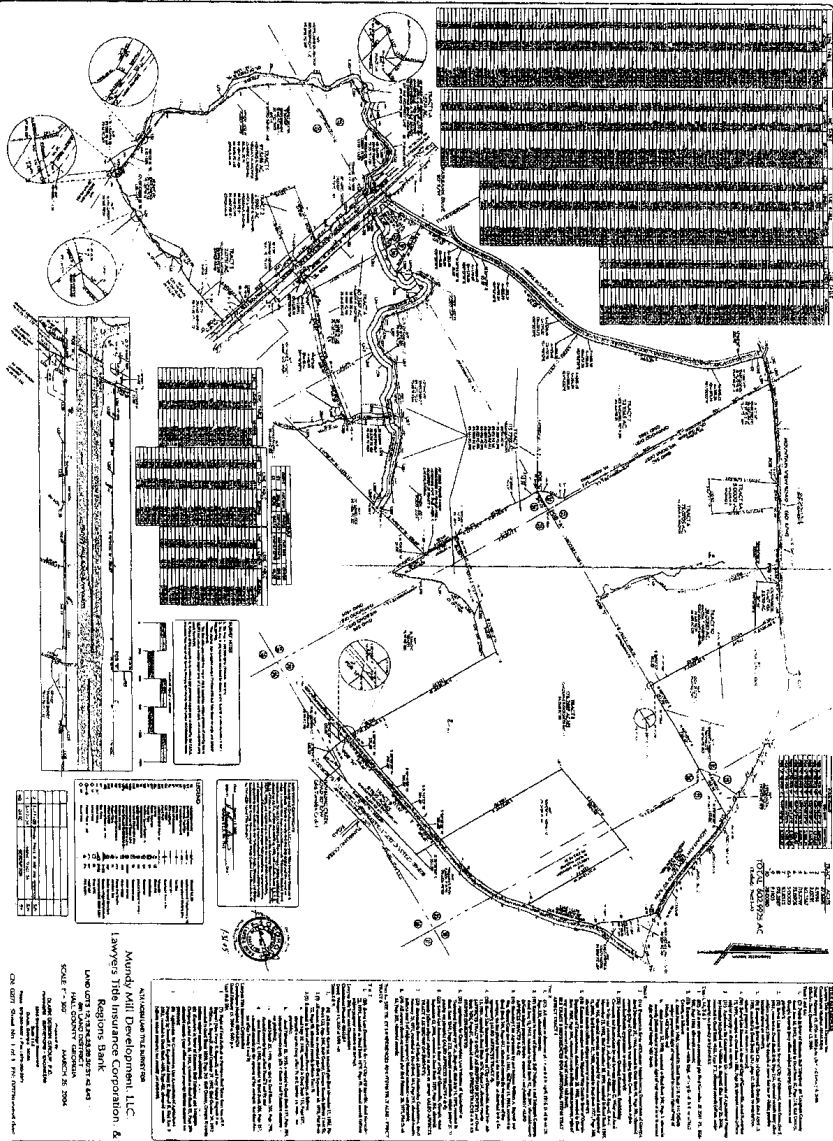


EXHIBIT A-1

Exhibit "B"
Permitted Exceptions

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Affects all of the following tracts:

1. Easement in favor of Bellsouth Telecommunications, Inc., dated February 26, 2008, filed March 4, 2008, recorded in Deed Book 6284, page 324, Hall County, Georgia Deed Records.

As to Tract 4 only:

1. Memorandum of Agreement Creating Easements, Establishing Covenants and Restrictions between Johnnie C. Wiley and Annie May Wiley and Montine B. McDaniel and William A. Bagwell, dated November 25, 1992, filed November 30, 1992, recorded in Deed Book 1868, page 156, Hall County, Georgia Deed Records; as amended by Amendment dated September 12, 2000, filed September 13, 2000, recorded in Deed Book 3737, page 360, aforesaid records.
2. Easement as contained within Right of Way Deed in favor of Georgia Department of Transportation, dated January 23, 1993, recorded in Deed Book 1896, page 344, Hall County, Georgia Deed Records.
3. Plat of Survey for Mundy Mill Development, LLC, Lawyer's Title Insurance Corporation, & Regions Bank dated March 26, 2004, last revised January 17, 2005 reveals a 30' sanitary sewer easement.

As to Tracts 4 and 5:

1. All matters shown on plat recorded April, 1916, Deed Book 29, page 230, Hall County records.
2. Easement in favor of Southern Bell Telephone and Telegraph Company, dated June 16, 1943, recorded in Deed Book 92, page 209, aforesaid records.
3. Boundary Line Agreement by and between William A. Bagwell and Wm. Grover Goss, dated June 16, 1981, filed June 17, 1981, recorded in Deed Book 744, page 443, aforesaid records.
4. Sewer Line Easements in favor of City of Gainesville, dated November 13, 1991, recorded in Deed Book 1676, pages 54 and 61, aforesaid records.
5. Sewer Line Easement in favor of City of Gainesville, Georgia, dated September 12, 2000, recorded in Deed Book 3737, page 358, aforesaid records.

As to Tract 5 only:

1. Plat of Survey for Mundy Mill Development, LLC, Lawyer's Title Insurance Corporation, & Regions Bank dated March 26, 2004, last revised January 17, 2005 reveals the following:
 - a) 40' sanitary sewer easement;
 - b) a portion of property lies within 100 year flood limits.

As to Tracts 5, 6 & 6-A:

1. Easement in favor of Jackson County Electric Membership Corporation, dated February 25, 1971, recorded in Deed Book 444, page 245, aforesaid records.
2. All matters shown on recorded plat filed February 20, 1975, Plat Book 58, page 202, Hall County records.

As to Tracts 6 & 7:

1. Plat of Survey for Mundy Mill Development, LLC, Lawyer's Title Insurance

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Corporation, & Regions Bank dated March 26, 2004, last revised January 17, 2005 reveals an old road running between boundary line of Tract 6 and 7.

2. Easement in favor of Jackson Electric Membership Corporation, dated January 30, 2006, recorded in Deed Book 5986, page 664, aforesaid records.

As to Tract 7:

1. Sewer Line Easement in favor of City of Gainesville, dated November 22, 1991, recorded in Deed Book 1679, page 49, aforesaid records.

As to Tract 8:

1. Plat of Survey for Mundy Mill Development, LLC, Lawyer's Title Insurance Corporation, & Regions Bank dated March 26, 2004, last revised January 17, 2005 reveals the following:
 - a) Cemetery
 - b) Rights of upper and lower riparian owners in and to the waters of creeks crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
2. Perpetual Easement in favor of City of Gainesville, Georgia, and Hall County, Georgia dated January 3, 2008, recorded in Deed Book 6252, page 84, aforesaid records.

As to Tracts 8 & 9:

1. All matters shown on recorded plat filed November 11, 1988, Plat Book 132, page 206, Hall County records.
2. All matters shown on recorded plat filed September 10, 1978, Plat Book 72, page 90, Hall County records.
3. Easements in favor of Georgia Power Company, as follows:
 - a) dated May 18, 1948, recorded in Deed Book 113, page 537 (affects Tract 8)
 - b) dated February 12, 1953, recorded in Deed Book 137, page 504 (affects Tracts 8 & 9);and
 - c) dated March 25, 1959, recorded in Deed Book 200, page 298 (affects Tracts 8 & 9), aforesaid records.

As to Tract 9 only:

1. Perpetual Easement in favor of the City of Gainesville, Georgia and Hall County, Georgia dated January 3, 2008, recorded in Deed Book 6252, page 67, aforesaid records.

As to Tract 10:

1. Easement in favor of Southern Bell Telephone and Telegraph Company, dated June 16, 1943, recorded in Deed Book 92, aforesaid records.

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CERTIFICATE OF NON-FOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by Regions Bank (the "Grantor"), the undersigned hereby certifies on behalf of the Grantor:

1. The Grantor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);

2. The Grantor's U.S. employer identification number is 63-0371391; and

3. The Grantor's address is One Grenlake Parkway, Suite 400, Atlanta, GA 30328.

The undersigned understands that this Certificate may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this Certificate and to the best of my knowledge and belief, it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of the Grantor.

Date: September 29, 2010

Regions Bank

By: Thomas A. Neely
Name: Thomas A. Neely
Title: EVP

THIS CERTIFICATE MUST BE RETAINED UNTIL THE END OF THE FIFTH TAXABLE YEAR FOLLOWING THE TAXABLE YEAR IN WHICH THE TRANSFER TAKES PLACE.

TWR/vna/T5938/W124927

ENCLOSURE NO. 2

**Archeologist's Delineation Report on the Cemetery (dated February 15, 2018)
and February 1, 2022 Update**

R.S. Webb & Associates

Cultural Resource Management Consultants
2800 Holly Springs Parkway, Suite 200 • P.O. Drawer 1319
Holly Springs, Georgia 30142
Phone: 770-345-0706 • Fax: 770-345-0707

February 15, 2018

Mr. Jonathan Collins
Capstone Property Group
1485 Jesse Jewell Parkway
Gainesville, Georgia 30501

Subject: Boundary Delineation of an Abandoned Cemetery
Mundy Mill Development Tract, Gainesville, Hall County, Georgia
R.S. Webb & Associates No. 18-786-001

Dear Mr. Collins:

Background

On February 2, 2018, Mr. Steve Webb, Senior Principal Archeologist and Physical Anthropologist with R.S. Webb & Associates (RSWA), delineated an abandoned cemetery (hereafter referred to as the Cemetery) located on the Mundy Mill development tract in Gainesville, Georgia (Figures 1 and 2). The delineation was conducted in accordance with state law governing the treatment of historic cemeteries prior to the development of the property containing the Cemetery (Georgia Code Title 36, Chapter 72).

Methods

The Cemetery and surrounding area were carefully cleared by hand prior to Mr. Webb's field visit. Cemetery boundaries were delineated through a combination of systematic subsurface probing and surface inspection for evidence of human graves. Probing involves inserting a 4.0-foot metal rod into the ground at intervals of 1.0 to 3.0 feet searching for loose soil deposits typical of human graves. Surface inspection includes a careful scan of the ground, looking for overturned or partially buried head/foot stones, oblong depressions, ornamental vegetation, and border stones. These techniques were employed as needed within a 20-foot zone beyond a fence surrounding the Cemetery. Once the outermost graves were confirmed, the cemetery boundaries were marked with white pin flags bearing "Cemetery Boundary." A professional surveyor then field-located the partially delineated cemetery boundaries and supplied RSWA with a copy of the survey, which is attached to this report.

RESULTS

The Cemetery is located on a prominent knoll in the central part of the development tract, approximately 250 feet west of Millside Parkway (Figure 2). The Cemetery and surrounding area have been cleared, but areas beyond are in heavy undergrowth (Figure 3). Given its overgrown nature prior to clearing and the degree of neglect, the Cemetery is in a state of abandonment.

A 3-foot wrought iron bow-and-picket fence surrounds at least six graves and each fence picket/corner post has a fleur de lis finial (Figure 4). The fence gate bears the Stewart Ironworks shield, indicating that the fence was manufactured in Cincinnati, Ohio by Stewart between 1903 and 1915.

No graves were detected during probing and surface inspection beyond the fence. Within the Cemetery, no inscribed gravestones were observed, so the names of decedents are not known. Graves are roughly aligned in two rows and are oriented east-west, which is the traditional orientation of historic Christian burials with the decedent's head at the west end of the grave. Based on the extent of the fence surrounding the graves, the cemetery boundaries measure approximately 20 feet east-west by 15 feet north-south or less than 0.01 acre (see red bound area in Figure 5). The small size of the Cemetery and the fence around it strongly suggest a single-family cemetery.

CONCLUSIONS AND RECOMMENDATIONS

It is the opinion of the Principal Archeologist that it is unlikely that additional human graves lie beyond the delineated boundaries of the Cemetery as depicted in Figure 5. However unlikely, it is always possible that small graves or graves in heavily disturbed areas may not be detected through probing and surface inspection techniques. If you encounter what you think may be human remains, please contact RSWA for assistance.

RSWA's cemetery boundary does not include a buffer zone because buffer requirements vary from one local governing authority to another. Once the appropriate buffer zone is determined, and if ground-disturbing activity is planned within 100 feet of the Cemetery, it is recommended that the outer edge of the buffer zone be marked with tree-save fencing or a similar brightly colored barrier so that incidental damage to the Cemetery might be avoided during construction.

CLOSING COMMENTS

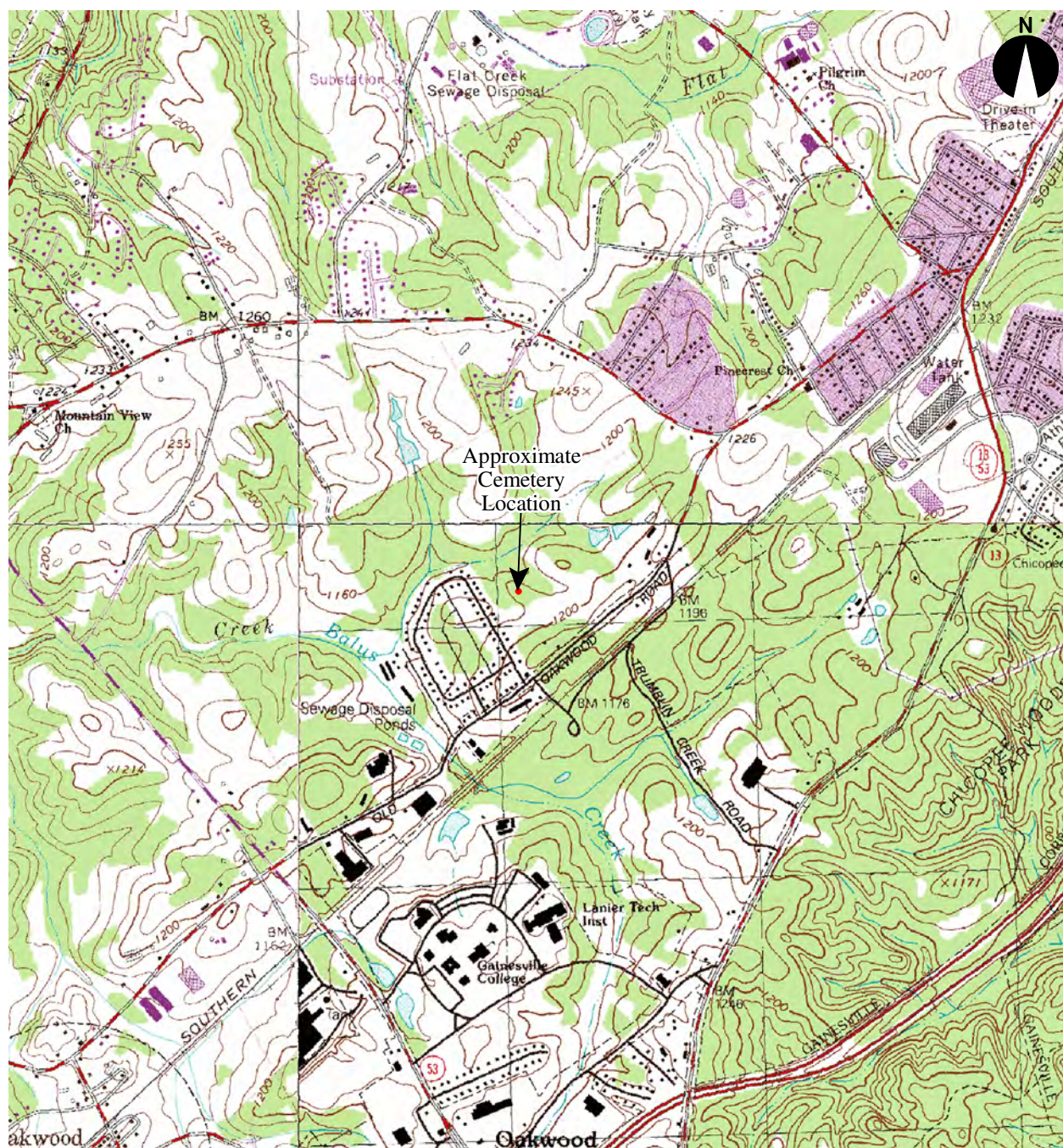
Mr. Collins, we appreciate the opportunity to work with Capstone Property Group on this project. If you have questions or comments regarding our findings, please contact me at 770-345-0706.

Sincerely,
R.S. WEBB & ASSOCIATES



Robert S. Webb
President and Senior Principal Archeologist

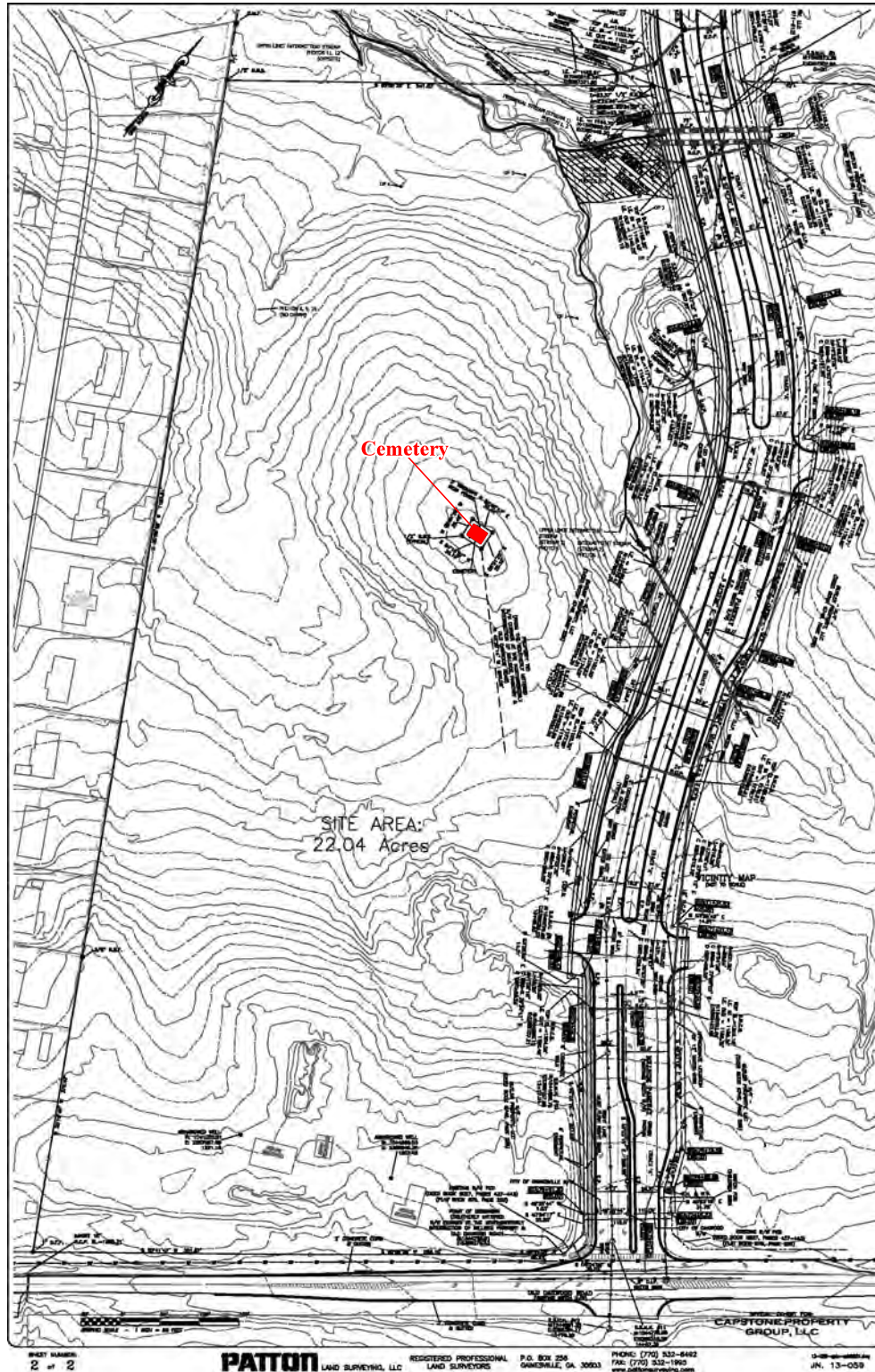
Attachments: Figures 1-5



Map Reference: 7.5-Minute USGS Quadrangles
 Chestnut Mountain (1992), Gainesville (1964, PR 1985),
 Chestatee (1964, PR 1973), and
 Flowery Branch (1964, PR 1973), Georgia

Scale
 0 610 meters
 0 2000 feet

Figure 1 Cemetery Location Map



Map Reference: Patton Land Surveying, LLC (2018)

