



Work Session Agenda
Thursday, September 29, 2022, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES

Community & Economic Development

- Resolution: Authorization to Apply for and Accept a *Reconnecting Communities Pilot Program* Planning Grant Jessica Tullar
- **Public Hearing Item: October 4, 2022 Council Meeting** Abb Hayes
Request from **Arturo Maruri** to annex two tracts totaling 0.32± acre located on the east and west side of Ralston Street, south of Hazel Street (a/k/a **1511 and 1514 Ralston Street**) and to establish zoning as Residential-I (R-I). **Ward Number: Four.** Tax Parcel Number(s): 00-129-002-010 and 00-130-001-007. **Request: Sewer for two existing single-family homes.**

CITY MANAGER ISSUES

MAYOR/COUNCIL ISSUES

- Ex-Officio Report(s)

CITY ATTORNEY ISSUES

- Resolution: Acquisition of Land and Easement Rights to Construct the Green Hill Circle Connector Between Green Hill Circle and Shallowford Road Abb Hayes

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Tuesday, September 27, 2022, 9:10 AM



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: September 12, 2022
Date Submitted: September 20, 2022
Final Approval Date: September 27, 2022
Presenter: Jessica Tullar, Neighborhood Development Manager
Item of Business: Resolution: Authorization to Apply for and Accept a *Reconnecting Communities Pilot Program* Planning Grant
Meeting Date: September 29, 2022

Purpose of Request:

Resolution to authorize submittal and acceptance of, if awarded, a *Reconnecting Communities Pilot (RCP) Program* planning grant application.

Facts & Issues / History & Background:

The *Reconnecting Communities Pilot Program* grant is through the U.S. Department of Transportation. Grants will be awarded on a competitive basis for projects that reconnect communities by removing, retrofitting, or mitigating highways or other transportation facilities that create barriers to community connectivity, including to mobility, access, or economic development. Preference will be given to applications serving economically disadvantaged communities, especially those that address equity and environmental justice, have strong community engagement and stewardship, and a commitment to shared prosperity and local workforce development.

This application will be for a planning grant intended to achieve a priority set forth in the "A Vision for the Athens Street and 129 South Corridors: 2022 Master Plan" regarding the need for a formal engineering study to assess and evaluate traffic, railroad crossing, and connectivity within the Athens Street/Hwy 129 South Corridors and to identify potential solutions to improving flow and connectivity.

Department Recommendation:

Approve the resolution.

Department Director:

Rusty Ligon

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

Amount Requested:

\$80,000

Sources of Funds:

FY23 Capital Projects Budget for MLK, Jr. Blvd-EE
Butler Pkwy Intersection Improvements

Finance Comments:

Administrative Comments:

Attachments:

1. Resolution; Apply for and Accept 2022 Reconnecting Communities Pilot Program Grant

RESOLUTION GR-2022 - ____

**AUTHORIZATION TO APPLY FOR AND ACCEPT A RECONNECTING COMMUNITIES
PILOT (RCP) PROGRAM PLANNING GRANT**

WHEREAS, the U.S. Department of Transportation’s “Reconnecting Communities Pilot (RCP) Program” funds are intended to support projects that reconnect communities by removing, retrofitting, or mitigating highways or other transportation facilities that create barriers to community connectivity, including to mobility, access or economic development; and

WHEREAS, grant awards are available on a competitive basis with preference for applications serving economically disadvantaged communities, especially those that address equity and environmental justice, have strong community engagement and stewardship, and a commitment to shared prosperity and local workforce development; and

WHEREAS, the “Athens Street and 129 South Corridors 2022 Master Plan” shares community members memories of a vibrant and thriving Athens Street that held a strong sense of community long before Hwy 129-South was constructed and before Interstate 985 bisected Athens Street; and

WHEREAS, the 2022 Athens Street Master Plan illustrates a stakeholder-driven vision to invest in Athens Street and to reconnect it both visually and physically, and outlines recommendations related to traffic, sidewalk connectivity and improved pedestrian safety in the Athens Street corridor and lists several activities under the “Implementation Plan” intended to realize the vision of a safe, connected community; and