Figure 2 Professional Land Surveyor's Plat of Cemetery and Environs



Figure 3 Cemetery and Setting, Facing Southwest

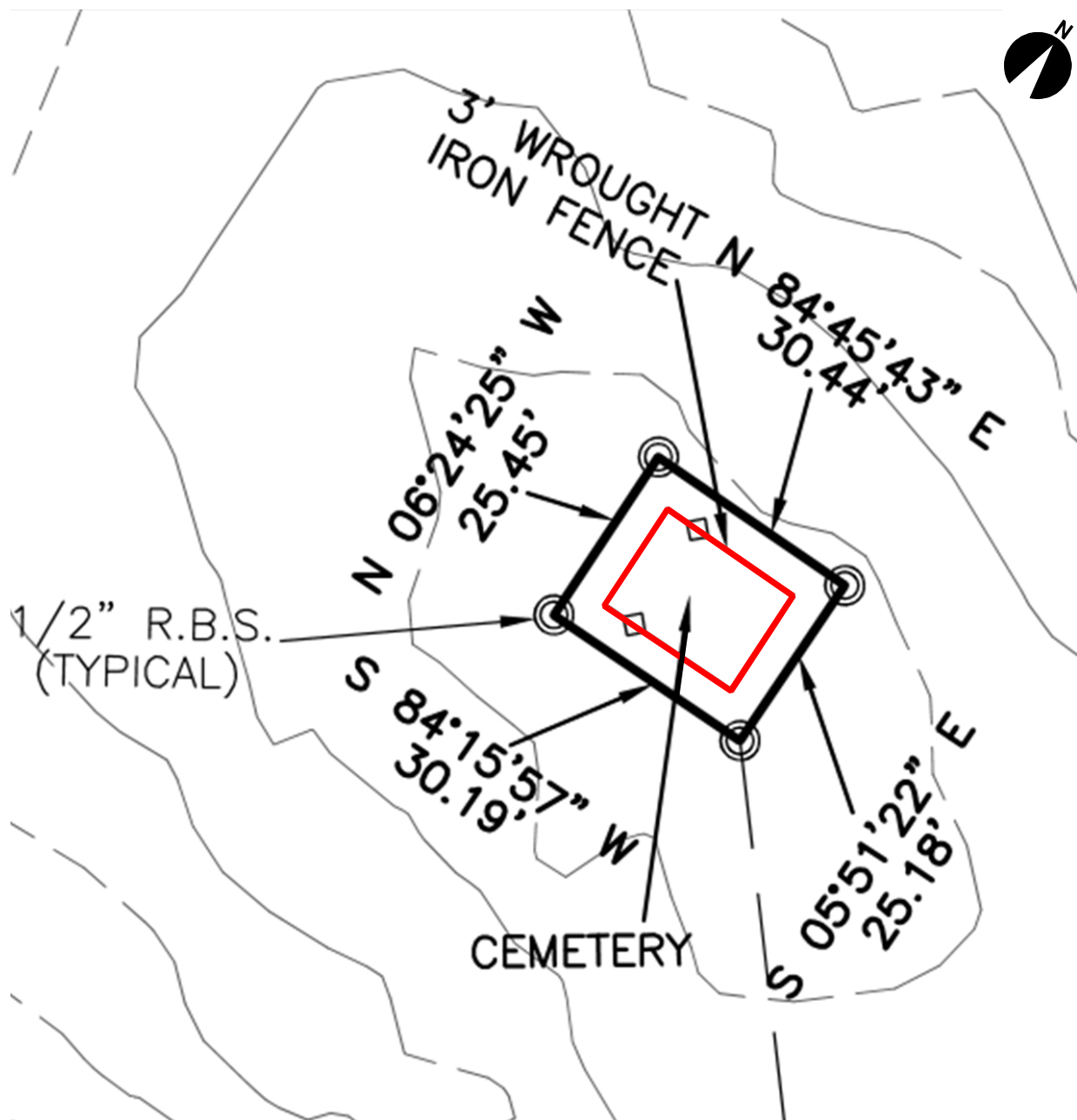


Cemetery, Facing Southwest



Cemetery, Facing Northeast (Note Insert Showing Stewart Ironworks Shield)

Figure 4 Selected Views of Cemetery



Map Reference: Patton Land Surveying, LLC (2018)

Figure 5 Professional Survey of Cemetery

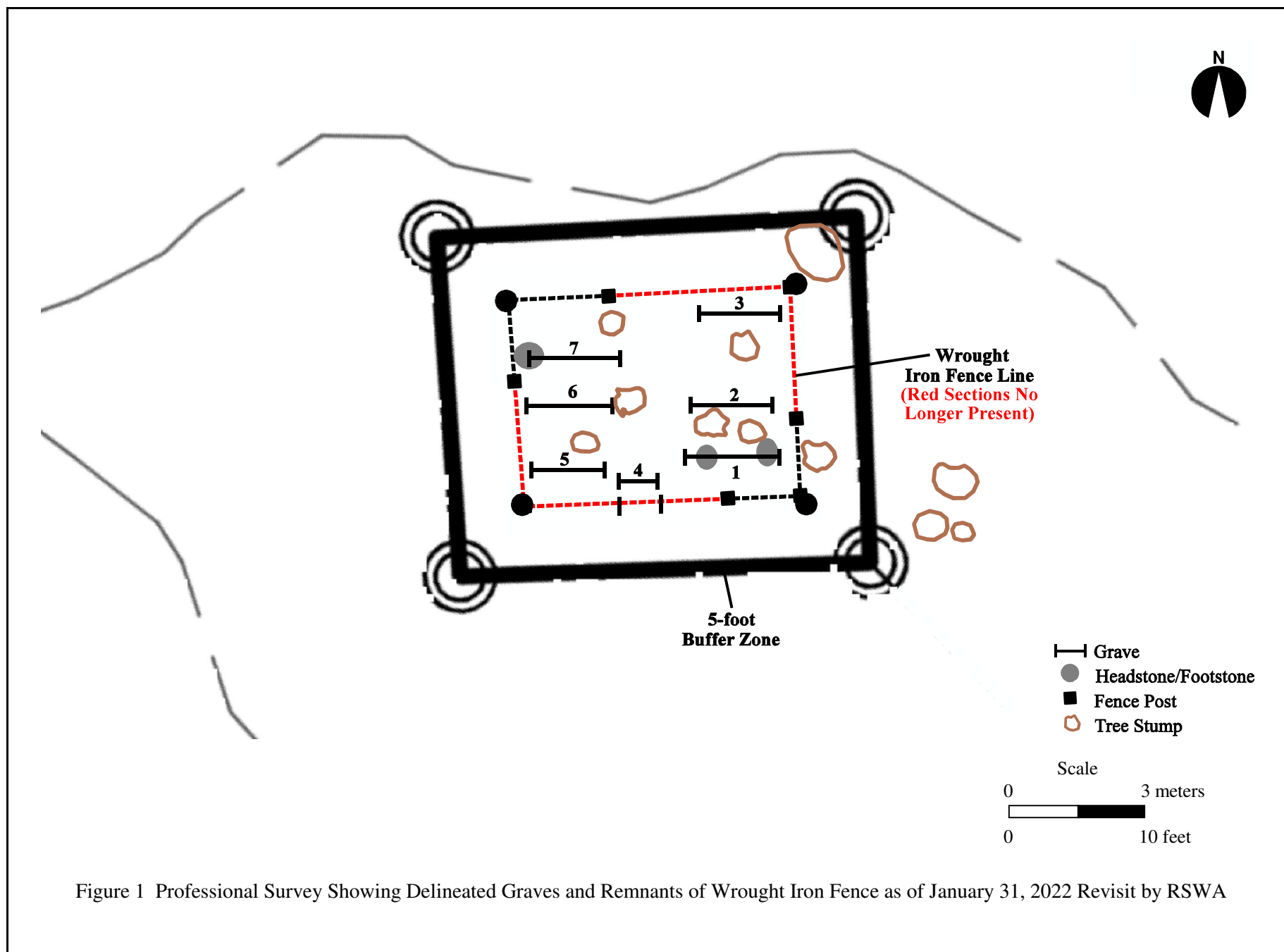
Boundary Delineation and Grave Number Estimation
Abandoned Cemetery, Mundy Mill Development Tract, Gainesville, Hall County, Georgia
FEBRUARY 1, 2022 UPDATE

On January 31, 2022, Mr. Steve Webb, Senior Principal Archeologist and Physical Anthropologist with RSWA, and Mr. Len Strozier of Omega Mapping, LLC revisited the Cemetery located on the Mundy Mill development tract in Gainesville, Georgia. The purpose of this visit was to estimate the number of graves present, in anticipation of the Cemetery being relocated.

Using the traditional probing and surface inspection methods described in the February 15, 2018 delineation letter, Mr. Webb found and individually marked five human graves, all located within the wrought iron fence; a portion of the wrought iron fence had been removed since the original February 2018 delineation. Mr. Webb also rechecked areas around the fence lines for graves with negative results.

Concurrent with Mr. Webb's surface/probe delineation, Mr. Strozier conducted a ground penetrating radar (GPR) survey within the Cemetery fence line and within 15 to 20 feet beyond the fence line. When the GPR unit detected a subsurface anomaly typical of a human grave, Mr. Strozier flagged the anomaly and Mr. Webb confirmed presence/absence of a grave through probing and surface inspection. Two additional graves were found in this manner, bringing the estimated total number of graves to seven.

Figures 1, 2 and 3 show the locations and orientation of the seven graves and the sections of the fence still standing. All delineated graves are within the cemetery fence line. The land around the Cemetery has been moderately to significantly disturbed by earlier timbering/clearing activities and is rocky and root-laden by nature; likewise the Cemetery is rocky and root-laden (Figures 2 and 3). Under such conditions, it is possible that small and/or heavily disturbed graves may not be detected through probing, surface inspection and/or geophysical (i.e., ground penetrating radar) techniques. For this reason, RSWA's estimate of seven graves may not be the actual number of graves present; the actual number is however, expected to be close.





From Northwestern Corner, Facing South



Northwest-Central Section, Facing South

Figure 2 Selected Views of Cemetery (January 31, 2022)



Northeast-Central Section, Facing South

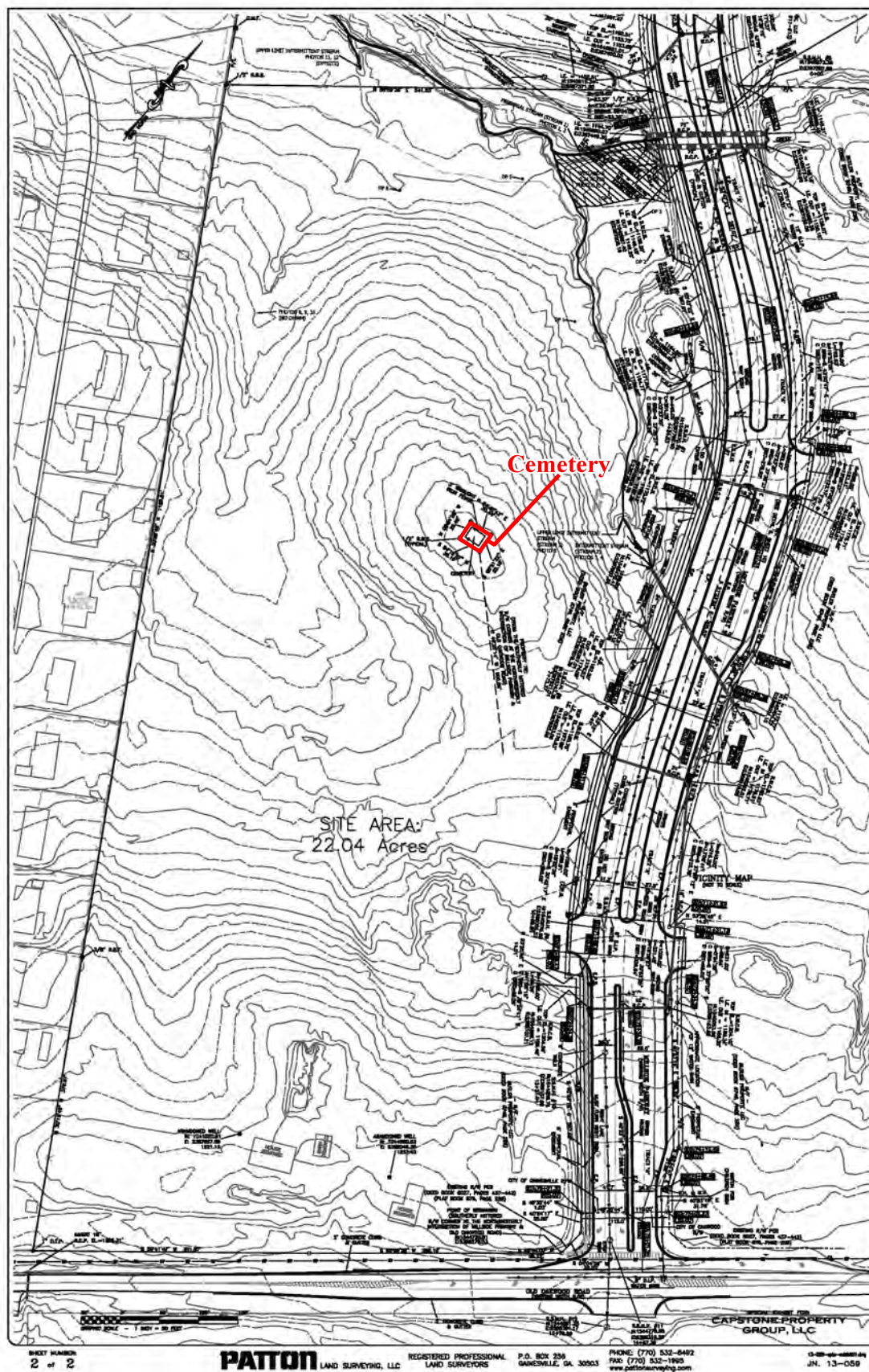


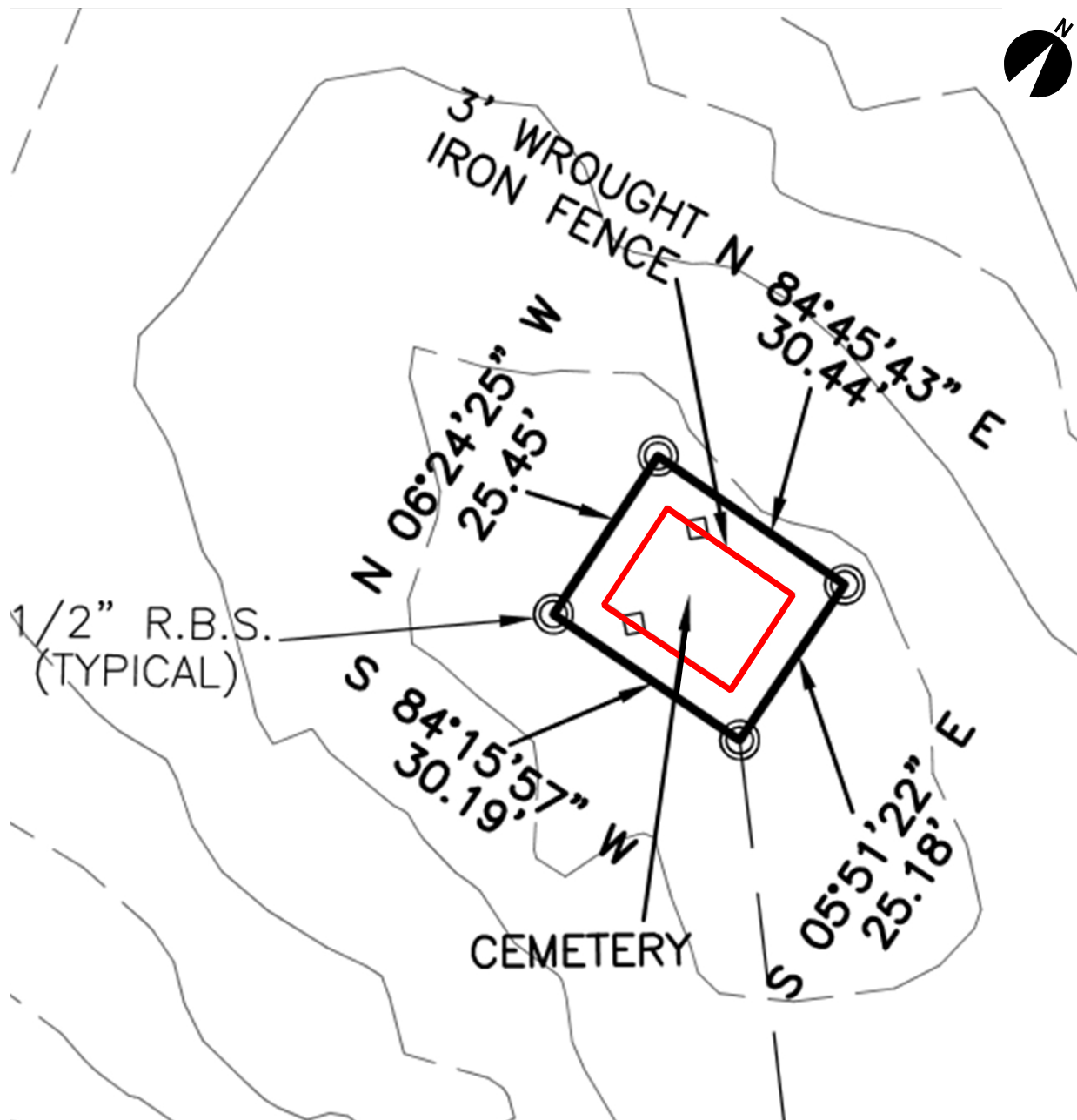
From Northeastern Corner, Facing South

Figure 3 Selected Views of Cemetery (January 31, 2022)

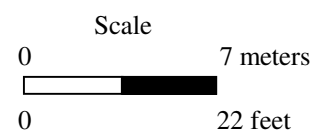
ENCLOSURE NO. 3

**Professional Surveys of the Cemetery and Surrounding Tract,
Aerial Photograph Showing Original Cemetery Location and the Relocation Site (Hillside
Memorial Gardens, 1212 Hillside Gardens Lane, Gainesville, Georgia) and
Letter from Hillside Memorial Gardens (received January 25, 2022) Agreeing to Accept
Graves from the Subject Cemetery**

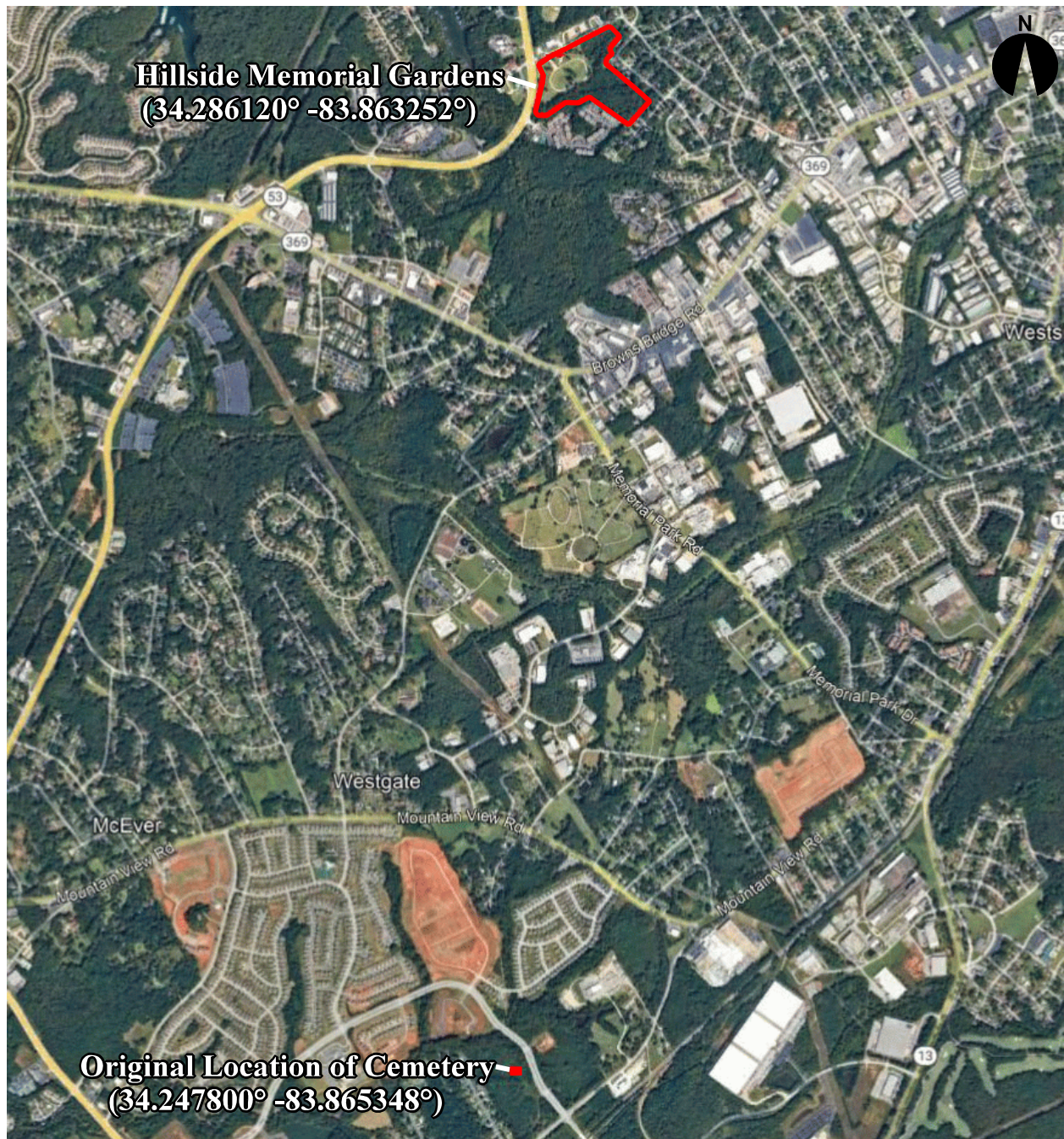




Map Reference: Patton Land Surveying, LLC (2018)



Detail of Professional Cemetery Survey



Reference: Google Earth (2020)

Google Earth Aerial Photograph Showing Original Location of Cemetery and Location of Hillside Memorial Gardens (Relocation Cemetery)

Hillside Memorial Gardens

Your Perpetual Care Cemetery
1212 Hillside Gardens Lane
Gainesville, Georgia 30504
770-718-9494

Mr. Brandon Webb
Chafin Builders
5230 Belle Wood Court, Suite A
Buford, GA 30518

Dear Mr. Webb,

This letter is to confirm our agreement to accept and inter remains moved from a cemetery near Oakwood, Georgia to our cemetery located at 1212 Hillside Garden Lane Gainesville, Georgia 30504. Advance notice of the planned moving date is required. Please contact me with any concerns that may arise. We stand ready to help in any way we can.

Best Regards,



Ken Barrett
Hillside Memorial Gardens

ENCLOSURE NO. 4

Identification and Notification of Possible Living Descendants

Living Descendant Identification

Grave Markers and Positive Identification of Decedents: The most logical place to begin descendant identification is by inspecting grave stones for names. As a result of the 2018 cemetery delineation and the 2022 revisit, seven graves were found through probing, surface inspection, the presence of grave-related fieldstones and a GPR survey; none of the grave-related stones have inscriptions. Since no surnames can be assigned to specific graves in the Cemetery, decedent identification will never be certain. Individuals buried in the Cemetery may not be related to specific landowners or other individuals identified during research efforts. That is, the decedents may have lived on the property but did not own it; therefore, they would not be named in deeds or other legal instruments. In such cases, deed research, genealogical research, review of available cemetery records and interviews with landowner descendants are part of a reasonable effort to identify descendants. Such efforts may lead to the identification of a family name, church name, and/or ethnic group associated with the Cemetery.

Hall County Cemetery Print References: Self-published in 1971 by Sybil Wood McRay, *Tombstone Inscriptions of Hall County, Georgia* does not list the Cemetery.

Online Cemetery Databases: The following online cemetery databases do not list a cemetery at or near the location of the Cemetery: BillionGraves.com, FindaGrave.com, GenealogyTrails.com, Idsgenealogy.com and PeopleLegacy.com.

Strickland Scene Publications: Volumes of *Strickland Scene*, self-published by Strickland Research, Inc., were reviewed at ncgenweb.us/nash/family/strickland_scene/. While Irvin Strickland, early landowner of the property containing the Cemetery, is mentioned in this publication (census records, ancestor files, etc.), there is no mention of where he lived or where he was buried.

Northeast Georgia History Center: R.S. Webb & Associates contacted Mr. Glen Kyle, Executive Director of the Northeast Georgia Historic Center to inquire about the subject Cemetery. The Center maintains no information on genealogy or cemeteries.

Hall County Historical Society: R.S. Webb & Associates attempted contact the Hall County Historic Society, but the Society is no longer an active organization.

Chain-of-Title: The Cemetery is located in Parcel No. 08024 005008A, between Apache Circle and Millside Parkway in Land Lot 25, 8th District of Hall County, Georgia. This abandoned burial property is located approximately 580 feet east of Apache Circle and about 870 feet northeast of that road's intersection with Old Oakwood Road. Hall County was formed in 1818 and the portion of the County containing Land Lot 25 was surveyed in 1818 and distributed in the third (1820) Georgia Land Lottery.

Mr. Neil Bowen (R.S. Webb & Associates historian/genealogical researcher) conducted a chain-of-title for the property containing the Cemetery for the period 1839 through 2010, the relevant period of which is 1820 to 1992 (Table 1). The chain-of-title has two title gaps: 1820 to 1839; and 1849 to 1868. These gaps may be due to the fact that some early family land transactions were not formalized in written deeds. There is one reference to the subject cemetery in the deeds reviewed; a 2005 deed

references a cemetery as an exception in the transaction between Mundy Mill Development, LLC and Regions Bank (Hall County Deed 5216, Page 471).

The Cemetery was likely used some time after the 1820 land lottery and perhaps no later than the 1920s. Based on language in the deeds, it appears that the Clemmons and Wilson families owned land in Land Lot 25, but did not own the property containing the Cemetery. On this basis, Clemmons and Wilson genealogical research was not conducted. B.F. Hanie (M.D.) owned property in the middle 19th century that might have contained the Cemetery; however, during this time, Hanie lived in Pickens County, then entered the Civil War and afterwards lived in Gainesville no where near the Cemetery. On this basis, Haine family genealogy was not researched.

Table 1 Chain of Title, 1839-2010

Date	Deed Book/ Page	Grantee	Grantor	Sale Amount	Description
September 29, 2010	6749/226	Butler Properties, LLC	Regions Bank	\$10	Approximately 501.25 acres, minus various exceptions, in eight tracts that included tracts 4-9 of former Mundy Mill Development, LLC Property (with Tracts I and II of the former Smith property). Record includes copy of 2004 survey for REL Properties with cemetery marked.
July 6, 2010	6719/178	Regions Bank	Regions Bank as agent/ attorney-in-fact for Mundy Mill Development, LLC	\$0	Deed Under Power of Sale. Ref. to modifications to 5216/471 recorded at 5254/5 (February 8, 2005) and 6085/471 (May 23, 2007). Default of terms, public auction, highest bidder was Regions Bank at \$6,500,000.00.
January 31, 2005	5216/471	Mundy Mill Development, LLC	Regions Bank	\$10	Deed to Secure Debt and Security Agreement for loan on 9 tracts of land in the amount of \$39,452,000.00. Compilation of former Bagwell (1-7) and Smith (8 and 9) properties. Reference to cemetery on Tract 8 and survey for REL properties, but no plat location cited.
January 31, 2005	5216/417	Mundy Mill Development, LLC	W. A. Bagwell, M. B. McDaniel, J. L. McDaniel, and J. C. Bagwell	\$1	Seven parcels of land north and west of cemetery site.
September 14, 2004	5092/98 (Quit Claim)	Mundy Mill Development, LLC	Carolyn Pierce Smith Bryan (aka Carolyn Smith Bryan)	\$1	176.324 acres in LLs 12 and 25, 8 th District (Tract 8) together with land in LLs 25 and 26 (Tract 9).

September 14, 2004	5092/95 (Warranty Deed)	Mundy Mill Development, LLC	Carolyn Pierce Smith Bryan (aka Carolyn Smith Bryan)	\$10 and other considerations	176.324 acres in LLs 12 and 25, 8 th District (Tract I) as depicted on Plat 132/206-207 together with land in LLs 25 and 26 (Tract II) as depicted in Plat 72/90
October 2, 1899	6/246	Arthur E. Smith	Russell Smith	Love and Affection Plus \$1	260 acres, same from Tumlin to Smith December 1898
December 2, 1898	5/398	Russell Smith	F.M. Tumlin	\$3,000	269 acres in LLs 12 and 25; east of Lewis Tumlin Line
November 10, 1876	P/596	F.M. Tumlin	Martha Strickland	\$170	43.5 acres in LL 25 adjoining Mrs. Martha Strickland and Mrs. Seathers
October 2, 1875	S/135	F.M. Mooney	Daniel Bagwell	\$400	75 acres of LL 25
June 3, 1873	S/134	Daniel Bagwell	Asberry(Berry) Bagwell, Administrator of the Estate of Irvin Strickland	\$96	75 acres of LL 25 purchased at public auction
August 3, 1868	W/275	Lewis Tumlin	Benjamin F. Hanie	\$225	100 acres in LL 25, 8 th District, same from Irvin Strickland Sr. to Irvin Strickland, Jr. (G/240)
May 19, 1849	G/240	Ervin Stricklin (sic.), Jr.	Ervin Stricklin (Sic), Sr.	Natural Love and Affection Plus \$1	100 acres of LL 25, "It Being the Place Whereon the Said Ervin Stricklin now lives" along line of William Wilson to the branch dividing the plantations of Ervin, Sr. and Ervin, Jr.
December 4, 1843	F/199	Erwin (sic.) Strickland	Godfrey Luther	\$300	150 acres in LL 25, "It Being the Place Whereon the Said Godfrey Luther now lives"
December 9, 1840	E/460	William Wilson	George B. Clemmons	\$100	60 2/3 acres in LL 25 adjoining Luther, Redwine, and others "it being the place whereon George Clemmons now lives"
October 8, 1839	E/459	William Wilson	George B. Clemmons	\$225	100 acres in southwest corner of LL 25.

Family Genealogies: Given surname information from the chain-of-title research, landowner descendant identification/genealogical research is focusing on descendants within the Godfrey Luther, Irvin Strickland, Daniel and Asberry Bagwell, Lewis Tumlin (including F.M. Tumlin), Francis Mooney and Russell Smith (including Arthur E. Smith) family lines. These families owned or likely owned the land containing the Cemetery during the period of 1840s to 2004.

It bears repeating that research continues on the origin of the Cemetery, relevant landowners, and on the individuals possibly buried in the Cemetery. To date, no individuals have been identified who have family-specific, historic knowledge of the Cemetery. R.S. Webb & Associates has identified and notified some descendants of those who owned the land containing the Cemetery, and will probably be notifying others in the future. No visible/surface-level inscribed markers were found at the Cemetery during delineation efforts, making positive identification of specific decedents in the Cemetery very difficult. Genealogical information gathered to date follows.

Godfrey Luther Family

Sources: base tree from **Beatrice Allen** at Ancestry.com; see also tree of **Pierceresearcher** or **David Orr** at Ancestry.com

Godfrey Luther (1797-1860) m. Mary Margaret “Polly” Wilson in 1820. Gold mining on Wilson’s Branch, Wilson’s District, Hall County in 1841 per New York Times article from 1881. Drew land in 1832 lottery while resident of Hall County (in Cass/Bartow County, 16/3), lived in Cass/Bartow County by 1850.

1. Parthenia Luther (born about 1821 in NC) m. Joseph Allen (b. 1823)
 2. Robert Osborne Allen (1839-1926) m. Sara A. Bauer, died in Trenton, New Jersey
 3. Joseph Byers Allen (1873-1946)
 3. Alfred Walter Allen (1877-1939)
 3. Emily May Allen (1884-1975)
 3. Lavana Parthenia Allen (1877-1944)
 2. John Francis Marion Allen (1844-1929) born in Gainesville and died in Micaville, Cleburne, AL; m. Martha Elizabeth York (1844-1918)
 3. William Robert Allen (1870-1952)
 3. Joseph Marion Allen (1871-1939)
 3. Henry Mack Allen (1878-1968)
 3. William H. “Will” Allen (1884-unknown)
 3. Thomas Lee Allen (1887-1966)
 2. Agrippa Perinola Allen (1848 in Georgia-1927 in Heflin, Cleburne Co., AL) m1. Melissa Brotherton, m2. Mary Carter
 3. Sarah Hall (b. 1881 in TN) m. James Thompson (b. 1859)
 2. Sarah Allen (1850-1931)
 1. John M. Luther (1822 in NC-1864 at camp Douglas, Chicago, IL)
 1. Elbert S. Luther (1825 in NC-1872)
 1. Nancy Luther (born 1828 in NC) m. John Allbright
 1. Caleb Luther (born 1830 in Hall Co., GA) m. Emeline Anderson in 1848
 1. Wiley W. Luther (born 1831 in AL) m1. Nancy Caroline Gregory (1835-unknown) one child; m2. unknown spouse; lived in Randolph, AL by 1860 with three members of the Allen family aged 7-14 years (3rd Cpl Company I, 44th Alabama Regt.) **georgiasgirl2**
 2. James Godfrey Luther (1853-1921) m. Maggie Jane Breeden (1871-1964) and died in Brushy Twp, Saline Co. IL per **Susan Mollenkopf Hayse** at Ancestry.com.
 3. Martha Luther (1891-1892)
 3. James Cleveland Luther (1891-1936) m. Emma Irene Miller (1896-unknown)

4. Vivian Luther (1915-1986)
4. Ethel Irene Luther (1916-1996) m. Emyl Edward Rose (1911-1992)
 5. Private Male
4. Albert L. Luther (1917-1987 in Indiana) m. Effie Frazier (1919-2004)
 5. Betty R. Luther (1939-2003)
 5. Private Female
 5. Private Female
 5. Private Female
4. Orville Luther (1919)
4. James C. "Jake" Luther (1922-1993) m. Private Female
 5. Private Female
3. Ruby Jane Luther (1896-1986)
3. Infant Girl Luther (1900-1900)
3. Eddie Luther (1901-1977) m. Katherine Donley (1903-1993) per **reginabailey65** at Ancestry.com
 4. Irene Luther (1922-2011)
 4. Private Female
3. Beulah Luther (1904-1980)
3. Robert Luther (1906-1974) m. Essie Pearl Lollar (1909-1946) per **reginabailey65** at Ancestry.com
 4. Private Female
 4. Private Female
 4. Private Female
3. Dorothy Pearl Luther (1909-1991) m. Earl James Hatcher (1903-) per **reginabailey65** at Ancestry.com
 4. George Earl Hatcher (1928-1987) m. Mary Ruth Smith (1933-2001)
3. Gladys Luther (1913-1967)
3. George Wright Luther (1915-1979) m. Georgia May Cole per **reginabailey65** at Ancestry.com
 4. Carolyn Laverne Luther (1937-2011)
 4. Elizabeth Earlene "Cookie" Luther (1943-2013)
 4. David Keith Luther (1954-2005)
2. Thomas Wiley Luther (b. 1856 in GA)
2. T.L. Luther (b. 1857 in GA)
1. Annie Amy Luther (1834-1891) m Archibald B. Holland (1823-1891)
1. Thomas H. Luther (1835 in Hall Co., GA-1862)
1. Calvin Godfrey Luther (1837-1874 in Hopkins, TX) m. Martha Emma (Ella) Ramsey (1845-1929), per **Michelle Greaves Jarrett**
 2. Mary Parthenia (Fennie) Luther (1872-1955) m. Thaddeus Isaac or Israel Conner
 3. Essie Alma Conner (1889-1955)
 3. Beulah Lee Conner (1894-1894)
 3. Bessie B. Conner (1896-1967)
 3. Ira Allen Conner (1898-1941)
 3. Ruby Dee Conner (1900-1982)
 3. James Dayton Conner (1903-1976)
 3. Claude Vester Conner (1905-1977)

- 3. Fransie Mosley ? (1907-unknown)
- 3. Martha Mae Conner (1907-1909)
- 3. Anthony Fred Conner (1909-1967)
- 3. Dorothy Mosley ? (1910-unknown)
- 3. Jay Mosley ? (1914-unknown)
- 2. John Wylie Luther (1874-1949) m. Lula Adella Brown per **Debra Burke Farinelli** at Ancestry.com
- 3. Claudie D. Luther (1903-1989)
- 3. Gladys Mattie Luther (1906-1981) m. John Clyde Renshaw (1904-1957)
- 1. Mary M. Luther (b. 1837) listed with family in Cass/Bartow Co. GA in 1850
- 1. Abraham Luther (b. 1839 in Cass Co., GA, per **Beatrice Allen**) listed with family in Cass/Bartow Co. GA in 1850
- 1. Sarah E. Luther (1844 in Gainesville, Hall Co., GA-1882 in TX) m. Seaborn Henderson Duncan (1840-1885)
 - 2. Ellen Duncan (1866-1949)
 - 2. M.E.A. "Lizzie" Duncan (1868-1888)
 - 2. Elburtus Elbert Lee Duncan (1871-unknown)
 - 2. James William Godfrey Duncan (1872-1954)
 - 2. John Thomas Duncan (1875-1937)
 - 2. Burl Thomas Duncan (1877-1955)
 - 2. Wiley J. Duncan (1878-1916)
 - 2. S.J. Duncan (1880-unknown)
 - 2. Sidney Henderson Duncan (1881-1964)

Ervin (Irvin) Strickland Family/Daniel and Asberry Bagwell Families

Sources: base tree from **ajestan** at Ancestry.com; William A. Bagwell, Gainesville, GA (770) 532-7211 or (770) 535-4001 or wab@wbagwelllaw.com; *Strickland Scene*, Volumes 1 thorough 10 (1980-1992), <http://www.ncgenweb.us/nash/family/stickland-scene>

- 1. Ervin (Irvin) Strickland (1781-1850) b. Nash Co., NC m. Martha Patsy Crowe (1785-1870 - b. South Carolina) on Nov, 1, 1807 in Jackson County. Served in Captain Nehemiah Garrison's Company (4th Regiment of Booth's) Georgia Militia 1812 (pension records, but not listed on roll of Nov. 1814).
 - 2. Isaac Strickland (1810-1852)
 - 2. John Milledge Strickland (1811-1895)
 - 2. William Obediah Strickland (1813-1860)
 - 2. Henry Strickland (1813-1864)
 - 2. Berry P. Strickland (1816-1886)
 - 2. Ann Strickland (1819-1895) m. Myles
 - 2. Francis Strickland (1820-1860) m. Emily Sears
 - 2. Delaney Strickland (1822-1905) m. Daniel Bagwell (1820-1901)
 - 3. Alexander Ervin/Irvin Bagwell (1846-unknown)
 - 3..Martha A. Bagwell (1850-1928) m. Jasper Perno Wingo (1851-1947) per **lwwhite6** at Ancestry.com
 - 4. Candy Duffy Wingo (1875-1954) m. Sallie Voss (1879-unknown)
 - 4. Jane Wingo (1877-1950) m. John W. Pollard (1885-unknown) died in Carroll Co., GA
 - 4. Eldorado Wingo (1881-1963) m. Edmond Franklin Kiker (1873-

- 1954) died in Buford, GA
- 5. Claude Henry Kiker (1904-1968)
- 5. Charley Lee Kiker (1907-1977) m. Gloyce Kiker (1914-1984)
 - 6. Cranford F. Kiker (1930-2013)
 - 6. Eugene Z. Kiker (1935-1995)
 - 6. Bobbie Nell Kiker (1937-1993)
 - 6. Donald Lee Kiker (1947-2015)
- 5. Dewey Z. Kiker (1918-2002) m. Vonie Lee Wilkes (1923-2003)
 - 6. Dewey Wayne Kiker (1947-1954)
- 4. Henry Edward Wingo (1883-1967) m. Mattie Frances Whitaker (1888-1955)
 - 5. Beulah Estella Wingo (1911-1949) m. Oscar Lee Pitts (1908-1964) died in Haralson Co., GA
 - 6. Sandra Pitts (1937-2013)
 - 6. Oscar Levern Pitts (1943-1999)
 - 6. Thomas Henry Pitts (1947-2010)
 - 5. Lola Irene Wingo (1913-2004) m. John William Key (1914-1987)
 - 6. Bobby Lee Key (1935-1987)
 - 6. Private Female
 - 5. Flora May Wingo (1917-1971)
 - 5. Euell Lindsay Wingo (1919-2001) m. Audrey Bailey (1934-1998) died in Tallapoosa, Haralson Co. GA
 - 5. Melvin Edward Wingo (1921-1994) died in Tallapoosa, GA
 - 5. Clara Vestibule Wingo (1923-2016) m. Private Key died in Buchanan, GA
 - 5. Cleo Edward Wingo (1926-1972)
- 4. Lena Wingo (1892-unknown)
- 4. Lula Wingo (1885-1986)
- 3. Frances E. Bagwell (1859-unknown) m. James M. Chastain
- 3. Adeline L. Bagwell (1861-1938) m. Hunphery Posey Roberts (1883-1959)
- 3. Sarah M. Bagwell (1863-1903) m. Noah R. Brogden (1862-1943)
- 2. Irvin Strickland (1823-1891) m. Susan Reed (1820-1898) from **carolemadden77** and **jtanner42** at Ancestry.com
 - 3. Isaac Frank Strickland (1846-1934) m. Sarah Albra "Allie" Reed (1856-1933) per **RubySturdevantPender** at Ancestry.com
 - 4. Lanie D. Ewing (1897-unknown)
 - 4. Lula Strickland (1898-unknown)
 - 3. Leroy Langford Strickland (1847-1929) m. Sarah E. "Sallie" Tanner
 - 4. Florida S. Strickland (1875-1968) m. John Robert Pirkle (1877-1966)
 - 5. Golden Pirkle (1904-unknown)
 - 5. Clyde Pirkle (1905-unknown)
 - 5. Garnett Pirkle (1907-unknown)
 - 4. Walter Taylor Strickland (1878-1973) m. Ophelia Waters (1869-unknown); died at Flowery Branch, Hall Co., GA
 - 5. Unknown

4. David Arthur Strickland (1880-1968) m. Elizabeth Errican; died in Memphis, TN
 - 5 Unknown
4. William Daniel Strickland (1882-1963) m. Ida Jane McDonald (1882-1973) on Jan 13, 1907; died in Hall Co., GA
 5. Maudine Strickland (1909-2001)
 5. Ernestine Strickland (1913-unknown)
 5. Blondine Strickland (1915-unknown)
4. Elbert Wiley Strickland (1884-1967) m1. Ever Luther aka Eva Strickland (1891-1984) on January 8, 1913; d. in Hall Co., GA
 5. Irene Cornelia Strickland (1913-1925)
 5. Wiley Lee Strickland (1920-1998) m Virginia Irvin Strickland (per obituary originally posted by **johnairvin** at Ancestry.com)
 6. Terrell Strickland
 6. Mark Strickland
 5. Loyd Franklin Strickland (1925-2013) m1. Katherine Rose Laws (1924-1998) on August 27, 1947, m2. Pamela K. Raymond
 6. Diane Strickland m. Doug Magnus
 - 7 Matt Magnus
 6. Matthew Strickland
4. Buford Talie Strickland (1887-1967) m. Willie Mae (unknown surname) (1893-unknown), February 20, 1909
 5. Gladys Strickland (1912-unknown)
 5. Grace Strickland (1916-unknown)
 5. Private Female
 5. Private Male
4. Susan Ethel Strickland (1889-1967) m. John Mashburn Small (1881-1925)
 5. Horace M. Small (1907-1976) d. at Daytona Beach, FL
 5. Nina Euline Small (1909-1997) m1. Leonard Reed; m2, Russell L. Mills (1901-1965)
 5. Lillie Mae Small (1912-1997) m. Frederick Harold Madden (1915-2002), December 9, 1944; died in Arlington, MA
 6. Private Male
 6. Private Female
 - 5 Fannie Lee Small (1914-1996) m. Henry Robert Miller (1910-2005); d. Lula, Hall Co., GA
 6. Private Female
 6. Private Female
 6. Private Male
 5. Ethel Inez Small (1917-1981) m. Robert Phillip Schwab, May 22, 1946; died in Houston, TX
 6. Robert P. Schwab II (1957-1996)
 5. Laura Launette Small (1919-1986) m. John T. Stone (1914-1982); died in Los Alamos, NM