WHEREAS, the City is committed to assisting with the implementation of the 2022 Athens Street Master Plan and wishes to apply for a *Reconnecting Communities Pilot (RCP)* planning grant in the amount of \$400,000 to conduct a formal engineering study of the E.E. Butler Parkway/MLK Boulevard/Athens Street intersection with consideration of the active railroad crossing and its potential conflicts as well as the fractured sidewalk system and need for improved pedestrian safety; and

WHEREAS, a local match is not required but will increase the competitiveness of the application, and thus, the City intends to contribute \$80,000 towards a local match from its FY23 Capital Projects Budget for the Martin Luther King, Jr. Boulevard-E.E. Butler Parkway Intersection Improvement.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes submittal by the Community and Economic Development Department of an application for a *Reconnecting Communities Pilot Program* planning grant.

BE IT FURTHER RESOLVED THAT if awarded, the governing body authorizes the Mayor or City Manager to sign necessary documents to accept, execute and administer the grant.

Adopted this ____ day of _____, 2022.

RESOLUTION GR-2022 - ____

**AUTHORIZATION TO APPLY FOR AND ACCEPT A RECONNECTING COMMUNITIES
PILOT (RCP) PROGRAM PLANNING GRANT**

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



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: September 19, 2022

Date Submitted: September 20, 2022

Final Approval Date: September 27, 2022

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: October 4, 2022 Council Meeting**
Request from **Arturo Maruri** to annex two tracts totaling 0.32± acre located on the east and west side of Ralston Street, south of Hazel Street (a/k/a **1511 and 1514 Ralston Street**) and to establish zoning as Residential-I (R-I). **Ward Number: Four**. Tax Parcel Number(s): 00-129-002-010 and 00-130-001-007. **Request: Sewer for two existing single-family homes.**

Meeting Date: September 29, 2022

Purpose of Request:

To provide an overview of the zoning request as presented at the September 13, 2022 Planning and Appeals Board Meeting.

Facts & Issues / History & Background:

The applicant is proposing to annex the subject properties with a zoning of Residential-I (R-I) for the purpose of utilizing city sewer for two existing single-family homes that have failing septic systems. The property located at 1511 Ralston Street is 0.15± acre in size and is currently zoned Residential-II (R-II) within the county. The property located at 1514 Ralston Street is 0.17± acre in size and is zoned Highway Business (H-B) within the county. No other changes are proposed at this time. The city limits are adjacent to each property to the north and the adjacent uses include single-family homes and an auto repair shop.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2022- :

I move to approve the ordinance to annex the subject property for sewer for two existing single-family homes as presented.

Approval of Ordinance 2022- :

I move to approve the ordinance to establish zoning as Residential-I (R-I) as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Combined Legal Ad
2. PAB Recommendation Report
3. Proposed Annexation Ordinance
4. Proposed Zoning Ordinance
5. Location Maps
6. Narrative
7. Pictures

Development, LLC and the proceeds of the sale will be applied to the payment of said indebtedness, the expense of said sale, as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed, Yieldi, LLC as attorney in fact for ES Property Development, LLC by virtue of that Security Deed found at Deed Book 8445 Page 50, Hall County Records. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. For information concerning this sale contact: John Ayoub Ayoub, Mansour & Bryant, LLC 675 Seminole Avenue, Suite 301 Atlanta, Georgia 30307 T e l e p h o n e : 404.892.2599 Facsimile: 404.806.7414 110495 8/3,10,17,24

Local Government

Please take notice that the City of Rest Haven's regularly scheduled Council meeting for the month of September will take place on Wednesday, September 7, 2022 at 7:30 p.m. at 922 Gainesville Highway, Suite 103, Buford, Georgia 30518. 110778 8/17, 24, 31