5. John Mashburn Small, Jr. (1923-1926)
4. Frances Leola Strickland (1892-1987)
3. Worth Strickland (1849-1884)
3. Martha Elizabeth Kennedy (1853-1929)
3. Martha E. Strickland (1854-1929)
3. William B. Strickland (1863-unknown)
2. Catherine Strickland (1824-unknown)
2. Frances Matthew Strickland (1827-1861)
2. Fereby or Phereby Strickland (1827-1904) m. Asberry "Berry" Bagwell (1817 - 1901) on Dec 22, 1842
3. John Daniel Bagwell (1844-1905) m. Preanis Ann Prather (1848-1914) per **dwshull_1** at Ancestry.com
 4. Martha E. Bagwell (1868-1914)
 4. William A. Bagwell (1870-1955)
 4. Robert D. Bagwell (1872-1954)
 4. Addie Bagwell (1887-1953)
 4. George Bagwell (1889-1941)
3. Martha Jane Bagwell (1846-1912)
3. Delaney A. Bagwell (1848-1952)
3. Sarah Emaline Bagwell (1850-1939) m. Allen Jefferson Gunter on March 8, 1866; died in Cleveland, White Co., GA
 4. Emeline Gunter (1868-unknown)
 4. Florence Jane Gunter (1868-1948) m. C.H. Floyd on Sept 23, 1908
 4. Priscilla Emma Gunter (1868-1920)
 4. Ella Luduska Gunter (1870-1961) m. George Harris Bell (1866-1950) on March 1, 1893
 4. William Willis Booth or Boone Gunter (1872-1958) m. Lizzie Elliot on Dec. 21, 1892; died in Fulton Co., GA per **cgcmmcl** at Ancestry.com
 5. Mercer Allen Gunter (1900-1964) m. Artie Delphia Bagwell (1901-1978); died in Greenville Co., SC
 6. Mercer Allen Gunter, Jr. (1919-1993) m. Helen N. Fowler (1919-1994); died in Union Co., SC
 6. Robert Lee "Bobbie" Gunter (1925-1995) m. Private; died in Charleston Co., SC
 - 7 Private Male
 6. Private Male
 5. Lee Gunter (1902-1967)
 5. Julia Faye Gunter (1909-unknown)
4. James Madison Gunter (1875-1929) m. Rose Owen on Oct. 27, 1895
4. Mary Callie Gunter (1877-1911)
4. John Claude Gunter (1881-1962) m. Mary Etta Satterfield (1888-1979)
4. Ida Clarice Gunter (1884-1977) m. Jerry Hall Broome (1875-1945)
4. Elmer Bunion Gunter (1888-1969) m. Avie Boggs on March 26, 1909?
4. Fannie Gunter (1888-1908) m. S. Lyle on Aug. 19, 1906

3. William Ervin (Irvin) Bagwell (1853-1924) m. Ellender (Ella) Amberillis Wingo (1852-1919) on Jan 8, 1874; died in Gainesville, GA
3. James Madison Bagwell (1856-1924) m. Julia E. Phillips (1860-1952)
4. Martha Avarilla "Mattie" Bagwell (1881-1924) m. William Henry Fraser (1869-1953)
5. Martha Florine Fraser (1907-2000) m. Welcome Washington Camp (1904-1961)
6. Private Female
6. Private Male
6. Private Female
5. James Jefferson Frazier (Fraser) (1909-1983)
5. Wynelle Fraser (1911-2005)
5. Carroll Marcel Fraser (1914-1968)
5. Sarah Elizabeth Fraser (1917-1997)
5. William Harold Fraser (1919-2005)
4. James Alex Bagwell (1884-1943)
4. Minnie Bagwell (1886-1956)
4. Levada Bagwell (1892-1984)
4. Emory Watson Bagwell (1897-1974)
3. Alfred Asbury Bagwell (1863-1913)
3. Mary A. Bagwell (1866-unknown)
3. Albert Phillips Bagwell (1869-1942)
3. Ida C. Bagwell (1872-1941)
2. John Strickland (1827-1870)
2. Martha E. Strickland (1834-1900 or 1833-1907 per **Druscilla50** at Ancestry.com) died in Sequoyah, OK m. Denison Duncan Mayfield (1831-1882)
3. Octavia Mayfield (1854-1875)
3. Elizabeth H. Mayfield (1957-unknown)
3. Mary Mayfield (1859-1918)
3. William I. Mayfield (1862-1937)
3. Martha Mayfield (1869-1897)
3. Ida Mae Mayfield (1872-1931)
3. Barry Burson Mayfield (1874-1891)
3. Samuel Emmett Mayfield (1878-1951)

Lewis Tumlin Family

Sources: Base tree from **Karen Burton** and **wheelerdavid15** at Ancestry.com

Lewis Green Tumlin, Sr. (1825-1904) m. Sarah Ann Elizabeth Davis (1834-1926); both buried at Redwine UMC, Gainesville, GA. Resident of District 565 (Wilson's) Hall Co., GA 1860-1900; owned 70 acres in LL 28 or 100 acres in LL 25 per 1870s tax digest and 50 acres in LL 25 in 1880s.

1. James Washington Tumlin (1852-1853)
1. Francis Marion (Jape) Tumlin (1854-1930) m. Mary Eugenia (Genie) Hawkins (1863-1938) owned 150 acres in LL 25, 26 and 28 in 1880s; both buried at Alta Vista
2. Garnett Garfield Tumlin (1881-1959) m. Cora Ella Hunt (1877-1972) in Hall Co., GA 1906 per **KayTurner61**, **rdnewbold**, and **williamsfrank_1** at

- Ancestry.com; died in Gainesville, GA.; listed in Ward 2, Gainesville, GA in 1910 (listed as having one surviving child in 1910, but none listed within household in 1910 or 1920)
2. Arnold Baxter Tumlin (1883-1961) Apparently never married; buried at Alta Vista
 2. Garland Howard Tumlin (1895-1938) m. Elizabeth Day (1901-Unknown); lived on Broad Street, Gainesville, GA at enlistment in 1917; lived in Jones Co., TX with wife in 1930 (married 9 years, no children in household); buried at Alta Vista.
 2. Infant Tumlin (1897-1897) buried at Redwine UMC
 2. Ione Tumlin (1898-1987) m. Jesse Littleton Meeks (1888-1963) in Hall Co., GA 1922
 3. Marion Littleton Meeks (1923-2013) m1. Bennie Scurry Stone, m2. Louise Ann Vogt; died in Middlesex, MA
 3. Mary Eugenia "Jean" Meeks (1928-2013)
 3. Private Female
 1. Andrew Jackson Tumlin (1856-1926) m. Dalton Octavia Aderhold (1868-1953) in Haralson Co., GA 1880, d. in Haralson Co., GA per **Carla Schuetze** at Ancestry.com
 2. Naomi "Nannie" T. Tumlin (1885-1967) m. Green Bernard Evans, Sr. August 7, 1912 in Haralson Co., GA
 3. Green "GB" Bernard Evans, Jr. (1914-1976) m. Core Elizabeth Head (1917-2002)
 4. Nancy Elizabeth Evans (Stelljes) (1944-2016) m. Private Male
 5. Private Male
 5. Private Female
 4. Private Female
 4. Private Female
 3. Blanche Naomi Evans (Campbell)
 3. Thomas Jackson Evans (1918-1921)
 2. Maud Tumlin (1889-1939)
 2. Bernice Tumlin (Cambron)
 2. Claud Jackson Tumlin (1898-1956)
 1. Louis Green Tumlin (1858-1927)
 1. Allis L. Bryant (1862-1934)
 1. Walter Franklin Tumlin (1862-1937)
 1. Ella Margaret Tumin (1865-1943)
 1. Sarah Emma Tumlin (1868-1953)
 1. Jasper Newton (Jake) Tumlin (1871-1961)
 1. Mary Indiana (Mollie) Tumlin (1874-1973)

Francis M. Mooney, Sr. Family

Sources: Base tree from **Jennifer BALES** and **stephanydgray1960** at Ancestry.com

Francis Mooney (1810-1880) m1. Jane Wilson (1820-1854) on January 14, 1836; m2. Cynthia Elizabeth Hemphill (1833-1911) on November 14, 1854 in Hall Co.; m3 Drucilla Jones (1838-1912). Lived in District 565 (Wilson's) Hall Co. GA 1860; Took Reconstruction Oath in Lumpkin Co. GA 1867; lived in Lumpkin Co. by 1870; "The first man buried in Mill Creek Cemetery" (Dahlongega, Lumpkin County).

1. Cynthia Adline Mooney (1844-1921)
1. Francis Marion "Bud" Mooney (1847-1915) m. Hannah Clara Davis (1845-1927) Lived in Wilson's District, Hall Co. GA through 1880; owned land in District 569 Hall Co. GA 1883-1887; recorded in DeKalb Co., AL in 1910. Paid tax on 75 acres in LL 25 1873-1882; acted as agent for Francis M. Tumlin's 42 acres in LL 25 1873-1877, per tax records.
 2. Joanna J. Mooney (1873-Unknown)
 2. Charles F. Mooney (1875-1892)
 2. Ruford or Rufus "Babe" B. Mooney (1878-1935) m. Ida Cain or Cane (1883-Unknown) per trees of **John Michael Coates, sunflowerwoman99 and meerbotdin1981** all at Ancestry.com; lived in father's household (married 1 year) in 1910; own household on Lathantown Road in DeKalb Co., AL in 1920.
 3. Lula Bell Mooney (1902-1919) born Georgia and died in DeKalb County, AL.
 3. Lucile Mooney (1904-1984) born in Georgia.
 2. James Charlton Mooney (1880-Unknown)
 2. William Hillard Mooney (1882-1933) born in Georgia m. Bertha Mozelle Gilley (1893-1982) January 17, 1915 per **Edward Smith** at Ancestry.com
 3. John William Mooney (1918-1990)
 3. Juanita Mooney (1827-2013)
 2. Roscoe Conklin Mooney (1884-1931) born in DeKalb, AL and m. Mertie Eva Griggs (1899-1928) at Fort Payne, AL October 9, 1919 per **Edward Smith** at Ancestry.com
 3. Opal Inez Mooney (1920-2003) m1. Elbert Asberry Green (1915-1975); m2. Unknown
 - 4 Four Private Female and Four Private Male Descendants Listed
 3. Emma Frances Mooney (1922-2003)
 3. Nora Mooney (1928-2019)
1. Narcissa Emaline Mooney (1855-1924)
1. Cincinnatus Mooney (1858-1933) or (?) Harrison Columbus "Dock" Mooney (1858-1933) m. Hannah Barron (1855-1915) per **JudyBanks1950** at Ancestry.com
 2. Alma Telitha Mooney (1887-1957) m. Ward F. Bryson (1880-Unknown)
 3. Clara V. Bryson (1907-1997)
 3. Cleo Lela Bryson (1908-1992)
 3. Howard Luther Bryson (1912-1993) m. Betty Hollis (1931-1982)
 2. Edgar Alonzo Mooney (1887-1941)
 2. Joe Mooney (1889-Unknown)
 2. Luther Mooney (1893-1950) m. Sallie J. Arrendale (1893-1976)
 3. Mona V. Mooney (1924-2007)
 3. Hoyt Columbus Mooney (1927-1999)
 3. Homer Mooney (1928-2009)
 3. Herschel Mooney (1930-2017) m. Betty Jo
 3. Blanche Mooney (1932-2006)
 2. Martha Jane Mooney (1896-1970)
 - 1 Eliza Jane Mooney (1859-1931)

Russell Smith Family

Sources: base tree from **sbradford74_1**, **lefevreal**, and **lsmith_tx_nc** at Ancestry.com

Russell J. Smith (1839-1920) m. Carrie Pierce (1839-1921); lived at Lithonia, GA in 1880, merchant in Gainesville, GA 1900, both buried at Alta Vista, Gainesville, GA

1. Luther D. Smith (1871-1908), bookkeeper/dry goods, married 0 years in 1900 (wife not listed with him in father's household); widowed boarder in Marion Co. GA circa 1910; buried at Alta Vista
2. Arthur Eli Smith (1875-1966) m. Elma Matthews (1893-1980); Arthur unmarried with parents on Academy Street, Gainesville. GA in 1900 and 1910 (listed as farmer in 1900, he and father both listed as merchants/grocery in 1910); married living with parents on Academy Street with wife and daughter Carolyn (4 5/12) in 1920, listed as real estate dealer; still on Academy Street in 1940 with wife, listed as salesman/real estate; postal address was 429 Academy Street, Gainesville, GA in 1953 deed (HCDB 258/237); both buried at Alta Vista
3. Carolyn Smith (1915-2017) m. Milton M. Bryan (1909-2000)
 4. William A. Bryan (1939).

Notification of Known or Possible Living Descendants

Known or Possible Descendants Notified as of February 10, 2022

Luther Family

Ancestry.com: Beatrice Allen
Piercesearcher
David Orr
Susan Mollenkopf Hayse
reginabailey65
Michelle Graves Jarrett
Debra Burke Farinelli
georgiasgirl2

Strickland-Bagwell Families

Ancestry.com: carolemadden77
jtanner42
dwshull_1
cgcmml
johnairvin
ajcstan and/or ajcstan789
Druscilla50
clyde_1937 (Susan Taylor)
RubySturdevantPender
lwwhite6
Other: William A. Bagwell - wab@wbagwelllaw.com (770) 722-7565

Tumlin Family

Ancestry.com: Karen Burton
wheelerdavid15
CarlaSchuetze
KayTurner61
rdnewbold

Mooney Family

Ancestry.com: Jennifer BALES
stephanydgray1960
John Michael Coates
sunflowerwoman99
meerbotdin1981
Edward Smith

Smith Family

Ancestry.com: sbradford74_1
lefevreal
lsmith_tx_nc

Known or Possible Descendant Notifications in Progress

Strickland-Bagwell Families

William Gary Bagwell - 4434 T. Moore Road, Oakwood, Georgia, H-770-532-9421 C-770-287-4460

Three Descendants of Loyd Strickland: Diane S. Magnus, Baya Pruitt and Andy Kalinauskas. Phone messages left at office (770-534-5121), but no response; contact will be made via mail to Conditioned Air Systems, 2410 Hilton Way, Gainesville, Georgia 30501

Smith Family

William A. Bryan

Individual Notices

Beginning on January 19, 2022, R.S. Webb & Associates began attempts to individually notify possible living descendants of the applicant's intention to relocate the Cemetery. These individual notices include a summary of the rights of descendants as laid out in the Official Code of Georgia Annotated, Title 36, Chapter 72 and provide the addresses and phone numbers of the permit applicant's representative (R.S. Webb & Associates), and the point of contact at the City of Gainesville (local governing authority). The first notice reads as follows:

***Notification of Intent to Relocate an Abandoned Cemetery
(Possible Luther-Strickland-Bagwell Families)
Located north of Old Oakwood Road
City of Gainesville, Hall County, Georgia
January 19, 2022***

This Notification is being sent to you in accordance with the Official Code of Georgia Annotated (OCGA), Title 36, Chapter 72. Chafin Land Development, LLC is filing an application for a cemetery relocation permit with the City of Gainesville, Georgia. The permit is for the relocation of an abandoned cemetery (hereafter referred to as the Cemetery). There is reason to believe that members of the Luther, Strickland, and/or Bagwell families are buried in the Cemetery (possibly others), and that you may be a descendant of one or more individuals buried in the Cemetery.

The Cemetery is located north of Old Oakwood Road, between Apache Circle and Millside Parkway in Land Lot 25, 8th District of Hall County, Georgia and is on Parcel No. 08024 005008A, a tract of land owned by Butler Property, LLC (Deed Book 6749, Page 226, Clerk of Superior Court, Hall County, Georgia). Residential development is proposed for the above-referenced parcel and, given the nature of the planned development, it is not feasible to avoid the Cemetery. The proposed relocation site for the exhumed burials is Hillside Gardens in Gainesville.

If you are a member of the Luther, Strickland, Bagwell or other families, and you are a descendant of individuals buried in the Cemetery, you have certain rights under Georgia's 1991 Abandoned Cemetery Act (OCGA Title 36, Chapter 72). Descendants who indicate an interest in the disposition of the individuals and/or burial objects in the Cemetery shall be promptly identified by the local governing authority, regarding any proposals for mitigation/relocation, any terms issued, the time and place of any scheduled hearings, and appeal procedures/events.

If you believe you are a descendant of individuals buried in the Cemetery, or know of someone who may be, please convey this information to them and/or contact (within 15 business days of receipt of this notice):

*Mr. Neil Bowen
R.S. Webb & Associates
P.O. Drawer 1319
Holly Springs, Georgia 30142
770-345-0706
nbowen.rswa@gmail.com*

If you would like to express your interest to the local governing authority regarding the proposed relocation of the Cemetery, please contact (within 15 business days of receipt of this notice):

*City of Gainesville
Planning and Economic Development
P.O. Box 2496
Gainesville, GA 30503
Phone: 770-535-6570
Fax: 770-297-7826*

*You can also contact Matt Tate with the City of Gainesville regarding this matter through the City website at:
<https://www.gainesville.org/formcenter/Contact-Us-Forms-10/Contact-Us-Community-Economic-Development-82>*

Based on ongoing genealogical research, R.S. Webb & Associates issued a second notice on February 10, 2022 to possible living descendants of the applicant's intention to relocate the Cemetery. The revised notice added Tumlin, Mooney and Smith to the descendant surname search list.

Descendant identification is an ongoing process. If, or when, living descendants are identified, notices are being sent to these individuals. Depending on the contact information available, individual notices will be sent via email/messaging or certified mail to individuals considered to be direct descendants, possible descendants or family contacts.

Public Legal Notices

In addition to sending individual notices, weekly legal notices have or will be placed in *The Gainesville Times* on at least: January 12, 19 and 26, 2022; February 2, 9, 16 and 23, 2022; March 2, 2022 (see Enclosure No. 6). The purpose of this notice is to make additional efforts to identify possible descendants and notify them of the intention to relocate the Cemetery.

Notice of Public Hearing

The City of Gainesville will advertise a notice of public hearing on the proposed relocation of the Cemetery. The notice will be advertised in *The Gainesville Times* once a week for two consecutive weeks prior to the public hearing before the City of Gainesville.

ENCLOSURE NO. 5

**Plan for the Relocation of the Abandoned Cemetery
on the Mundy Mill Development Tract**

PLAN FOR THE RELOCATION OF AN ABANDONED CEMETERY MUNDY MILL DEVELOPMENT TRACT

Background: This cemetery relocation project will be conducted as required under Georgia state law (Official Code of Georgia Annotated, Title 36, Chapter 72). It is believed that up to 12 graves are within the Cemetery, which covers an estimated area of approximately 20 (east-west) by 15 feet (north-south). The following procedures will be implemented to check for unknown graves, expose and exhume known graves, and deliver the burial boxes to the receiving cemetery.

Procedures: Once relocation is approved, RSWA will re-map the Cemetery to reflect cemetery state at the time of the relocation. This will include photographing the Cemetery and mapping the wrought iron fence remnants, fieldstone markers, numbered grave pin flags, cemetery boundary pin flags and the locations of tree roots/stumps. The remnants of the fence and fieldstone markers will then be removed and stockpiled at a safe distance from the exhumation area. How grave stones are used at the relocation site will depend on the requirements of the receiving cemetery, wishes of the descendants and/or directives from the City of Gainesville. If present and allowed, small cut or natural grave markers (i.e., head/foot stones) will be transported to the reinterment plot by RSWA. It appears unlikely that large markers (e.g., table/box grave stones, ledgers) are present; if such markers are found underground, then they may require relocation (if allowed by the receiving cemetery) by a mortuary monument expert.

Once the markers and fencing are removed, a backhoe with a smooth-edged digging bucket will set up facing west at the southeastern corner of the exhumation area, approximately 20 feet southeast of the southeastern corner of the Cemetery. Moving south to north, RSWA will systematically strip the surface of undergrowth vegetation and topsoil until subsoil is clearly exposed. Backhoe trenches will be 8.0 to 10.0 feet long and 3.0 or 4.0 feet wide, the latter depending on the width on the backhoe digging bucket. When a grave shaft is encountered, that grave will be excavated completely before moving north to the next grave. If buried/fallen gravestones and/or other grave-related items are uncovered during excavation, they will be mapped onto the existing cemetery plan and numbered according to the existing grave numbering system. If a previously undetected grave is identified, it will be given a new grave number. Once all graves on a row are exhumed. The backhoe will begin a new row moving south to north.

Grave shaft excavation and burial exhumation will proceed as follows. After removing the topsoil and exposing the grave shaft, the edge of the grave shaft will be probed with a four-foot tile probe to determine the depth of the shaft. The backhoe will be used to excavate grave shaft soils to within approximately 1.0 foot above the floor of the grave shaft. The grave shaft will be probed again to determine the presence, outline and depth of a burial chamber. If a chamber is not present, then the soils remaining in the shaft will be hand excavated with shovel and trowel. If a chamber is present, the shaft and upper chamber fill will be mechanically removed. Chamber soils immediately overlying the coffin/body will be removed by hand.

Skeletal and/or funerary remains will be generally exposed and described on a burial form. The Principal Physical Anthropologist/Archeologist will examine the remains abnormalities, pathologies and/or trauma. General age and sex estimates will be made if the appropriate skeletal remains are available. Skeletal remains, personal items, and coffin hardware will be removed and boxed for transport to the reinterment site. If no skeletal materials or coffin remains are present, organic material at the base of the chamber will be boxed for reinterment. Typically human remains, grave

goods, and/or other grave inclusions are not photographed out of respect for the decedent. Very rarely, photographs are taken if such documentation might assist in the positive identification of a specific decedent or provide evidence of gender and/or ethnicity. Once grave exhumation is complete, the excavated grave will be photographed as evidence that the human remains were removed.

The burial remains from each grave will be placed in one or more wooden reburial boxes (12 by 16 by 22 inches) marked with the appropriate grave number. Funerary objects, such as coffin remains and personal effects, will be placed with the corresponding human remains and reinterred together. The boxed skeletal remains and/or funerary objects will be transported to the receiving cemetery where the cemetery's grave team will reinter the decedents per cemetery policy. RSWA will record the plot locations where the decedents are buried. The use of existing headstones and/or other markers at the receiving cemetery will be determined by receiving cemetery policies and/or descendant wishes. RSWA will prepare a grave plot map showing the plot location(s) within the receiving cemetery and which grave(s) are interred in each plot. Each reinterment plot will be photographed to document completion of the relocation project.

Reporting: A report of the findings (approximately 15 to 20 pages) will be prepared and submitted to the permit applicant for appropriate dissemination. The report will summarize the methods employed and the findings. This document will contain a plan of the original Cemetery and a map/plan of the reinterment plot(s). Any legal documentation beyond what is described in this relocation plan will be prepared and submitted to the appropriate state and/or local agencies by the applicant's attorney or representative. If such documentation is required, RSWA will append copies of this legal documentation to RSWA's report.

PROJECT MANAGEMENT AND PERSONNEL

Mr. Steve Webb, Senior Principal at RSWA, will serve as Principal Physical Anthropologist and Archeologist. Mr. Webb will provide overall project management and directly supervise the relocation of each grave and confirm complete exhumation of human remains and funerary materials (e.g., coffin hardware and personal items). One or two technicians and a backhoe operator will assist Mr. Webb during the relocation. Mr. Webb's resume of cemetery experience is attached.

SCHEDULE

RSWA will initiate the proposed services within approximately 10 working days after authorization to proceed with this relocation project. It is estimated that approximately three to five working days will be required to complete the fieldwork (i.e., re-map the cemetery, exhume the graves and transport the graves to the receiving cemetery). Approximately 15 to 20 working days will be required to prepare the report of findings. The project schedule is based on the estimation that no more than 12 graves are present, and that weather conditions are dry and favorable for removal and delivery to the receiving cemetery. It is important to stress that the actual number of graves will not be confirmed until exhumation is complete. The actual grave count will ultimately determine the project schedule and cost.

ESTIMATED RELOCATION COSTS

All costs for the relocation of the Cemetery will be the responsibility of the cemetery relocation permit applicant. Based on current data, R.S. Webb & Associates relocation fees could range from approximately \$25,000 to \$50,000, depending on the number of surnames requiring research and the number of graves actually present.

ROBERT S. WEBB

President

Senior Principal Archeologist/Physical Anthropologist

EDUCATION: M.A., Anthropology, University of Tennessee
B.A., Anthropology, University of Tennessee

PROFESSIONAL

MEMBERSHIPS: Southeastern Archeological Conference, Georgia Council of Professional Archeologists, The Society for Georgia Archaeology, Society for American Archaeology, Tennessee Council for Professional Archaeology, Archaeological Society of South Carolina

CAREER SUMMARY

Mr. Webb has over 30 years of professional experience in cultural resource management studies. He is the president and principal archeologist of the firm. Mr. Webb has expertise in cultural resources identification, evaluation, data recovery and other areas of resource management. He is also a trained physical anthropologist and bio-statistician. Prior to forming R.S. Webb & Associates in 1994, Mr. Webb served as senior archeologist and cultural resources assessment department manager at Law Environmental, Inc. from 1990 through 1993. He owned a cultural resources management firm from 1985 until joining Law Environmental, Inc. in 1990.

Selected Historic Cemetery Relocations

Archival research and relocation of the Stegall Cemetery, City of Emerson, Bartow County, Georgia

Archival research and relocation of the Fannin-Truitt-Long Cemetery, City of LaGrange, Troup County, Georgia

Archival research and relocation of the Leach Cemetery, Haile Gold Mine, Lancaster County, South Carolina

Delineation and relocation of the Truitt Cemetery, City of LaGrange, Troup County, Georgia

Delineation and relocation of the Goodwin Cemetery, Dekalb County, Georgia

Archival research, delineation and relocation of the Harrison-Addington Cemetery, City of Jefferson, Georgia

Archival research, delineation and relocation of the William Bell grave site, Jackson County, Georgia

Archival research, delineation and relocation of the Wood-Hudson Cemetery, City of Atlanta, Georgia

Delineation and relocation of the Jones-Partain Cemetery, Pickens County, Georgia

Delineation and relocation of two abandoned cemeteries, Allendale County, South Carolina

Archival research, delineation and relocation of an abandoned cemetery, Lowe's Motor Speedway, Cabarrus County, North Carolina

Archival research, delineation and relocation of an abandoned cemetery, Guilford County, North Carolina

Archival research, delineation and relocation of the Harris and McClure Cemeteries, Cabarrus County, North Carolina

Archival research, delineation and relocation of the Freshwater Resort Cemetery, Calhoun Falls, South Carolina

Archival research, delineation and relocation of the Miles Cemetery, Springhill Regional Landfill expansion site, Jackson County, Florida

Archival research, delineation and relocation of two 19th century cemeteries, BMW automobile manufacturing facility site, Spartanburg County, South Carolina.

Selected Historic Cemetery Delineations

Delineation of numerous small cemeteries in Newton County, Georgia as the county archeological consultant

Archival research and delineation of the Farmer Street Cemetery, Newnan, Georgia

Delineation and supervision of debris removal, Crest Hill Cemetery, Cobb County, Georgia

Archival research and delineation at Bethel Baptist Church Cemetery, Cobb County, Georgia

Delineation of New Salem Cemetery, Cobb County, Georgia

Archival research and delineation of the Franklin-Hamilton Cemetery, Cobb County, Georgia

Delineation of the Blackwell Cemetery, Cobb County, Georgia

Archival research and delineation of the Lost Mountain Baptist Church Cemetery, Cobb County, Georgia

Archival research and delineation of the Shiloh Church Cemetery, Cobb County, Georgia

Archival research and delineation of the Turner-Sewell Cemetery, Cobb County, Georgia

Archival research and delineation of the Moon Cemetery, Cobb County, Georgia

Archival research and delineation of the Hiram Road Cemetery, Cobb County, Georgia

Delineation of the Evans Cemetery in Richmond County, Georgia

Delineation of two abandoned cemeteries in Jackson and Hall Counties, Georgia

Delineation of the Cason Cemetery, Warren County, Georgia

Delineation of the Wheeler Road Cemetery, Jackson County, Georgia

Delineation of two abandoned cemeteries on Foxhall Farm, Douglas County, Georgia

Archival research and delineation of the Shepherd of the Hills Church Cemetery, Douglas County, Georgia

Archival research and delineation of the Hardy Strickland Cemetery, Forsyth County, Georgia

Archival research and delineation of the Morris Cemetery and Sarah Webb grave site, Fulton County, Georgia

Archival research and delineation of Thompson Cemetery, Fulton County, Georgia

Archival research and delineation of the Matthew Strickland grave site, Gwinnett County, Georgia

Archival research and delineation of the Harmony Cemetery, Gwinnett County, Georgia

Archival research and delineation of the McCurdy-Rawlins-Boring Cemetery, Gwinnett County, Georgia

Archival research and delineation of the Barham Cemetery, Henry County, Georgia

Archival research and delineation of the Adams-Adkins Cemetery, Henry County, Georgia

Archival research and delineation of the Woodward-Puch Cemetery, Henry County, Georgia

Archival research and delineation of the Grice Cemetery, Henry County, Georgia

Archival research and delineation of an abandoned 19th century cemetery, Madison County, Alabama

Archival research and delineation of an abandoned cemetery, Anderson County, South Carolina

Archival research and delineation of a late 18th century cemetery, Spartanburg, South Carolina

Archival research and delineation of the Alexander Family Cemetery, Mecklenburg County, North Carolina

ENCLOSURE NO. 6

Public Notices

Public Notice to Identify Descendants of Individuals Buried in the Cemetery

In an attempt to identify possible descendants of individuals buried in the Cemetery, notices have been advertised weekly in *The Gainesville Times*. On January 12, 19 and 26, 2022, the following (first) notice ran:

LEGAL AND PUBLIC NOTICE

Chafin Land Development, LLC is filing an application for a cemetery relocation permit with the City of Gainesville, Georgia. The cemetery is located within tax parcel 08024 005008A, in Land Lot 25, 8th District, Oakwood, Hall County, Georgia, and is approximately 580 feet east of Apache Circle or 870 feet northeast of its intersection with Old Oakwood Road. The cemetery is on a tract of land owned by Butler Property, LLC (Deed Book 6749, Page 226, Clerk of Superior Court, Hall County, Georgia). Based on ongoing research, it is possible that members of the Godfrey Luther and Ervin (Irvin) Strickland, Sr. families were interred at this place. The subject property was owned by descendants of the Stricklands (two Bagwell families) into the 20th century. Members of other families may be buried here as well. If you are a descendant of individuals buried in the subject cemetery or if you know someone who may be, please contact Mr. Neil Bowen at: 770-345-0706; by e-mail at: nbowen.rswa@gmail.com; or by mail at: R.S. Webb & Associates, P.O. Drawer 1319, Holly Springs, Ga., 30142

A second notice ran in *The Gainesville Times* on February 2 and 9, 2022. This notice made modifications to 20th century ownership and added Tumlin and Smith to the possible descendant surnames list and reads:

LEGAL AND PUBLIC NOTICE

Chafin Land Development, LLC is filing an application for a cemetery relocation permit with the City of Gainesville, Georgia. The cemetery is located within tax parcel 08024 005008A, in Land Lot 25, 8th District, Oakwood, Hall County, Georgia, and is approximately 580 feet east of Apache Circle or 870 feet northeast of its intersection with Old Oakwood Road. The cemetery is on a tract of land owned by Butler Property, LLC (Deed Book 6749, Page 226, Clerk of Superior Court, Hall County, Georgia). Based on ongoing research, it is possible that members of the Godfrey Luther, Ervin (Irvin) Strickland, Sr., Lewis Tumlin, and/or Russell Smith families were interred at this place. The subject property was owned by the Arthur E. Smith family throughout the 20th century. Members of other families may be buried here as well. If you are a descendant of individuals buried in the subject cemetery or if you know someone who may be, please contact Mr. Neil Bowen at: 770-345-0706; by e-mail at: nbowen.rswa@gmail.com; or by mail at: R.S. Webb & Associates, P.O. Drawer 1319, Holly Springs, Ga., 30142.

A third notice will run in *The Gainesville Times* on at least February 16 and 23, and March 2, 2022. Based on ongoing research, this notice added Mooney and Bagwell to the possible descendant surnames list and reads:

LEGAL AND PUBLIC NOTICE

Chafin Land Development, LLC is filing an application for a cemetery relocation permit with the City of Gainesville, Georgia. The cemetery is located within tax parcel 08024 005008A, in Land Lot 25, 8th District, Oakwood, Hall County, Georgia, and is approximately 580 feet east of Apache Circle or 870 feet northeast of its intersection with Old Oakwood Road. The cemetery is on a tract of land owned by Butler Property, LLC (Deed Book 6749, Page 226, Clerk of Superior Court, Hall County, Georgia). Based on ongoing research, it is possible that members of the Godfrey Luther, Ervin (Irvin) Strickland, Sr., Lewis Tumlin, Francis Mooney, Daniel and Asberry Bagwell and/or Russell Smith families were interred at this place. The subject property was owned by the Arthur E. Smith family throughout the 20th century. Members of other families may be buried here as well. If you are a descendant of individuals buried in the subject cemetery or if you know someone who may be, please contact Mr. Neil Bowen at: 770-345-0706; by e-mail at: nbowen.rswa@gmail.com; or by mail at: R.S. Webb & Associates, P.O. Drawer 1319, Holly Springs, Ga., 30142.

**Legal Notice of Public Hearing Regarding Intention to Relocate
the Cemetery**

A legal notice will be advertised in *The Gainesville Times* once a week during the two consecutive weeks prior to a public hearing before the City of Gainesville. The City will prepare and run this advertisement.

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

JULIUS M. HULSEY
R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
T. WESLEY ROBINSON
JASON E. VOYLES
JESSICA M. LUND
VANESSA E. SYKES
MONICA B. HATFIELD
KASSANDRA M. LAWSON

ATTORNEYS AT LAW

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

OF COUNSEL

JAMES E. MAHAR, JR.
(Practice Limited to
Mediation and Arbitration)
JANE A. RANGE
CHRISTOPHER J. WALKER, III

February 22, 2022

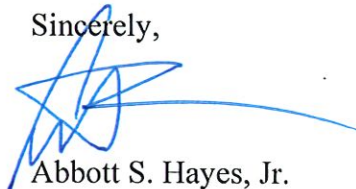
VIA EMAIL TO AMY STANTON (AJCStan@aol.com)

VIA EMAIL TO PATTI CATO (Patti.Cato@gmail.com)

Dear Ms. Stanton and Ms. Cato:

I am a lawyer for the City of Gainesville ("the City"). The City has received an application from Clayton Properties Group, Inc. d/b/a Chafin Development to relocate an abandoned cemetery. I am sending you this letter, as the City received comments from you, which comments are attached for your reference. I am sending this letter to you pursuant to O.C.G.A. Section 36-72-6. In the event that you wish to contact the governing authority of the City, please feel free to direct emails to Matt Tate at MTate@gainesvillega.gov. Enclosed please find the Public Notice that will be published in the Gainesville Times relating to the City's hearing on the application, which hearing will take place on March 15, 2022, at 5:30 p.m. Pursuant to O.C.G.A. Section 36-72-7 (a), you and any other interested party or citizen may appear at the hearing, and you will be given an opportunity to be heard. At the hearing, the governing body of the City will make a decision, pursuant to Georgia Law, on whether the application for the permit should be granted.

Sincerely,



Abbott S. Hayes, Jr.

Enclosures

cc: Matt Tate (via email MTate@gainesvillega.gov)

ASH/ois/15100/263325

PUBLIC NOTICE

In accordance with O.C.G.A. § 36-72-7(a), public notice is hereby given that the governing body of the City of Gainesville will hold a public hearing regarding the application of Clayton Properties Group, Inc. d/b/a Chafin Development to relocate an abandoned cemetery. The abandoned cemetery is located within Hall County, Georgia tax parcel number 08024 005008A, in Land Lot 25, 8th District of Hall County, Georgia. The abandoned cemetery is located on real property owned by Butler Property, LLC, which real property is more particularly described in a Limited Warranty Deed dated September 29, 2010, recorded at Deed Book 6749, Pages 226-241, Hall County, Georgia Deed Records. The applicant proposes to relocate the abandoned cemetery to Hillside Memorial Gardens, 1212 Hillside Gardens Lane, Gainesville, Georgia 30504. The purpose of the hearing is to receive input from any interested party or citizen on the proposed relocation of the abandoned cemetery. The hearing will be held on Tuesday, March 15, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway, Gainesville, Georgia 30501.

From: Olivia I. Still
Sent: Tuesday, February 22, 2022 2:17 PM
To: Olivia I. Still
Subject: FW: Chafin abandoned cemetery relocation

Contact Us - Community & Economic Development

Name Amy Stanton

Email Address ajcstan@aol.com

Phone Number 678-643-3486

Choose who will receive your comments Matt Tate, Deputy Director

Comments / Questions

Hello Matt,
I received a message from Neil Bowen at RS Webb & Assoc via Ancestry.com. He forwarded me a notice on 01/19/2022 regarding a proposed residential development. The developer (Chafin) has indicated they would like to relocate the graves of Luther/Strickland/Bagwell Cemetery. As a Bagwell and Strickland descendant I would like to request that the cemetery be left intact. I have two other local family cemeteries that have been affected by development, but have remained as is and fenced/will be fenced by the developer. I posed several questions to Neil Bowen at RS Webb, he requested that I direct the questions to the City of Gainesville. Mainly, why does the developer feel they need to relocate the cemetery? I am a member of the Gwinnett Historical Society. The cemetery preservationist at the GHS has been educating me in this process. As I mentioned the two other family cemeteries were fenced (one will be fenced), but I did not have to ask for this. So this is new to me, that the developer wants to move it. Mr Bowen said the final study will be available within a few weeks. Please let me know how to proceed and what the time line is. I appreciate your help in this matter.

Best,
Amy Camp Stanton

Contact Us - Community & Economic Development

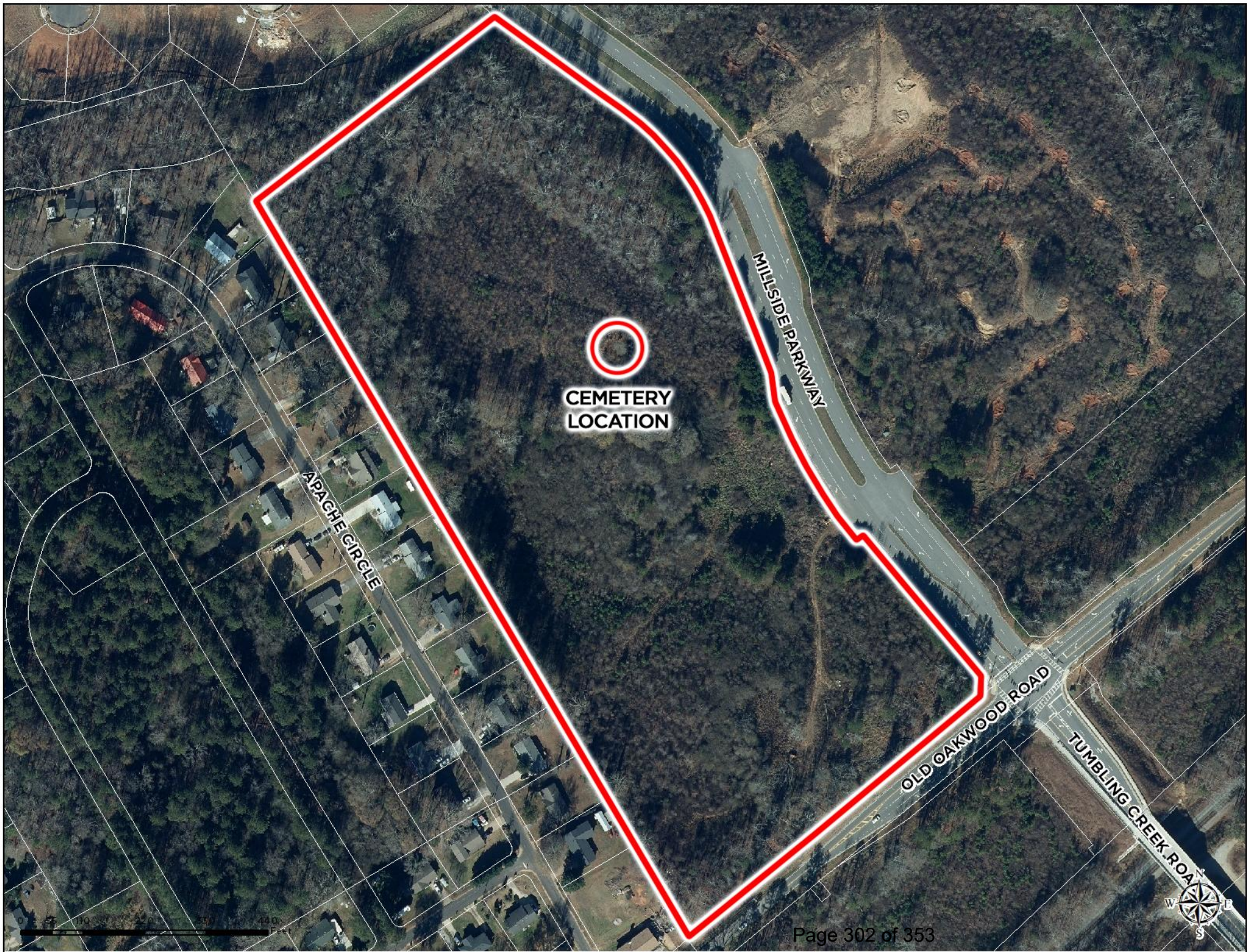
Name	Patti Cato
Email Address	Patti.cato@gmail.com
Phone Number	6789362645
Choose who will receive your comments	Matt Tate, Deputy Director
Comments / Questions	Dear Matt I am contacting you regarding the Chafin development project in Mundy Mill development. There is an old cemetery located there that is associated with the Bagwell family, and we would like that protected if possible. I believe my friend/relative Amy Stanton has also contacted you regarding this matter. Please let me know what else we should to to protect this site. Thank you,

Email not displaying correctly? [View it in your browser.](#)



Legend

 Gainesville City Limit



CEMETERY
LOCATION

APACHE CIRCLE

MILLSIDE PARKWAY

OLD OAKWOOD ROAD

TUMBLING CREEK ROAD



Clayton Properties Group, Inc. d/b/a Chafin Development

- **Application to permit the relocation of approximately 12 gravesites from an abandoned cemetery.**
- **Cemetery area is 750± square feet in size and is located within the Mundy Mill development.**
- **Relocate gravesites to Hillside Gardens Cemetery located off McEver Road and Hillside Gardens Lane.**



Clayton Properties Group, Inc. d/b/a Chafin Development

- **185 Townhomes planned for the subject 22 acres approved as part the Mundy Mill Development.**
- **Start date for land disturbance is this Summer.**
- **Final plat the 1st quarter of 2023.**

**APPLICATION FOR A PERMIT
TO RELOCATE
AN ABANDONED CEMETERY
MUNDY MILL DEVELOPMENT TRACT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA**