The City of Buford Planning and Zoning Board will meet on Tuesday, September 13, 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, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4624 Friendship Road, out of parcel 08-156-002191, containing 2.450 acres for Mike Vahle. The special use permit requested is to allow a 3-story self-storage facility. 111016 8/24, 31, 9/7, 14, 21, 28

The City of Buford Planning and Zoning Board will meet on Tuesday, September 13, 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, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 6702 McEver Road for Buford Lanier Storage, LLC. The special use permit requested is to allow a self-storage facility with boat and RV parking/storage with a buffer reduction. 111026 8/24, 31, 9/7, 14, 21, 28

The City of Buford Planning and Zoning Board will meet on Tuesday, September 13, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30528 and the Buford City Commission will meet on Monday, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4996 Lanier Islands Parkway for CHA Consulting, Inc./Hunter Hyde. The special use permit requested is to allow a drive thru for a proposed quick serve restaurant. 111201 8/24, 31, 9/7, 14, 21, 28

Miscellaneous

A B A N D O N E D MOTOR VEHICLE A D V E R T I S E M E N T NOTICE (REPAIR FACILITY) Vehicle Make: FORD Year: 2008 Model: PICKUP F350 DUPER DUTY Vehicle ID #: 1FTWW31R68BE53701 Vehicle License #:RVG1685 State GA Person who left vehicle at facility: TYLER BAGWELL Any information relating to owner: TYLER SCOTT BAGWELL OR

KYLA RENEE FELTMANN You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at Diesel Tech Services Inc. Anyone with an ownership interest in this vehicle should contact the following business immediately: Business Name: Diesel Tech Services Inc. Address: 2322 Brownsbridge Rd. Gainesville Ga 30504 T e l e p h o n e #:7705304460 Name: Diesel Tech Service Inc. Billing address : 2322 Browns Bridge Rd, Gainesville, GA 30504 Phone number: 7705367766 Email you would like associated with the account: dieseltech79@gmail.com 111129 8/17, 24

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: 09/12/2022 Answer forms may be found in the Magistrate Court Clerk's office. Forms may also be obtained online at www.georgiamagistratecouncil.com. 2013 Nissan Altima, 1N4AL3AP0 DC121890, TEW0940 (Georgia), MV-2022-193771P 2006 Toyota Sienna, 5TDZA23C4 6S487358, RMY5699 (Georgia), MV-2022-193774P 1999 Ford Taurus, 1FAFP53S7 XA300967, RWX0338 (Georgia), MV-2022-193776P MAG 40-10 111164 8/24, 31, 9/7

ABANDONED MOTOR VEHICLE Petition and Advertisement YOU ARE HEREBY NOTIFIED IN ACCORDANCE WITH O.C.G.A. SECTION 40-11-19.1 That petition was filed in Hall COUNTY MAGISTRATE COURT TO FORECLOSE A LIEN 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 2308 Browns Bridge Road Gainesville GA 30504 VIN JHLRD2849WC002547 1998 Honda CRV Location 4748 Atlanta Hwy Flowery Branch GA 30542 VIN WBAKB8C58BCY66911 2011 BMW 750Li 110814 8/17,24

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA Rigoberto Mojica, Petitioner v. All that tract or parcel of land, together with all improvements thereon, lying and being in the Gainesville District of Hall County, Georgia, and being a portion of Lot 13 of the W.H. Cronin Subdivision, and said portion is shown by a plat made by S.C. Moon, Georgia Registered Surveyor on April 1953, a copy of said Plat being recorded in Plat Book 11, Page 143 of the Hall County, Georgia Plat records, said plat and the description therein being incorporated herein by this reference. Said property being further described and depicted on a plat of survey for Rigoberto Mojica, prepared by Gregg W. Bagwell, Georgia Registered Land Surveyor, dated August 9, 2021, and being known as Hall