February 11, 2022

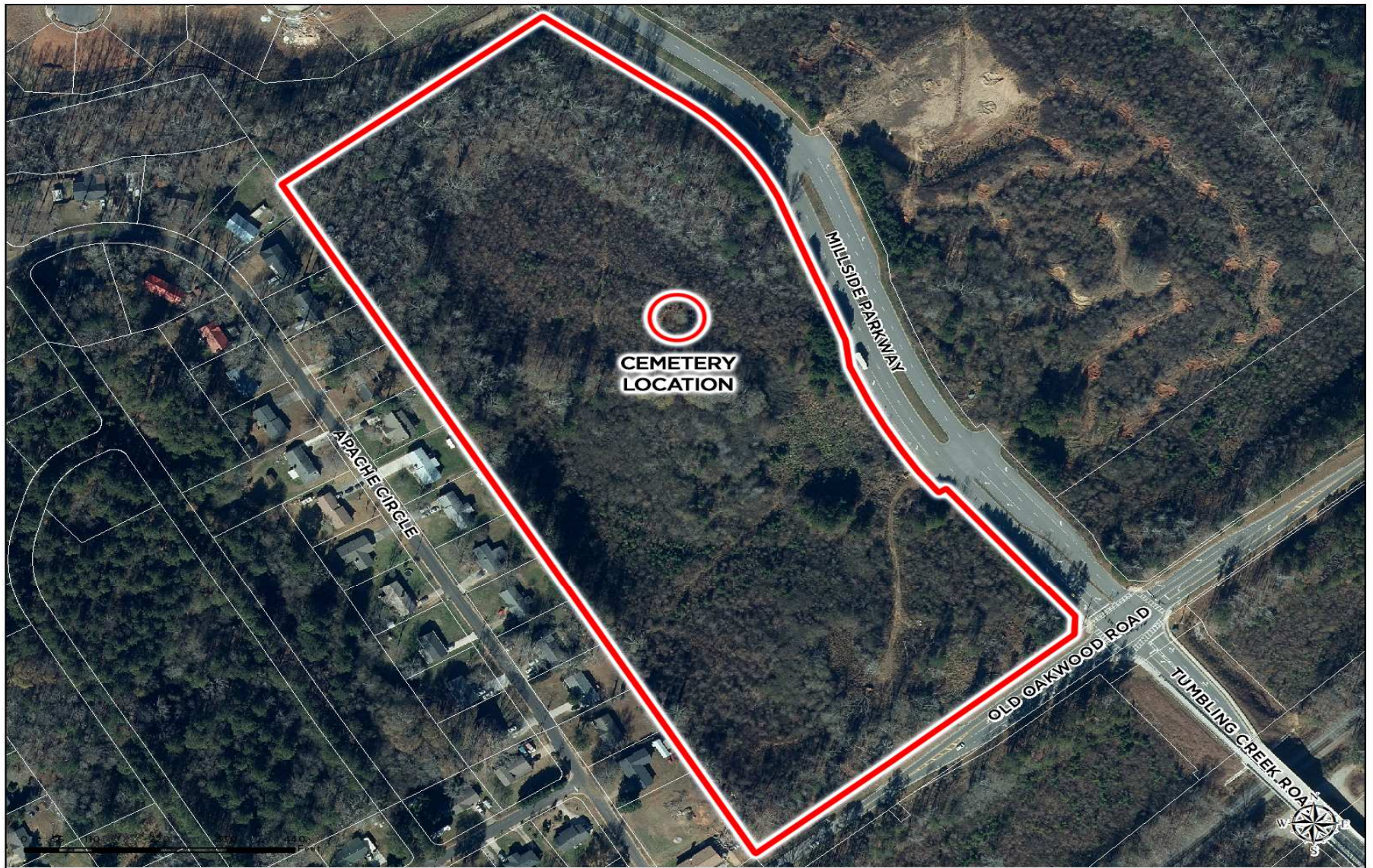


Robert S. Webb
Senior Principal Archeologist/Physical Anthropologist

Prepared for:
Chafin Land Development, LLC
5230 Belle Wood Court, Suite A
Buford, Georgia 30518

Prepared by:
R.S. Webb & Associates, Inc.
2800 Holly Springs Parkway, Suite 200
Holly Springs, Georgia 30142





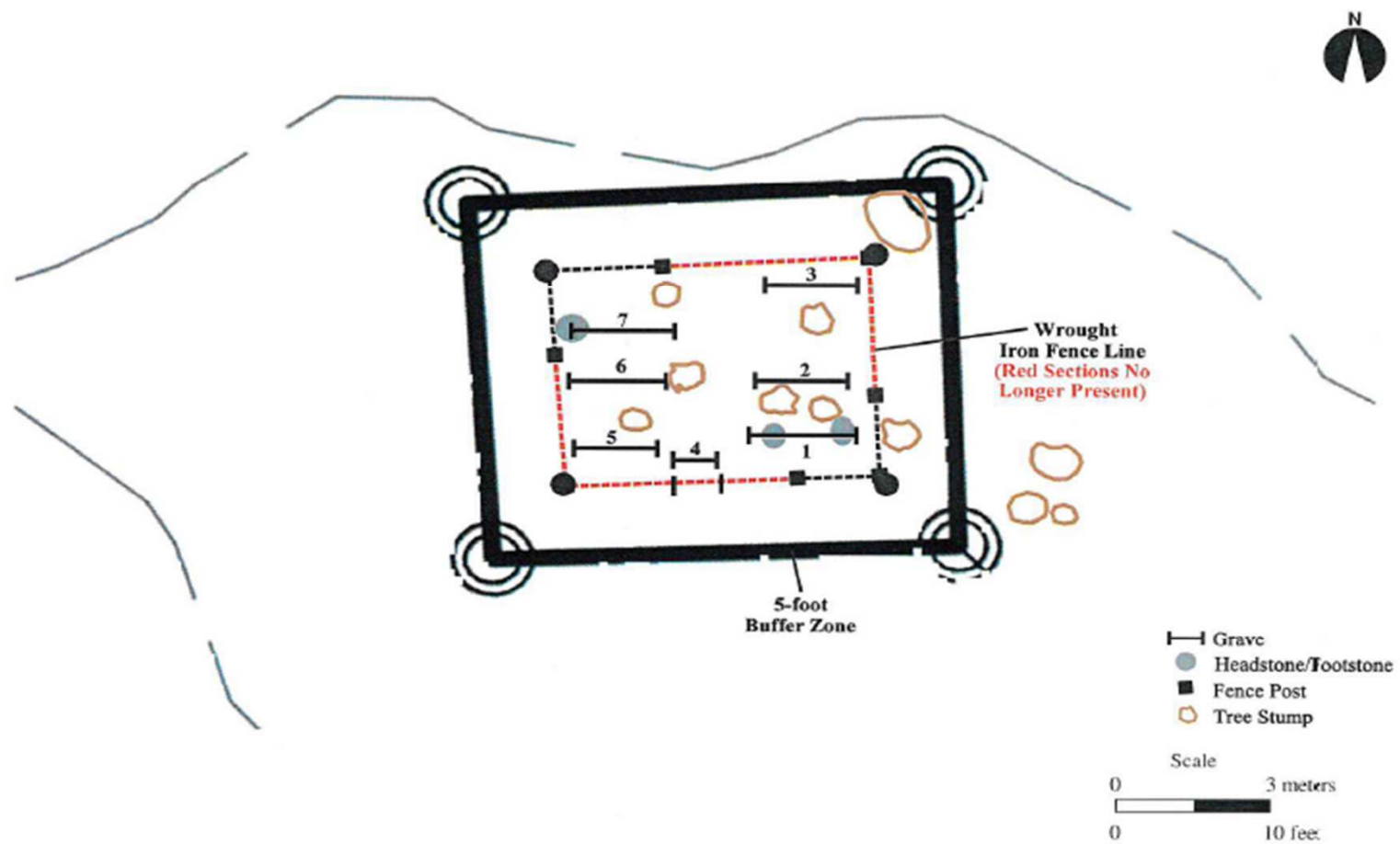


Figure 1 Professional Survey Showing Delineated Graves and Remnants of Wrought Iron Fence as of January 31, 2022 Revisit by R3WA

Notification of Known or Possible Living Descendants

Known or Possible Descendants Notified as of February 10, 2022

Luther Family

Ancestry.com: Beatrice Allen
Piercesearcher
David Orr
Susan Mollenkopf Hayse
reginabailey65
Michelle Graves Jarrett
Debra Burke Farinelli
georgiasgirl2

Strickland-Bagwell Families

Ancestry.com: carolemadden77
jtanner42
dwshull_1
cgemmel
johnairvin
ajestan and/or ajestan789
Drusilla50
clyde_1937 (Susan Taylor)
RubySturdevantPender
lwwhite6

Other: William A. Bagwell - wab@wbagwelllaw.com (770) 722-7565

Tumlin Family

Ancestry.com: Karen Burton
wheelerdavid15
CarlaSchuetze
KayTurner61
rdnewbold

Mooney Family

Ancestry.com: Jennifer BALES
stephanydgray1960
John Michael Coates
sunflowerwoman99
meerbotdin1981
Edward Smith

Smith Family

Ancestry.com: sbradford74_1
lefevreal
lsmith_tx_nc

Known or Possible Descendant Notifications in Progress

Strickland-Bagwell Families

William Gary Bagwell - 4434 T. Moore Road, Oakwood, Georgia, H-770-532-9421 C-770-287-4460

Three Descendants of Loyd Strickland: Diane S. Magnus, Baya Pruitt and Andy Kalinauskas. Phone messages left at office (770-534-5121), but no response; contact will be made via mail to Conditioned Air Systems, 2410 Hilton Way, Gainesville, Georgia 30501

Smith Family

William A. Bryan

Individual Notices

Beginning on January 19, 2022, R.S. Webb & Associates began attempts to individually notify possible living descendants of the applicant's intention to relocate the Cemetery. These individual notices include a summary of the rights of descendants as laid out in the Official Code of Georgia Annotated, Title 36, Chapter 72 and provide the addresses and phone numbers of the permit applicant's representative (R.S. Webb & Associates), and the point of contact at the City of Gainesville (local governing authority). The first notice reads as follows:

*Notification of Intent to Relocate an Abandoned Cemetery
(Possible Luther-Strickland-Bagwell Families)
Located north of Old Oakwood Road
City of Gainesville, Hall County, Georgia
January 19, 2022*

This Notification is being sent to you in accordance with the Official Code of Georgia Annotated (OCGA), Title 36, Chapter 72. Chafin Land Development, LLC is filing an application for a cemetery relocation permit with the City of Gainesville, Georgia. The permit is for the relocation of an abandoned cemetery (hereafter referred to as the Cemetery). There is reason to believe that members of the Luther, Strickland, and/or Bagwell families are buried in the Cemetery (possibly others), and that you may be a descendant of one or more individuals buried in the Cemetery.

The Cemetery is located north of Old Oakwood Road, between Apache Circle and Millside Parkway in Land Lot 25, 8th District of Hall County, Georgia and is on Parcel No. 08024 005008A, a tract of land owned by Butler Property, LLC (Deed Book 6749, Page 226, Clerk of Superior Court, Hall County, Georgia). Residential development is proposed for the above-referenced parcel and, given the nature of the planned development, it is not feasible to avoid the Cemetery. The proposed relocation site for the exhumed burials is Hillside Gardens in Gainesville.

If you are a member of the Luther, Strickland, Bagwell or other families, and you are a descendant of individuals buried in the Cemetery, you have certain rights under Georgia's 1991 Abandoned Cemetery Act (OCGA Title 36, Chapter 72). Descendants who indicate an interest in the disposition of the individuals and/or burial objects in the Cemetery shall be promptly identified by the local governing authority, regarding any proposals for mitigation/relocation, any terms issued, the time and place of any scheduled hearings, and appeal procedures/events.

If you believe you are a descendant of individuals buried in the Cemetery, or know of someone who may be, please convey this information to them and/or contact (within 15 business days of receipt of this notice):

Mr. Neil Bowen
R.S. Webb & Associates
P.O. Drawer 1319
Holly Springs, Georgia 30142
770-345-0706
nbowen.rswa@gmail.com

If you would like to express your interest to the local governing authority regarding the proposed relocation of the Cemetery, please contact (within 15 business days of receipt of this notice):

City of Gainesville
Planning and Economic Development
P.O. Box 2496
Gainesville, GA 30503
Phone: 770-535-6570
Fax: 770-297-7826

You can also contact Matt Tate with the City of Gainesville regarding this matter through the City website at: <https://www.gainesville.org/formcenter/Contact-Us-Forms-10/Contact-Us-Community-Economic-Development-82>

Based on ongoing genealogical research, R.S. Webb & Associates issued a second notice on February 10, 2022 to possible living descendants of the applicant's intention to relocate the Cemetery. The revised notice added Tumlin, Mooney and Smith to the descendant surname search list.

Descendant identification is an ongoing process. If, or when, living descendants are identified, notices are being sent to these individuals. Depending on the contact information available, individual notices will be sent via email/messaging or certified mail to individuals considered to be direct descendants, possible descendants or family contacts.

Public Legal Notices

In addition to sending individual notices, weekly legal notices have or will be placed in *The Gainesville Times* on at least: January 12, 19 and 26, 2022; February 2, 9, 16 and 23, 2022; March 2, 2022 (see Enclosure No. 6). The purpose of this notice is to make additional efforts to identify possible descendants and notify them of the intention to relocate the Cemetery.

Notice of Public Hearing

The City of Gainesville will advertise a notice of public hearing on the proposed relocation of the Cemetery. The notice will be advertised in *The Gainesville Times* once a week for two consecutive weeks prior to the public hearing before the City of Gainesville.

Hillside Memorial Gardens

Your Perpetual Care Cemetery
1212 Hillside Gardens Lane
Gainesville, Georgia 30504
770-718-9494

Mr. Brandon Webb
Chafin Builders
5230 Belle Wood Court, Suite A
Buford, GA 30518

Dear Mr. Webb,

This letter is to confirm our agreement to accept and inter remains moved from a cemetery near Oakwood, Georgia to our cemetery located at 1212 Hillside Garden Lane Gainesville, Georgia 30504. Advance notice of the planned moving date is required. Please contact me with any concerns that may arise. We stand ready to help in any way we can.

Best Regards,



Ken Barrett
Hillside Memorial Gardens



Cemetery, Facing Southwest



Cemetery, Facing Northeast (Note Insert Showing Stewart Ironworks Shield)



From Northwestern Corner, Facing South



From Northeastern Corner, Facing South



Governing Authority shall have the authority to:

- **Deny the application with written reasons.**
- **Issue a permit adopting the application in whole or in part.**
- **Issue a permit with additional mitigation requirements.**



Governing Authority shall consider the following:

- 1. The presumption in favor of leaving the cemetery or burial ground undisturbed;**
 - 2. The concerns and comments of descendants and any other interested parties of those buried;**
 - 3. The economic and other costs of mitigation;**
 - 4. The adequacy of the applicant's plans for disinterment and proper disposition of any human remains or burial objects;**
 - 5. The balancing of the applicant's interest in the value of the undisturbed cultural and natural environment; and**
 - 6. Any other compelling factors deemed relevant.**
-

RESOLUTION BR-2022 - ____

Clayton Properties Group, Inc. d/b/a Chafin Development Application for Permit to Relocate Abandoned Cemetery

WHEREAS, on or about February 11, 2022, Clayton Properties Group, Inc., d/b/a Chafin Development ("Applicant") submitted an application to relocate an abandoned cemetery pursuant to O.C.G.A. Section 36-72-1, et seq ("Application"); and

WHEREAS, notice has been given to any potential descendant pursuant to O.C.G.A. Section 36-72-6; and

WHEREAS, the governing body of the City of Gainesville conducted a public hearing on the Application for a permit on March 15, 2022, after publication of notice of the public hearing in the Gainesville Times once a week for two consecutive weeks immediately preceding the week in which the hearing was held.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body of the City of Gainesville, after considering the factors set forth in O.C.G.A. Section 36-72-8, does hereby: (1) adopt the Application in whole; (2) issue a permit allowing Applicant to relocate the abandoned cemetery as set forth in the Application; (3) adopt the Applicant's proposal for mitigation; (4) allow the Applicant to begin activities relating to the relocation after the expiration of the time for appeal as set forth in O.C.G.A. Section 36-72-11; and (5) authorize the Mayor, City Manager and City Attorney to execute such documents as may be necessary to effectuate the terms of this Resolution.

Adopted this ____ day of _____, 2022.

W. Samuel Couvillon, 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

Date Submitted: 2/21/2022
Presenter: Angela Sheppard / Christina Santee
Item of Business: International Women's Day Recognition
Meeting Date: 3/10/2022

Purpose of Request:

To celebrate International Women's Day and highlight the work of women throughout the City of Gainesville.

History/Background:

Facts & Issues for Consideration:

Link to International Women's Day video: <https://vimeo.com/681459926>

Department Recommendation:

N/A.

Department Director:

Bryan Lackey

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

Date Submitted: 3/4/2022
Presenter: Sam Couvillon
Item of Business: Appointment: Convention & Visitors Bureau Authority
Meeting Date: 3/10/2022

Purpose of Request:

The purpose of this request is to address the vacant, unexpired term position for the Hotel/Motel Industry post previously held by Brad Marsico.

History/Background:

Members of the Authority 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:

Brad Marsico is no longer with the Holiday Inn establishment and therefore ineligible to serve on the board. Nimisha Patel with Econo Lodge has expressed a desire to serve and fill the unexpired term. A verification of outstanding debt was completed with no concerns.

Department Recommendation:

To consider the nomination as submitted by the Mayor.

Department Director:

Sam Couvillon

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
☐	Notice of Vacancy	Backup Material

CONVENTION VISITORS BUREAU AUTHORITY

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Hotel/Motel Industry Holiday Inn Express (Paragon Hotel Co.)	Marsico <i>Vacant Position</i>	Brad	6/16/2020		6/30/2022
Hotel/Motel Industry The Guest Lodge	Singh	Jay	6/15/2021		6/30/2023
Restaurant/Food Establishment (Brenau Catering)	Caron	Rob	10/19/21 UE		6/30/2023
Attractions Industry (Brenau History Center)	Kyle	Glen	7/19/2016	6/19/2018 6/16/2020	6/30/2022
Attractions Industry (Ramsey Conference Ctr)	Pruitt	Jeff	6/18/2019	6/15/2021	6/30/2023
Virtue of Position	Mattison	Kate	7/1/2014		Indefinite
Virtue of Position	Lackey	Bryan	11/30/2015		Indefinite

TERM: Two-year
(Est. Staggered Terms Initially)

CONTACT: Regina Dyer, CVB Manager

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, October 20, 2021

Alisa Grayson

From: Regina Dyer
Sent: Tuesday, February 1, 2022 3:57 PM
To: Alisa Grayson
Subject: CVB Board member replacement

Hi Alisa, Brad Marsico has left his position with Holiday Inn and will no longer be serving on the CVB Board. We have a suggestion from the Mayor and would like to see what we need to do to move forward. Nimisha Patel is the potential member. She is with the Econo Lodge in Gainesville. Her contact information is Nimisha Patel [REDACTED]

Regina Dyer
CVB Sales/Marketing Manager



O 770.531.2664
M 678.780.7865
www.gainesville.org

300 Henry Ward Way, Suite 109
Gainesville, GA 30501
P.O. Box 2496 Gainesville, Georgia 30503
770.535.6865

Date Submitted: 3/7/2022

Presenter: Abb Hayes

Item of Business: Resolution: First Amendment to Intergovernmental Agreement with Gainesville Redevelopment Authority Relating to Sale of Golf Course Lots and Improvements to the Chattahoochee Golf Course

Meeting Date: 3/10/2022

Purpose of Request:

The purpose of this request is to amend the existing agreement.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Adopt the resolution.

Department Director:

Bryan Lackey

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
☐ First Amendment IGA w/ GRA Relating to Sale of Golf Course Lots and Improvements to the Golf Course	Resolution
☐ First Amendment IGA w/ Redevelopment Authority	Contract/Agreement/MOU
☐ Plat Book 867	Backup Material

RESOLUTION BR-2022-_____

**FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH GAINESVILLE
REDEVELOPMENT AUTHORITY RELATING TO SALE OF GOLF COURSE LOTS AND
IMPROVEMENTS TO THE CHATTAHOOCHEE GOLF COURSE**

WHEREAS, Gainesville owns real property located in close proximity to the Chattahoochee Golf Course, which real property is described and defined as “the Golf Course Lots” in that Intergovernmental Agreement previously approved by Gainesville and the Authority with an effective date of January 19, 2021 (hereinafter referred to as “the 2021 IGA”), and as further described in that First Amendment to the 2021 IGA attached hereto and incorporated herein; and

WHEREAS, the Golf Course Lots are excess property suitable for redevelopment; and

WHEREAS, pursuant to O.C.G.A. § 36-44-5(8), Gainesville has the power to dispose of the Golf Course Lots for redevelopment purposes, in cooperation with the Authority; and

WHEREAS, pursuant to O.C.G.A. § 36-44-5(8), the Authority has the power to dispose of the Golf Course Lots for redevelopment purposes and such disposition may be by public or private sale; and

WHEREAS, Gainesville and the Authority desire to enter into a First Amendment to the 2021 IGA, which Amendment is attached hereto and incorporated herein, to enable the Authority to dispose of the Golf Course Lots, with the proceeds to be used for redevelopment, as defined in O.C.G.A. § 36-44-3(5).

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to execute the First Amendment to the 2021 IGA and any other documents necessary to effectuate the provisions of the First Amendment to the 2021 IGA.

Adopted this _____ day of _____, 2022.

W. Samuel Couvillon, 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

**FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BY
AND BETWEEN CITY OF GAINESVILLE, GEORGIA AND
GAINESVILLE REDEVELOPMENT AUTHORITY RELATING TO SALE
OF GOLF COURSE LOTS AND IMPROVEMENTS TO THE
CHATTAHOOCHEE GOLF COURSE**

This Amendment is made and entered into as of the ____ day of _____, 2022, by and between the City of Gainesville, Georgia (hereinafter referred to as “Gainesville”) and the Gainesville Redevelopment Authority (hereinafter referred to as “the Authority”) for the purpose of conveyance, marketing, and sale of real property located in close proximity to the Chattahoochee Golf Course and for use of the proceeds of the same.

Gainesville and the Authority hereby agree that the Intergovernmental Agreement previously approved by Gainesville and the Authority with an effective date of January 19, 2021 (hereinafter referred to as “the 2021 IGA”), shall be amended as follows:

- (1) Subsection (E) of the 2021 IGA shall be amended by changing the date from December 31, 2021, to December 31, 2022, in both places set forth in subsection (E) of the 2021 IGA.
- (2) That lot containing 1.255 acres, as shown in that plat prepared for the City of Gainesville dated June 7, 2007, by Josh W. Trawick, Georgia Registered Land Surveyor, as recorded in Plat Book 867, Page 69, Hall County, Georgia Plat Records (hereinafter referred to as “the Club Drive Lot”), shall be added to the 2021 IGA, such that the Club Drive Lot shall be included in the Golf Course Lots, as the term “Golf Course Lots” is defined in the 2021 IGA. The Club Drive Lot shall not be sold without restrictive covenants placed upon the Club Drive Lot, as may be mutually agreed upon by Gainesville and the Authority.

Except as set forth herein, all other provisions of the 2021 IGA shall remain in full force and effect.

IN WITNESS THEREOF, the parties have set their hand and seal as of the day and year first above written.