County Tax Map and Parcel Number 00133 005006A, further known as Part of Lot 13, Peachtree Place, Gainesville, GA 30501 according to the present system of numbering properties in Hall County, Georgia, Defendant, in rem Civil Action File No: 2022CV867C NOTICE OF SERVICE BY PUBLICATION To: J.L. Freeland, as Trustee of Charity Homes Trust, or Current Acting Trustee; Unknown parties claiming an interest in the subject property of this action, being described as follows: All that tract or parcel of land, together with all improvements thereon, lying and being in the Gainesville District of Hall County, Georgia, and being a portion of Lot 13 of the W.H. Cronin Subdivision, and said portion is shown by a plat made by S.C. Moon, Georgia Registered Surveyor on April 1953, a copy of said Plat being recorded in Plat Book 11, Page 143 of the Hall County, Georgia Plat records, said plat and the description therein being incorporated herein by this reference. Said property being further described and depicted on a plat of survey for Rigoberto Mojica, prepared by Gregg W. Bagwell, Georgia Registered Land Surveyor, dated August 9, 2021, and being known as Hall County Tax Map and Parcel Number 00133 005006A, further known as Part of Lot 13, Peachtree Place, Gainesville, GA 30501 according to the present system of numbering properties in Hall County, Georgia. The above-styled action to quiet title to the above-described property was filed in the Superior Court of Hall County, Georgia, on May 11, 2022. By Order dated August 12, 2022, the Court has ordered that service of process upon you be had by publication, as provided by law. You are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the court. Witness, Jason J. Deal, Superior Court of Hall County. This 16th day of August, 2022. s/ Charles Baker Clerk of Superior Court Hall County, Georgia 111225 8/24,31,9/7,14

Name Changes

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA IN re the Name Change of: LENORA RENEE HAGERMAN Petitioner. Civil Action Case Number: 2022CV1397A NOTICE OF PETITION TO CHANGE NAME OF ADULT LENORA RENEE HAGERMAN filed a petition in the Hall County Superior Court on 8TH of AUGUST of 2022 to change the name from LENORA RENEE HAGERMAN to LENORA HAGERMAN NIX within 30 days after the Petition was filed. Dated: 8/8/22 LENORA RENEE HAGERMAN Petitioner, Pro Se 3840 CARTER ROAD BUFORD, GEORGIA 30518 PHONE: 304-663-4077 EMAIL: walkingdiva1@gmail.com 110933 8/17,24,31,9/7

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Jeremiah Michael Worthington, Petitioner CIVIL ACTION NO. 2022CV1486J NOTICE OF PETITION TO CHANGE NAME OF ADULT Jeremiah Michael Worthington filed a petition to the Superior Court of Hall County on 8-18-2022 to change his name from: Jeremiah Michael Worthington to Jeremiah Michael MacKenzie. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. DATED: 8-18-2022 Jeremiah Michael Worthington

Petitioner, Pro se Name: Jeremiah Michael Worthington Address: 3424 High Shoals, Buford, GA 30519 Email: JMM42022@gmail.com Phone: 678-458-1484 111391 8/24,31,9/7,14

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Ivey Michelle Shadburn, Petitioner. Civil Action Case Number 2022CV1404A NOTICE OF PETITION TO CHANGE NAME OF ADULT Ivey Michelle Shadburn filed a petition in the Superior Court of Hall County on August 9th, 2022, to change the name from: Ivey Michelle Shadburn to Ivey-Belle Michelle Shadburn. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: August 9th, 2022 Ivey Michelle Shadburn Petitioner, Pro se Name: Ivey Michelle Shadburn Address: 5474 Morgan Manor Ct Lula, Ga 30554 Email: ibmshad32@gmail.com Phone (day): (678) 630-5732 110994 8/17, 24, 31, 9/7 SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Cristeen Teasley Petitioner Civil Action Case Number: 2022CV1323A NOTICE OF PETITION TO CHANGE NAME OF ADULT Cristeen Teasley. file a petition in the Superior Court of Hall County on 28th day of July ,2022 to change the name from Cristeen Teasley to Betty Christine Martin. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Cristeen Teasley Petitioner, Pro se (Signature) Name: Cristeen Teasley Address: 2570 West Dennis Drive Gainesville, Georgia 30507 Email: brawnlerela@bellsouth.net Phone (day): 770-532-4450 110703 8/10, 17, 24, 31

SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Joyce Elizabeth Fraser Coker, Petitioner. Civil Action Case Number: 2022CV1349B NOTICE OF PETITION TO CHANGE NAME OF ADULT Joyce Elizabeth Fraser Coker filed a petition in the Superior Court of Hall County on August 2nd, 2022, to change name from Joyce Elizabeth Fraser Coker to Joyce Elizabeth Fraser. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated August 2nd, 2022. Joyce F. Coker Petitioner, Pro se Name: Joyce Fraser Coker Address: 3850 Popular Springs Rd Gainesville, Ga 30507 Email: joycecoker4@gmail.com Phone (day): 678-343-3757 11830 8/10, 17, 24, 31

Public Hearings

NOTICE is hereby given that the Hall County Board of Commissioners shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on Thursday, September 8, 2022 to consider the following:

1. Application of FIDES Development to amend conditions of a Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned PRD; Tax Parcel 08167 005002. Proposed Use:

mixed use residential development. 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)). 111330 8/24 NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, September 13, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests: 1) Request from Greg Loyd to vary the front yard setback requirement on a 0.12± acre tract located on the south side of Banks Street, between Main Street and Maple Street (a/k/a 658 Main Street, SW), having a zoning of Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-015-002-009A Request: Collector vehicle storage and loft dwellings 2) Request from Arturo Maruri to annexing two tracts totaling 0.32± acre located on the east and west side of Ralston Street, south of Hazel Street (a/k/a 1511 and 1514 Ralston Street) and to establish zoning as Residential-I (R-I). Ward Number: Four Tax Parcel Number(s): 00-129-002-010 and 00-130-001-007 Request: Sewer for two existing single-family homes NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP Notice is hereby given that the Gainesville City Council will conduct a public hearing on Tuesday, October 4, 2022 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests: 1) Request from Arturo Maruri to annexing two tracts totaling 0.32± acre located on the east and west side of Ralston Street, south of Hazel Street (a/k/a 1511 and 1514 Ralston Street) and to establish zoning as Residential-I (R-I). Ward Number: Four Tax Parcel Number(s): 00-129-002-010 and 00-130-001-007 Request: Sewer for two existing single-family homes Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570. NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 (c)). 111296 8/24 NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation,

will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit "A" attached hereto.

The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, August 9, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Tuesday, September 6, 2022 at 7:00 p.m., Buford City Arena, 2795 Sawnee Avenue, Buford, Gwinnett County, Georgia 30518. Please note that this is a change in location from the regular monthly City Commission meeting. This 12th day of July, 2022.

CHANDLER, BRITT & JAY, LLC City Attorneys EXHIBIT "A" OWNER: NGO PHAN PROPERTIES, LLC CURRENTLY ZONED: AR-III PROPOSED ZONING: RA-200 ADDRESS: 3605 CARTER RD ALL THAT LOT, TRACT OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT 158 OF THE 8TH LAND DISTRICT, HALL COUNTY, GEORGIA, LOCATED ON THE SOUTHEASTERLY SIDE OF CARTER ROAD, AND BEING MORE FULLY DESCRIBED BY A PLAT PREPARED BY HENRY BAILEY, GEORGIA REGISTERED LAND SURVEYOR, AND BEING ENTITLED "JAMES YOUNGBLOOD AND VIVIAN YOUNGBLOOD", DATED MARCH 1, 1988, AND AS PER SAID PLAT, THE PROPERTY CONTAINS 1.00 ACRES, MORE OR LESS, THE SUBJECT PLAT BEING RECORDED IN PLAT BOOK 128, PAGE 102 OF THE HALL COUNTY, GEORGIA PLAT RECORDS, SAID PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION AND ALL OTHER LEGAL PURPOSES. EXHIBIT "A" OWNER: SWEATT PROPERTIES, LLC CURRENTLY ZONED: AR-III PROPOSED ZONING: M-1 ADDRESS: 3754 EAST JONES DR ALL THAT TRACT OR PARCEL OF LAND IN LAND LOT 156 IN THE 8TH LAND DISTRICT OF HALL COUNTY, GEORGIA AS FOLLOWS: BEGINNING AT AN IRON PIN ON AN UNNAMED DIRT ROAD ABOUT 150' FROM FRIENDSHIP ROAD, SAID PIN BEING CORNER BETWEEN TIDS PROPERTY AND PROPERTY OF JOHN A BOWMAN; THENCE NORTH 100' ALONG DIRT ROAD TO IRON PIN CORNER; THENCE S 77 DEGREES 30 MINUTES W 205.3' TO IRON PIN CORNER; THENCE S 14 DEGREES 30 MINUTES E 148.2'; THENCE N 58 DEGREES 42 MINUTES E 179.5' TO BEGINNING IRON PIN CORNER. 109992 7/20,27, 8/3,10,17,24,31