GAINESVILLE REDEVELOPMENT AUTHORITY

By: _____
Chairperson

ATTEST: _____
Secretary

CITY OF GAINESVILLE

By: _____
W. Samuel Couvillon, Mayor

ATTEST: _____
Denise O. Jordan, City Clerk

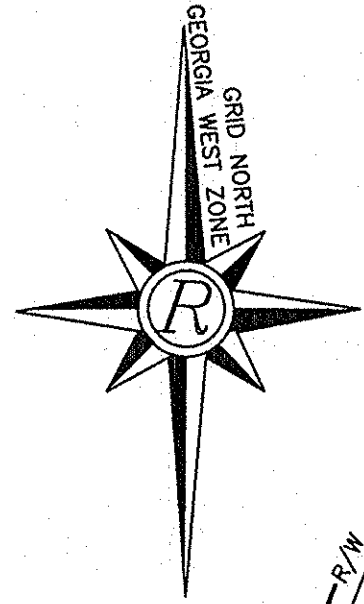
APPROVED AS TO FORM

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

ASH/w263465

- LEGEND
- AIF - ANGLE IRON FOUND
 - C&G - CURB & GUTTER
 - C/T - CRIMP TOP PIPE
 - C - CENTER LINE
 - CLF - CHAIN LINK FENCE
 - CMF - CONCRETE MONUMENT FOUND
 - DB, PG - DEED BOOK, PAGE
 - FH - FIRE HYDRANT
 - GV - GAS VALVE
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" R/B)
 - N/F - NOW OR FORMERLY
 - O/T - OPEN TOP PIPE
 - P- - POWER LINE
 - P/T- - POWER & TELEPHONE LINE
 - PB, PG - PLAT BOOK, PAGE
 - R - PROPERTY LINE
 - PM - POWER METER
 - PP - POWER POLE
 - PTP - POWER & TELEPHONE POLE
 - R/B - REINFORCING IRON BAR
 - R/W - RIGHT OF WAY
 - WM - WATER METER
 - WV - WATER VALVE
 - ⊕ - LOT NUMBER

CHATTAHOOCHEE GOLF COURSE
CITY OF GAINESVILLE



1.255 ACRES
(54,662 SQ.FT.)

CHATTAHOOCHEE ESTATES - SECTION 1
PB: 20, PG. 28

HALL COUNTY, GEORGIA
Filed for Record on 04 Oct 2013 at 03:29PM
PLAT BOOK : 00867
Page: 00069
BY LK
Charles Baker
CHARLES BAKER
CLERK SUPERIOR COURT



- NOTES:
1. THIS PROPERTY IS LOCATED ABOVE THE MAXIMUM FLOOD CONTROL STORAGE (ELEVATION 1085 FEET ABOVE SEA LEVEL) FOR LAKE SIDNEY LANIER.
 2. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS TAKEN HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
 4. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. WETLAND IDENTIFICATION AND DELINEATION SHOULD BE PERFORMED BY A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE.
 5. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE CITY OF GAINESVILLE. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

APPROVED
8
For
Recording



City of Gainesville
Dept. of Planning & Dev
Signature: *[Signature]*
Date: 10/13/13

DATE OF FIELD WORK: 5/29/07

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,214 FEET AND AN ANGULAR ERROR OF .08 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,611,340 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS.

JOB NO. G199012.01A.00.010

SHEET 1 OF 1
DATE 6/7/07
SCALE 1"=40'
JOB NO. G199012.01A
DRAWN BY: JWI
DWG NO. BDRY05.dwg

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 20' 40' 80'

NO.	DATE	DESCRIPTION

SURVEY FOR
THE CITY OF GAINESVILLE
BEING
CHATTAHOOCHEE TRACT 5

LOCATED IN
LAND LOT 112 OF THE 10TH DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax www.rochester-assoc.com

Date Submitted: 3/9/2022

Presenter: Abb Hayes

Item of Business: Resolution: Exchange of Real Property and Easement and Maintenance Agreement
Between City of Gainesville and Midland Gainesville MF, LLC

Meeting Date: 3/10/2022

Purpose of Request:

The purpose of this request is to approve a land swap.

History/Background:

Facts & Issues for Consideration:

The proposed resolution authorizes execution of a Quitclaim deed for 0.255-acre tract on Longstreet Avenue in exchange for a Quitclaim Deed from Midland Gainesville MF, LLC for the following:

- 0.078-acre right-of-way dedication on Banks Street
- 0.004-acre right-of-way dedication on St. Thomas Drive
- 0.099-acre right-of-way dedication on Gordon Avenue-1
- 0.014-acre right-of-way dedication on Gordon Avenue-2
- 0.022-acre right-of-way dedication on East Avenue
- 0.069-acre right-of-way dedication on Parker Street

The resolution also authorizes execution of an Easement and Maintenance Agreement addressing St. Thomas Drive and Gordon Avenue.

Department Recommendation:

Adopt the resolution as presented.

Department Director:

Bryan Lackey

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
☐ Gainesville Midland Land Swap Maintenance Agreement	Resolution
☐ Deed from Gainesville to Midland	Attachments/Exhibits
☐ Deed from Midland to Gainesville	Attachments/Exhibits
☐ Easement Maintenance Agreement	Contract/Agreement/MOU

RESOLUTION BR-2022-

**EXCHANGE OF REAL PROPERTY AND EASEMENT AND MAINTENANCE AGREEMENT
BETWEEN CITY OF GAINESVILLE AND MIDLAND GAINESVILLE MF, LLC**

WHEREAS, the City of Gainesville (hereinafter referred to as “the City”) owns a 0.255-acre tract of real property as further described in the attached Quitclaim Deed from the City to Midland Gainesville MF, LLC (hereinafter referred to as “Midland”) (said real property hereinafter referred to as “the City Property”); and

WHEREAS, Midland has contractual rights to take title to six (6) tracts of real property totaling 0.286 acres as further described in the attached Quitclaim Deed from Midland to the City (hereinafter referred to as “the Midland Property”); and

WHEREAS, the City and Midland have obtained an appraisal showing that the value of the real property to be acquired by the City is of greater value to the property to be acquired by Midland; and

WHEREAS, pursuant to O.C.G.A. § 36-37-6(c), notice of the proposed exchange of the City Property and the Midland Property is being published in the official organ of the City once a week for four weeks; and

WHEREAS, the governing body for the City hereby approves the value of the City Property and the Midland Property as determined by the appraisal; and

WHEREAS, the City owns a 0.0171-acre tract of real property as further described in the attached Easement and Maintenance Agreement (hereinafter referred to as “the Easement”), which real property contains a public right of way commonly known as St. Thomas Drive (hereinafter referred to as “the St. Thomas Drive Property”); and

WHEREAS, in connection with Midland’s development of the real property described in Exhibit “B” to the Easement, the City has agreed to grant certain rights related to vehicular and pedestrian access, in exchange for Midland’s agreement to maintain roadway improvements within the St. Thomas Drive Property.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City hereby approves of the swap of the City Property for the Midland Property with Midland; and

BE IT FURTHER RESOLVED THAT the governing body for the City hereby authorizes the Mayor, the City Manager and City Attorney to execute all such documents and agreements that may be necessary to complete the closing of the swap of the City Property for the Midland Property; and

BE IT FURTHER RESOLVED THAT the governing body for the City hereby approves the Easement and hereby authorizes the Mayor, the City Manager and City Attorney to execute all such documents and agreements that may be necessary to complete the transaction contemplated in the Easement, including but not limited to the execution of a document in substantially the same form as the Easement.

RESOLUTION BR-2022-

**EXCHANGE OF REAL PROPERTY AND EASEMENT AND MAINTENANCE AGREEMENT
BETWEEN CITY OF GAINESVILLE AND MIDLAND GAINESVILLE MF, LLC**

Adopted this _____ day of _____, 2022.

W. Samuel Couvillon, 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

Return after recording to:

Amanda Calloway
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd, Ste 525
Atlanta, GA 30319

Hall County, Georgia Parcel Identification No.: [_____]

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this _____ day of _____, 2022, by **CITY OF GAINESVILLE**, a municipality organized under the laws of the State of Georgia (“**Grantor**”), in favor of **MIDLAND GAINESVILLE MF, LLC**, a Delaware limited liability company (“**Grantee**”). The words “Grantor” and “Grantee” include their respective successors, legal representatives and assigns where the context requires or permits.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold, and does by these presents bargain, sell, remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has or may have had, if any, in and to the real property located in Hall County, Georgia, being further described on **Exhibit “A”** attached hereto and by this reference made a part hereof (the “**Property**”).

This conveyance is authorized by Resolution adopted by the governing body of the City of Gainesville at its regular meeting on March 15, 2022, a certified copy of which is attached hereto as Exhibit “B.”

TO HAVE AND TO HOLD the Property unto Grantee, so that neither said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title or interest to the described Property or its appurtenances, or any rights thereof.

[SIGNATURE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO QUITCLAIM DEED]

Executed under seal as of the day and year first set forth above.

Signed, sealed and delivered
in the presence of:

Print Name: _____
Unofficial Witness

Print Name: _____
Notary Public

[AFFIX NOTARIAL STAMP OR SEAL]

My commission expires: _____

GRANTOR:

CITY OF GAINESVILLE,
a municipality organized under the laws of the
state of Georgia

By: _____
W. Samuel Couvillon, Mayor

ATTEST

Denise O. Jordan, City Clerk

[SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

LEGAL DESCRIPTION: LONGSTREET AVENUE (R/W VARIES)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9TH DISTRICT, HALL COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EASTERN RIGHT-OF-WAY OF LONGSTREET AVENUE (20' R/W); THENCE ALONG SAID EASTERN RIGHT-OF-WAY AND THE WESTERN PROPERTY LINE OF THE PROPERTIES NOW OR FORMERLY OF CHARLES DUANE PIERCE AND PIERCE FAMILY, L.P., SOUTH 24°29'19" WEST, A DISTANCE OF 199.95 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF LONGSTREET AVENUE (37.26' R/W); THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY AND THE NORTHERN PROPERTY LINE OF THE PROPERTIES NOW OR FORMERLY OF PIERCE FAMILY, L.P. AND DAVID PIERCE FAMILY, L.P., NORTH 66°47'55" WEST, A DISTANCE OF 210.99 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF SAINT THOMAS DRIVE (37.26' R/W); THENCE ALONG SAID EASTERN RIGHT-OF-WAY, NORTH 20°25'18" WEST, A DISTANCE OF 37.57 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF SAID LONGSTREET AVENUE (37.26' R/W); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND THE SOUTHERN PROPERTY LINES OF THE PROPERTIES NOW OR FORMERLY OF ROBSON CROSSING, LLC., SOUTH 66°47'55" EAST, A DISTANCE OF 191.03 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SAID LONGSTREET AVENUE (20' R/W); THENCE ALONG SAID WESTERN RIGHT-OF-WAY AND THE EASTERN PROPERTY LINES OF THE PROPERTIES NOW OR FORMERLY OF ROBSON CROSSING, LLC. AND HUBERT DANIEL GIBSON, NORTH 24°29'19" EAST, A DISTANCE OF 162.51 FEET TO AN IRON PIN FOUND ON THE SOUTHERN RIGHT-OF-WAY OF SAID GORDON AVENUE; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY, SOUTH 66°31'35" EAST, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.255 ACRE OR 11,117 SQUARE FEET.

Return after recording to:

Amanda Calloway
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd, Ste 525
Atlanta, GA 30319

Hall County, Georgia Parcel Identification No.: [_____]

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this _____ day of _____, 2022, by **MIDLAND GAINESVILLE MF, LLC**, a Delaware limited liability company (“**Grantor**”), in favor of **CITY OF GAINESVILLE**, a municipality organized under the laws of the State of Georgia (“**Grantee**”). The words “Grantor” and “Grantee” include their respective successors, legal representatives and assigns where the context requires or permits.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold, and does by these presents bargain, sell, remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has or may have had, if any, in and to the real property located in Hall County, Georgia, being further described on **Exhibit “A”** attached hereto and by this reference made a part hereof (the “**Property**”).

TO HAVE AND TO HOLD the Property unto Grantee, so that neither said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title or interest to the described Property or its appurtenances, or any rights thereof.

[SIGNATURE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO QUITCLAIM DEED]

Executed under seal as of the day and year first set forth above.

Signed, sealed and delivered
in the presence of:

GRANTOR:

MIDLAND GAINESVILLE MF, LLC, a
Delaware limited liability company

Print Name: _____
Unofficial Witness

By: _____
Name: _____
Title: _____

Print Name: _____
Notary Public

[AFFIX NOTARIAL STAMP OR SEAL]

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

1. LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR BANKS STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING NORTHERN RIGHT-OF-WAY OF BANKS STREET (35' R/W); THENCE ALONG THE EXISTING NORTHERN RIGHT-OF-WAY OF SAID BANKS STREET, SOUTH 58°46'22" WEST, A DISTANCE OF 337.10 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF PIERCE FAMILY, L.P. AND THE PROPERTY NOW OR FORMERLY OF STANLEY D. & CHRISTY PIERCE, NORTH 59°02'02" EAST, A DISTANCE OF 139.08 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF SAID STANLEY D. & CHRISTY PIERCE AND THE PROPERTIES NOW OR FORMERLY OF DAVID PIERCE FAMILY, LP, NORTH 58°56'29" EAST, A DISTANCE OF 93.30 FEET TO A POINT; THENCE NORTH 58°17'37" EAST, A DISTANCE OF 93.36 FEET TO A POINT; THENCE SOUTH 77°59'43" EAST, A DISTANCE OF 15.53 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.078 ACRE OR 3,404 SQUARE FEET.

2. LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR ST. THOMAS DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING SOUTHEASTERN RIGHT-OF-WAY OF SAINT THOMAS DRIVE (37.26' R/W); THENCE ALONG THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID GORDON AVENUE, SOUTH 66°31'35" EAST, A DISTANCE OF 30.91 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, NORTH 88°03'25" WEST, A DISTANCE OF 32.70 FEET TO A POINT ON THE EXISTING SOUTHEASTERN RIGHT-OF-WAY OF SAID SAINT THOMAS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 21°06'19" EAST, A DISTANCE OF 12.01 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.004 ACRE OR 185 SQUARE FEET.

3. LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR GORDON AVENUE-1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF BANKS STREET (35' R/W); THENCE LEAVING SAID INTERSECTION AND INTO THE PROPERTY NOW OR FORMERLY OF DAVID PIERCE FAMILY, LP, THE PROPERTY NOW OR FORMERLY OF CHARLES DUANE PIERCE, THE PROPERTY NOW OR FORMERLY OF HUBERT DANIEL GIBSON AND THE PROPERTY NOW OR FORMERLY OF ORBSON CROSSING, LLC THE FOLLOWING COURSES AND DISTANCES: NORTH 77°59'43" WEST, A DISTANCE OF 15.53 FEET TO A POINT; THENCE 168.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5809.79 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'05" WEST, 168.25 FEET TO A POINT; THENCE NORTH 27°54'09" WEST, A DISTANCE OF 12.23 FEET TO A POINT; THENCE 45.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 73.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°06'46" WEST, 44.67 FEET TO A POINT; THENCE NORTH 64°53'25" WEST, A DISTANCE OF 15.50 FEET TO A POINT; THENCE NORTH 66°19'51" WEST, A DISTANCE OF 142.58 FEET TO A POINT; THENCE NORTH 22°40'28" EAST, A DISTANCE OF 10.38 FEET TO A POINT ON THE SOUTHWESTER RIGHT-OF-WAY OF SAID GORDON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 66°31'35" EAST, A DISTANCE OF 153.32 FEET TO A POINT; THENCE 57.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47°01'11" EAST, 56.77 FEET TO A POINT; THENCE SOUTH 27°30'48" EAST, A DISTANCE OF 190.37 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.099 ACRE OR 4,301 SQUARE FEET.

4. LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR GORDON AVENUE-2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID GORDON AVENUE, NORTH 66°31'35" WEST, A DISTANCE OF 10.29 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE SOUTHWESTER RIGHT-OF-WAY OF SAID GORDON AVENUE, NORTH 66°31'35" WEST A DISTANCE OF 201.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, NORTH 23°28'25" EAST, A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 66°31'35" EAST, A DISTANCE OF 201.56 FEET TO A POINT; THENCE SOUTH 32°55'47" WEST, A DISTANCE OF 3.04 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.014 ACRE OR 604 SQUARE FEET.

5. LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR EAST AVENUE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN MITERED RIGHT-OF-WAY OF EAST AVENUE (ASSUMED 40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET, SOUTH 59°49'34" WEST, A DISTANCE OF 6.57 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC. THE FOLLOWING COURSES AND DISTANCES: NORTH 54°37'51" WEST, A DISTANCE OF 87.95 FEET TO A POINT; THENCE NORTH 07°00'29" WEST, A DISTANCE OF 14.02 FEET TO A POINT ON THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID EAST AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 54°37'56" EAST, A DISTANCE OF 99.66 FEET TO A POINT ON SAID MITERED RIGHT-OF-WAY; THENCE ALONG SAID MITER, SOUTH 29°21'15" WEST, A DISTANCE OF 4.40 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.022 ACRE OR 979 SQUARE FEET.

6. LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR PARKER STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN MITERED RIGHT-OF-WAY OF EAST AVENUE (ASSUMED 40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET THE FOLLOWING COURSES AND DISTANCES: SOUTH 59°49'34" WEST, A DISTANCE OF 91.18 FEET TO A POINT; THENCE 81.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 171.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°15'31" WEST, 80.64 FEET TO A POINT; THENCE SOUTH 32°41'29" WEST, A DISTANCE OF 127.27 FEET TO A POINT AT THE RIGHT-OF-WAY INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET WITH THE NORTHEASTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W); THENCE ALONG THE NORTHEASTERN RIGHT-OF-WAY OF SAID GORDON AVENUE NORTH 66°31'35" WEST, A DISTANCE OF 10.29 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, THE FOLLOWING COURSES AND DISTANCES: NORTH 32°55'47" EAST, A DISTANCE OF 131.26 FEET TO A POINT; THENCE 83.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.20 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46°22'36" EAST, 82.96 FEET TO A POINT; THENCE NORTH 58°56'13" EAST, A DISTANCE OF 86.04 FEET TO A POINT; THENCE SOUTH 54°37'51" EAST, A DISTANCE OF 12.45 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.069 ACRE OR 3,023 SQUARE FEET.

After Recording
Return to:
Smith Gilliam Williams & Miles, P.A.
P.O. Box 1098
Gainesville, Georgia 30503
SPG

EASEMENT AND MAINTENANCE AGREEMENT

THIS EASEMENT AND MAINTENANCE AGREEMENT (this “Agreement”), made this _____ day of _____, 2022, is by and between The City of Gainesville, Georgia (“the City”) with its principal offices located at 300 Henry Ward Way, Gainesville, Georgia 30501 (hereinafter known as “the Grantor”)

-and-

Midland Gainesville MF, LLC, a Delaware limited liability company, located at 1642 Powers Ferry Road SE, Suite 250, Marietta, Georgia 30067 (hereinafter known as “the Grantee”).

W I T N E S S E T H:

WHEREAS, the Grantor is the fee owner of a parcel of land located in Land Lot 153, 9th District, City of Gainesville, Hall County, Georgia, as described on Exhibit “A” attached hereto (“the Grantor Property”); and

WHEREAS, the Grantor Property contains a public right of way commonly known as St. Thomas Drive that provides vehicular and pedestrian access to and from a public right of way

commonly known as Gordon Avenue; and

WHEREAS, the Grantee is the owner of certain parcels of land located in Land Lot 153, 9th District, City of Gainesville, Hall County, Georgia, and further described on Exhibit “B” attached hereto and made a part hereof (the “Grantee Property”); and

WHEREAS, in connection with the Grantee’s development of the Grantee Property, and to ensure perpetual vehicular and pedestrian access from the Grantee Property to Gordon Avenue, the Grantor has agreed to grant certain easement rights to and for the benefit of the Grantee Property, and the Grantee has agreed to maintain certain roadway improvements within a designated area on the Grantor Property, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of mutual covenants and promises contained herein and in further consideration of the sum of \$1.00, the receipt and sufficiency of which is agreed by and between the parties hereto, Grantor and Grantee agree as follows:

1. The Grantor hereby grants to the Grantee, and the Grantee hereby accepts, for the benefit of the Grantee Property, perpetual, nonexclusive easements on, over, under, in, along, across, and upon the Grantor Property within the easement area located on the Grantor Property and described on attached Exhibit “C” attached hereto (the “Easement Area”) for the following purposes:
 - (a) Vehicular and pedestrian access between the Grantee Property and Gordon Avenue.
 - (b) Parking of vehicles within parking areas designated by the Grantee, so long as vehicular and pedestrian access to Gordon Avenue is not impeded thereby.
 - (c) Maintenance of the roadway improvements within the Easement Area, together with any right of access over the Grantor Property as shall be reasonably required

to maintain and repair such improvements.

2. The Grantee shall care for, maintain and keep in good repair, at the Grantee's sole cost, all portions of the roadway improvements located within the Easement Area. This includes cleaning, striping, seal coating and asphalt repair. The Grantee's obligations under this Section 2 are referred to herein as the "Maintenance Obligations."
3. The Grantee will hold harmless and indemnify the Grantor, its successors and assigns, from and against any and all claims, actions, suits, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and disbursements, that arise from injuries to person or property resulting directly from the Grantee's performance of the Maintenance Obligations, except to the extent such injuries result from (i) willful misconduct or gross negligence by the Grantor, or (ii) the Grantee's mere discovery of conditions within the Easement Area that existed prior to the execution of this Agreement.
4. The Grantor will not in any way block, interfere with or curtail the use of the easements granted in Section 1 of this Agreement except as necessary to perform reasonable governmental functions including but not limited to the provision of public safety, the provision of water and sewer, and the assurance of public access to roadways. In no event will the Grantor terminate or impair the Grantee's right of access over the Easement Area to an adjacent public right of way.
5. This Agreement shall burden and run with title to the Grantor Property, and shall benefit and run with title to the Grantee Property, shall be binding on, and inure to the benefit of, the successors and assigns of Grantor and Grantee, in perpetuity.