PUBLIC NOTICE The Braselton Zoning Board of Appeals will hold a Public Hearing on Wednesday, September 14, 2022, at 6:30 pm on the following items: 22-05-VAR Application for a variance from Alan Couch on property owned by him identified as 2850 Muskogee Lane. The property is approximately .285 acres. The property is zoned PUD (Planned

Unit Development). The applicable Code section for which the applicant and owner is seeking relief is 8.3.1 (Minimum Yard Requirements). The applicant requests a minimum rear yard reduction from 10' to 6'. The intent of the applicant is to construct a garage addition.

22-06-VAR Application for a variance from Jason Burchfield on property owned by him identified as 2780 Shumard Oak Drive. The property is approximately .73 acres. The property is zoned PUD (Planned Unit Development). The applicable Development Code section for which the variance is being sought is section 9.1.0 (Requirements for Accessory Buildings, Fences, and Ancillary Uses) Paragraph A. of the Braselton Development Code. The applicant requests relief from the requirement that pools, and pool decking be no closer to the side property line than the residential structure itself.

COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/zoning_board_of_appeals.php FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net ALL BRASELTON ZONING BOARD OF APPEALS PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517 111218 8/24

Public Sales/Auctions

Byrds Mini Storage Online Auction with Lockerfox.com for September 6- 13th 2022. Alto - Tribble Gap Road 41. Kathryn Lambert 104. Daniel Adamson 118 Daniel Adamson 130. Tabitha Kimbrell 512. Susan Church 111294 8/24, 31 Notice of Self Storage Sale Please take notice Midgard Self Storage - Gainesville Ever at 1405 NW McEvar 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 to the highest bidder will occur at an online auction via www.storageauctions.com on 9/7/2022 at 1:00pm. Unless stated otherwise the description of the contents are household goods and furnishings. Steven D Howell unit #1013; Kyle Weatherly unit #2015; Nycholas T Irving unit #2018; Luis J Garcia Reyes Sr unit #2049; Mark E Wease units #A115 & #A116; Michael S Delatorre unit #A120; Keisha L Norman unit #A243; Edgar M Yebra unit #B205; Andree D Villacorta Padilla unit #D140; Jalissa Franklin unit #F136; German J Melendez Gonzalez unit #F142; Janice lousal unit #G116. 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. 110996 8/17, 24

Pursuant to the Georgia Self-Service Storage Facility Act, notice is hereby given that SS Flowery Branch, LLC d/b/a Simply Self Storage at 6121 Spout Springs Road, Flowery Branch GA 30542 will sell at public auction the personal property in the below-listed occupants' leased unit(s) to satisfy the owner's lien. The personal property stored therein by the following occupants may include but is not limited to general household, office and personal items, furniture, boxes, clothes, and appliances. The unit(s) will be sold at public auction through online auction

Applicant and Property Owner	Arturo Maruri
Location	1511 and 1514 Ralston Street
Request	Annex, with R-I zoning
Total Acres	0.32± acre total 0.15± acre- 1511 Ralston Street 0.17± acre- 1514 Ralston Street
Ward	Four
Proposed Use	Sewer for two existing single-family homes
Planning Division Staff Recommendation	Approval
Planning & Appeals Board Recommendation	Approval
Date	September 13, 2022

2014 – A request by Swann Drive Villas, LLC to annex a 1.63± acres tract located at 1297 Swann Drive with Residential-II (R-II) zoning and to rezone a 1.78± acres tract located at 620 Pearl Nix Parkway from Light Industrial (L-I) to Residential-II (R-II) for multi-family apartments was approved with conditions.