6. This Agreement shall not be modified or terminated except by written instrument executed and acknowledged by the Grantor and Grantee and recorded in the Office of the Clerk of the Superior Court of Hall County, Georgia.
7. The Grantee shall record this Agreement at its sole cost and expense in the Office of the Clerk of the Superior Court of Hall County, Georgia.
8. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. This Agreement will be construed in accordance with the laws of the State of Georgia.

[NO FURTHER TEXT ON THIS PAGE]

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, to be effective as of the day and year first above written:

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

[AFFIX NOTARY
STAMP OR SEAL]

My Commission expires:

GRANTOR:

The City of Gainesville, Georgia

By: _____
W. Samuel Couvillon, Mayor

ATTEST

Denise O. Jordan

[SEAL]

Approved as to form

Abbott S. Hayes, Jr., City Attorney

[SIGNATURE PAGE TO EASEMENT AND MAINTENANCE AGREEMENT
[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

GRANTEE:

Midland Gainesville MF, LLC, a
Delaware limited liability company

By: _____

Name: _____

Title: _____

[SEAL]

[AFFIX NOTARY
STAMP OR SEAL]

My Commission expires:

[SIGNATURE PAGE TO EASEMENT AND MAINTENANCE AGREEMENT]
[END OF SIGNATURES]

EXHIBIT A

The Grantor Property

LEGAL DESCRIPTION: MAINTENANCE AGREEMENT FOR ST. THOMAS DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EASTERN RIGHT-OF-WAY OF SAINT THOMAS DRIVE (37.26' R/W); THENCE ALONG THE EASTERN RIGHT-OF-WAY OF SAID SAINT THOMAS DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 21°06'19" WEST, A DISTANCE OF 122.99 FEET TO A POINT; THENCE SOUTH 20°25'18" WEST, A DISTANCE OF 78.13 FEET TO A POINT; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID SAINT THOMAS DRIVE AND THE NORTHERN PROPERTY LINE OF THE PROPERTY NOW OR FORMERLY OF DAVID PIERCE FAMILY, LP AND THE PROPERTY NOW OR FORMERLY OF BCLAP SECURE LEGACY, LLC THE FOLLOWING COURSES AND DISTANCES: NORTH 66°47'25" WEST, A DISTANCE OF 2.62 FEET TO A POINT; THENCE NORTH 63°55'27" WEST, A DISTANCE OF 34.81 FEET TO THE SOUTH WEST CORNER OF SAID RIGHT-OF-WAY; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID SAINT THOMAS DRIVE AND THE WEST PROPERTY LINE OF THE PROPERTY NOW OR FORMERLY OF BCLAP SECURE LEGACY, LLC, THE FOLLOWING COURSES AND DISTANCES: NORTH 20°25'18" EAST, A DISTANCE OF 74.80 FEET TO A POINT; THENCE NORTH 21°06'19" EAST, A DISTANCE OF 124.76 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF SAID GORDON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 66°31'35" EAST, A DISTANCE F 37.29 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.0171 ACRE OR 7,467 SQUARE FEET.

EXHIBIT B

The Grantee Property

PARCEL 1, formerly ROBSON CROSSING, LLC: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9TH DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL AND DISK SET (STAMPED "ROCHESTER-LSF000484") AT THE INTERSECTION OF THE EXISTING NORTHEASTERN RIGHT-OF-WAY OF GORDON AVENUE (40' WIDE PUBLIC R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' WIDE PUBLIC R/W); THENCE ALONG SAID NORTHEASTERN RIGHT-OF-WAY OF SAID GORDON AVENUE, NORTH 66°31'35" WEST, A DISTANCE OF 10.29 FEET TO A POINT; THENCE INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, NORTH 32°55'47" EAST, A DISTANCE OF 3.04 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 66°31'35" WEST, A DISTANCE OF 201.56 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF QUICKTRIP CORPORATION AND ALONG THE PROPERTY NOW OR FORMERLY OF LINDA McCLURE PECK, NORTH 23°30'16" EAST, A DISTANCE OF 184.51 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF GEORGIA FIRST BANK, THE FOLLOWING COURSES AND DISTANCES: NORTH 54°36'52" EAST, A DISTANCE OF 12.94 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 57°29'56" EAST, A DISTANCE OF 42.72 FEET TO AN IRON PIN FOUND (2" SQUARE METAL BASE); THENCE NORTH 24°04'42" EAST, A DISTANCE OF 148.25' TO A POINT ON THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF EAST AVENUE (40' PUBLIC R/W); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 54°37'56" EAST, A DISTANCE OF 177.11 FEET TO A POINT; THENCE INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, SOUTH 07°00'29" EAST, A DISTANCE OF 14.02 FEET TO A POINT; THENCE SOUTH 54°37'51" EAST, A DISTANCE OF 87.95 FEET TO A POINT; THENCE SOUTH 58°56'13" EAST, A DISTANCE OF 86.04 FEET TO A POINT; THENCE 83.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 189.20 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°22'36" WEST, 82.96 FEET TO A POINT; THENCE SOUTH 32°55'47" WEST, A DISTANCE OF 128.22 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 1.587 ACRES.

LEGAL DESCRIPTION: PARCEL 2, ABANDONED LONGSTREET AVENUE, AND FORMERLY PIERCE FAMILY, L.P., DAVID PIERCE FAMILY, LP, CHARLES DUANE PIERCE, STANLEY D. PIERCE AND CHRISTY PIERCE, HUBERT DANIEL GIBSON & ROBSON CROSSING, LLC

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9TH DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

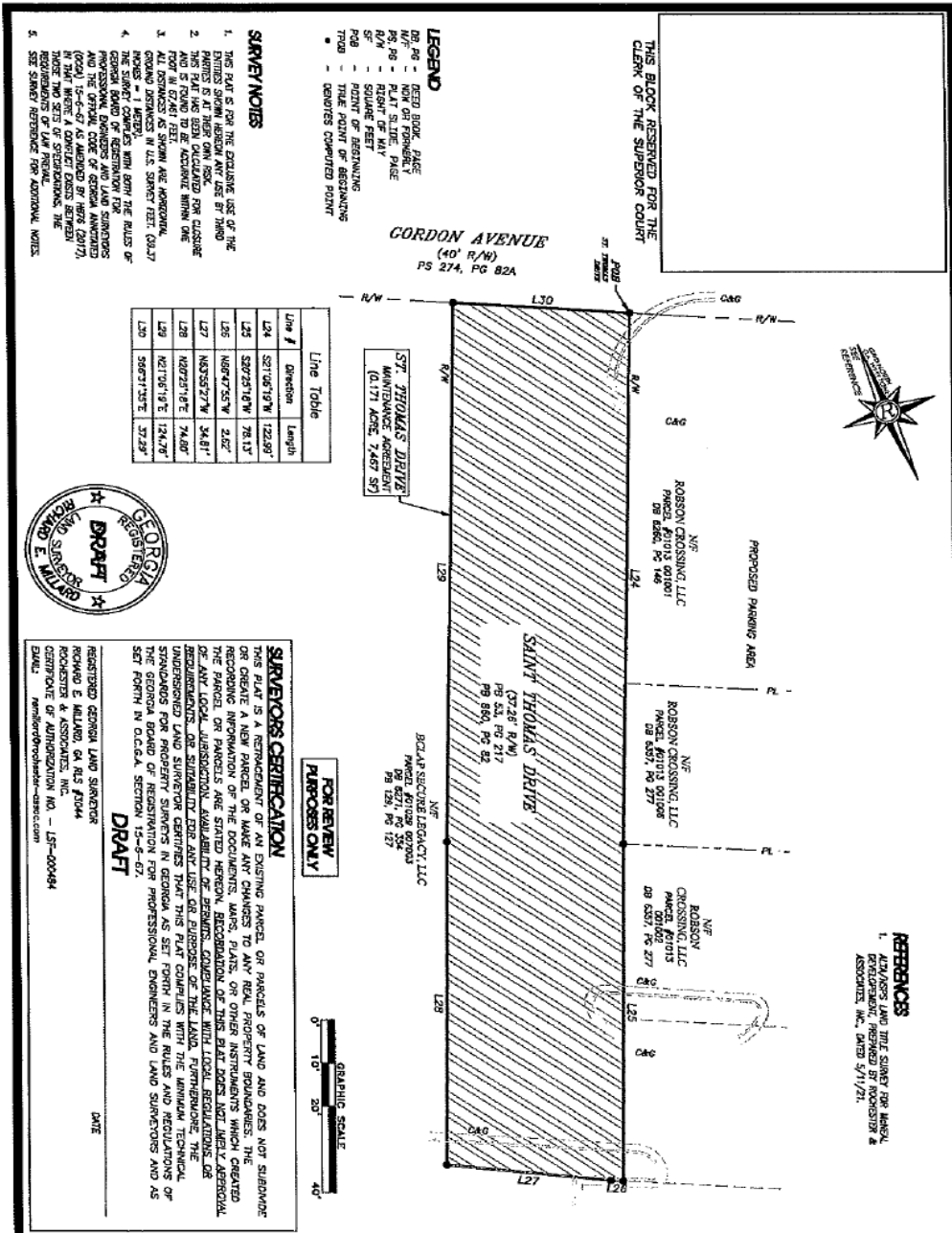
BEGINNING AT AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' WIDE PUBLIC R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF BANKS STREET (35' WIDE PUBLIC R/W); THENCE LEAVING SAID INTERSECTION AND INTO THE PROPERTY NOW OR FORMERLY OF DAVID PIERCE FAMILY, L.P., NORTH 77°59'43" WEST, A DISTANCE OF 15.53 FEET TO THE TRUE POINT OF BEGINING; THENCE CONTINUE THROUGH THE PROPERTY NOW OR FORMERLY OF DAVID PIERCE FAMILY, L.P., THE PROPERTY NOW OR FORMERLY OF STANLEY D. PIERCE AND CHRISTY PIERCE AND THE PROPERTY NOW OR FORMERLY OF THE PIERCE FAMILY, L.P. THE FOLLOWING COURSES AND DISTANCES: SOUTH 58°17'37" WEST, A DISTANCE OF 93.36 FEET TO A POINT; THENCE SOUTH 58°56'29" WEST, A DISTANCE OF 93.30 FEET TO A POINT; THENCE SOUTH 59°02'02" WEST, A DISTANCE OF 139.08 FEET TO A POINT; THENCE SOUTH 30°57'58" EAST, A DISTANCE OF 10.77 FEET TO A POINT ON THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF SAID BANKS STREET; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 58°46'22" WEST, A DISTANCE OF 13.43 FEET TO A POINT ON THE EASTERN END OF A MITERED CORNER; THENCE ALONG SAID MITER NORTH 83°14'36" WEST, A DISTANCE OF 40.03 FEET TO THE WESTERN END OF SAID MITERED CORNER AND THE INTERSECTION WITH THE NORTHEASTERN RIGHT-OF-WAY OF QUEEN CITY PARKWAY (88' R/W); THENCE ALONG SAID NORTHEASTERN RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 25°59'15" WEST, A DISTANCE OF 185.15 FEET TO A POINT; THENCE 117.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 616.92 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 31°27'46" WEST, 117.73 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF BCLAP SECURE LEGACY, LLC, NORTH 23°07'05" EAST, A DISTANCE OF 48.35 FEET TO A POINT ON THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAINT THOMAS DRIVE (37.26' PUBLIC R/W); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: , SOUTH 63°55'27" EAST, A DISTANCE OF 18.80 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE SOUTH 66°47'55" EAST, A DISTANCE OF 2.62 FEET TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF LONGSTREET AVENUE (ABANDONED 37.26' PUBLIC R/W) ALSO BEING THE

EASTERN RIGHT-OF-WAY OF SAID SAINT THOMAS DRIVE AND THE WESTERN PROPERTY LINES OF THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, THE FOLLOWING COURSES AND DISTANCES: NORTH 20°25'18" EAST, A DISTANCE OF 78.13 FEET TO A POINT; THENCE NORTH 21°06'19" EAST, A DISTANCE OF 110.98 FEET TO A POINT; THENCE INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, SOUTH 88°03'25" EAST, A DISTANCE OF 32.70 FEET TO A POINT ON THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID GORDON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 66°31'35" EAST, A DISTANCE OF 80.45 FEET TO A POINT; THENCE INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, THE PROPERTY NOW OR FORMERLY OF HUBERT DANIEL GIBSON, THE PROPERTY NOW OR FORMERLY OF CHARLES DUANE PIERCE, THE PROPERTY NOW OR FORMERLY OF DAVID PIERCE FAMILY, LP THE FOLLOWING COURSES AND DISTANCES: SOUTH 22°40'28" WEST, A DISTANCE OF 10.38 FEET TO A POINT; THENCE SOUTH 66°19'51" EAST, A DISTANCE OF 142.58 FEET TO A POINT; THENCE SOUTH 64°53'25" EAST, A DISTANCE OF 15.50 FEET TO A POINT; THENCE 45.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 73.87 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 45°06'46" EAST, 44.67 FEET TO A POINT; THENCE SOUTH 27°54'09" EAST, A DISTANCE OF 12.23 FEET TO A POINT; THENCE 168.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5809.79 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'05" EAST, 168.25 FEET TO THE TRUE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 2.993 ACRES.

EXHIBIT C

The Easement Area



PUBLIC NOTICE

In accordance with O.C.G.A. § 36-37-6(c), public notice is hereby given within six weeks preceding the closing of the proposed exchange of real properties between the City of Gainesville, Georgia and Midland Gainesville MF, LLC. Based on an appraisal of the real properties to be exchanged, the value of the real property to be acquired by the City of Gainesville from Midland Gainesville MF, LLC is of greater value than the real property to be granted to Midland Gainesville MF, LLC by the City of Gainesville.

The real property to be acquired by the City of Gainesville from Midland Gainesville MF, LLC is described as the following tracts numbered as Tracts 1 through 6:

TRACT 1 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR BANKS STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING NORTHERN RIGHT-OF-WAY OF BANKS STREET (35' R/W); THENCE ALONG THE EXISTING NORTHERN RIGHT-OF-WAY OF SAID BANKS STREET, SOUTH 58°46'22" WEST, A DISTANCE OF 337.10 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF PIERCE FAMILY, L.P. AND THE PROPERTY NOW OR FORMERLY OF STANLEY D. & CHRISTY PIERCE, NORTH 59°02'02" EAST, A DISTANCE OF 139.08 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF SAID STANLEY D. & CHRISTY PIERCE AND THE PROPERTIES NOW OR FORMERLY OF DAVID PIERCE FAMILY, LP, NORTH 58°56'29" EAST, A DISTANCE OF 93.30 FEET TO A POINT; THENCE NORTH 58°17'37" EAST, A DISTANCE OF 93.36 FEET TO A POINT; THENCE SOUTH 77°59'43" EAST, A DISTANCE OF 15.53 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.078 ACRE OR 3,404 SQUARE FEET.

TRACT 2 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR ST. THOMAS DRIVE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING SOUTHEASTERN RIGHT-OF-WAY OF SAINT THOMAS DRIVE (37.26' R/W); THENCE ALONG THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID GORDON AVENUE, SOUTH 66°31'35" EAST, A DISTANCE OF

30.91 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, NORTH 88°03'25" WEST, A DISTANCE OF 32.70 FEET TO A POINT ON THE EXISTING SOUTHEASTERN RIGHT-OF-WAY OF SAID SAINT THOMAS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 21°06'19" EAST, A DISTANCE OF 12.01 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.004 ACRE OR 185 SQUARE FEET.

TRACT 3 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR GORDON AVENUE-1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF BANKS STREET (35' R/W); THENCE LEAVING SAID INTERSECTION AND INTO THE PROPERTY NOW OR FORMERLY OF DAVID PIERCE FAMILY, LP, THE PROPERTY NOW OR FORMERLY OF CHARLES DUANE PIERCE, THE PROPERTY NOW OR FORMERLY OF HUBERT DANIEL GIBSON AND THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC THE FOLLOWING COURSES AND DISTANCES: NORTH 77°59'43" WEST, A DISTANCE OF 15.53 FEET TO A POINT; THENCE 168.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5809.79 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'05" WEST, 168.25 FEET TO A POINT; THENCE NORTH 27°54'09" WEST, A DISTANCE OF 12.23 FEET TO A POINT; THENCE 45.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 73.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45°06'46" WEST, 44.67 FEET TO A POINT; THENCE NORTH 64°53'25" WEST, A DISTANCE OF 15.50 FEET TO A POINT; THENCE NORTH 66°19'51" WEST, A DISTANCE OF 142.58 FEET TO A POINT; THENCE NORTH 22°40'28" EAST, A DISTANCE OF 10.38 FEET TO A POINT ON THE SOUTHWESTER RIGHT-OF-WAY OF SAID GORDON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 66°31'35" EAST, A DISTANCE OF 153.32 FEET TO A POINT; THENCE 57.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47°01'11" EAST, 56.77 FEET TO A POINT; THENCE SOUTH 27°30'48" EAST, A DISTANCE OF 190.37 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.099 ACRE OR 4,301 SQUARE FEET.

TRACT 4 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR GORDON AVENUE-2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID GORDON AVENUE, NORTH 66°31'35" WEST, A DISTANCE OF 10.29 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE SOUTHWESTER RIGHT-OF-WAY OF SAID GORDON AVENUE, NORTH 66°31'35" WEST A DISTANCE OF 201.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, NORTH 23°28'25" EAST, A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 66°31'35" EAST, A DISTANCE OF 201.56 FEET TO A POINT; THENCE SOUTH 32°55'47" WEST, A DISTANCE OF 3.04 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.014 ACRE OR 604 SQUARE FEET.

TRACT 5 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR EAST AVENUE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN MITERED RIGHT-OF-WAY OF EAST AVENUE (ASSUMED 40' R/W) WITH THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET, SOUTH 59°49'34" WEST, A DISTANCE OF 6.57 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC. THE FOLLOWING COURSES AND DISTANCES: NORTH 54°37'51" WEST, A DISTANCE OF 87.95 FEET TO A POINT; THENCE NORTH 07°00'29" WEST, A DISTANCE OF 14.02 FEET TO A POINT ON THE EXISTING SOUTHWESTERN RIGHT-OF-WAY OF SAID EAST AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 54°37'56" EAST, A DISTANCE OF 99.66 FEET TO A POINT ON SAID MITERED RIGHT-OF-WAY; THENCE ALONG SAID MITER, SOUTH 29°21'15" WEST, A DISTANCE OF 4.40 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.022 ACRE OR 979 SQUARE FEET.

TRACT 6 LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION FOR PARKER STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9th DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHWESTERN MITERED RIGHT-OF-WAY OF EAST AVENUE (ASSUMED 40' R/W) WITH THE EXISTING NORTHWESTERN

RIGHT-OF-WAY OF PARKER STREET (ASSUMED 40' R/W); THENCE ALONG THE EXISTING NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET THE FOLLOWING COURSES AND DISTANCES: SOUTH 59°49'34" WEST, A DISTANCE OF 91.18 FEET TO A POINT; THENCE 81.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 171.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°15'31" WEST, 80.64 FEET TO A POINT; THENCE SOUTH 32°41'29" WEST, A DISTANCE OF 127.27 FEET TO A POINT AT THE RIGHT-OF-WAY INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY OF SAID PARKER STREET WITH THE NORTHEASTERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W); THENCE ALONG THE NORTHEASTERN RIGHT-OF-WAY OF SAID GORDON AVENUE NORTH 66°31'35" WEST, A DISTANCE OF 10.29 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF ROBSON CROSSING, LLC, THE FOLLOWING COURSES AND DISTANCES: NORTH 32°55'47" EAST, A DISTANCE OF 131.26 FEET TO A POINT; THENCE 83.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.20 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46°22'36" EAST, 82.96 FEET TO A POINT; THENCE NORTH 58°56'13" EAST, A DISTANCE OF 86.04 FEET TO A POINT; THENCE SOUTH 54°37'51" EAST, A DISTANCE OF 12.45 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.069 ACRE OR 3,023 SQUARE FEET.

The real property to be acquired by Midland Gainesville MF, LLC from the City of Gainesville is described as: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, 9TH DISTRICT, HALL COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GORDON AVENUE (40' R/W) WITH THE EASTERN RIGHT-OF-WAY OF LONGSTREET AVENUE (20' R/W); THENCE ALONG SAID EASTERN RIGHT-OF-WAY AND THE WESTERN PROPERTY LINE OF THE PROPERTIES NOW OR FORMERLY OF CHARLES DUANE PIERCE AND PIERCE FAMILY, L.P., SOUTH 24°29'19" WEST, A DISTANCE OF 199.95 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF LONGSTREET AVENUE (37.26' R/W); THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY AND THE NORTHERN PROPERTY LINE OF THE PROPERTIES NOW OR FORMERLY OF PIERCE FAMILY, L.P. AND DAVID PIERCE FAMILY, L.P., NORTH 66°47'55" WEST, A DISTANCE OF 210.99 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF SAINT THOMAS DRIVE (37.26' R/W); THENCE ALONG SAID EASTERN RIGHT-OF-WAY, NORTH 20°25'18" WEST, A DISTANCE OF 37.57 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF SAID LONGSTREET AVENUE (37.26' R/W); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY AND THE SOUTHERN PROPERTY LINES OF THE PROPERTIES NOW OR FORMERLY OF ROBSON CROSSING, LLC., SOUTH 66°47'55" EAST, A DISTANCE OF 191.03 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SAID LONGSTREET AVENUE (20' R/W); THENCE ALONG SAID WESTERN RIGHT-OF-WAY AND THE EASTERN PROPERTY LINES OF THE PROPERTIES NOW OR FORMERLY OF ROBSON CROSSING, LLC. AND HUBERT DANIEL GIBSON, NORTH 24°29'19" EAST, A DISTANCE OF 162.51

FEET TO AN IRON PIN FOUND ON THE SOUTHERN RIGHT-OF-WAY OF SAID GORDON AVENUE;
THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY, SOUTH 66°31'35" EAST, A DISTANCE OF 20.00
FEET TO THE **POINT OF BEGINNING**. SAID TRACT CONTAINS 0.255 ACRE OR 11,117 SQUARE
FEET.