2014 – A request by Ben F. Castleberry to annex a 0.19± acre tract located at 1322 Hazel Street for sewer was approved with Residential-II (R-II) zoning.

2013 – A request by the City of Gainesville to annex 115 unincorporated island parcels and right-of-way totaling 197.07± acres in size was approved with conditions.

2012 – A request by Noe Bran to annex a 0.86± acre tract located at 1 Hall Street for a church was approved with conditional Light Industrial (L-I) zoning.

Analysis

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

The subject properties consist two single-family rental homes. Most of the properties located south and east of the subject properties contain older rental homes within unincorporated Hall County zoned R-II or H-B. However, commercial uses are located to the north and west along the Atlanta Highway commercial corridor with a zoning of G-B in the City.

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

The existing single-family rental homes should not affect the existing use or usability of the adjacent or nearby property. Reinvestment within the aging neighborhood will help improve the property and surrounding residential area which is located one block east of the Atlanta Highway corridor. Within the last 10 years, other single-family properties located north of the subject tracts have annexed for sewer services.

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

The proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *General Mixed-Use and Multi-family Residential* land use categories which allow for detached residential uses.

As well, the Character Area map for the City of Gainesville places the subject property within the *West Side* character area. Land uses allowed in the West Side include higher density residential, mixed-use, commercial, light industrial, public and institutional and parks and recreation. The quality of the older housing inventory needs to be stabilized and improved to provide housing affordability.

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

The applicant is proposing to annex the subject properties with a zoning of Residential-I (R-I) for the same use. The subject properties are currently zoned R-II and H-B in the County. The subject properties are smaller than the R-I minimum lot size standards of 20,000 square feet. The proposal appears to be reasonable given the fact that the properties are part of an unincorporated island and are needing sewer service due to their small size.

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

The change from County jurisdiction to City jurisdiction should not substantially affect public facilities or services at this time. The existing residential uses should have no additional impact on existing roads over and above what currently exists from surrounding residential properties. Water and sewer capacity are sufficient to serve the property. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and the nearest City of Gainesville Fire Station #1 is approximately 1.2 miles from the subject property. Given the scale of the request, minimal impacts to the City school system are anticipated as school bus service is currently provided within the immediate area.

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

The surrounding area contains various residential and commercial properties both within the City and County. There are substantial opportunities for new infill development due to the number of older, distressed residential and commercial properties. It is staff's opinion that the existing residential uses appear to be consistent with existing and expected uses for the area.

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

Based on the proximity to other residential properties, the proposal appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

Recommendation

The Planning Division staff is recommending **approval** of this annexation request with **Residential-I (R-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land use.

Excerpts from the September 13, 2022 PAB Meeting Minutes

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the annexation request for sewer for two existing single-family homes and establish zoning as Residential-I (R-I).

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 6 favor, 1 absent (Delgado)

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE ANNEXING TWO TRACTS TOTALING 0.32± ACRE LOCATED ON THE EAST AND WEST SIDE OF RALSTON STREET, SOUTH OF HAZEL STREET (A/K/A 1511 AND 1514 RALSTON STREET) ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; 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

That from and after the passage of this Ordinance the following described lands are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

Legal Description

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, and being all of Lot 27 of the Mrs. Emma Rider Subdivision, as more particularly described Plat Book 6, Page 63, Hall County, Georgia Plat Records, being more particularly described as follows being 1511 Ralston Street:

BEGINNING at corner pin located on the east side of the right-of-way of Ralston Street at an iron pin found at the common property line of property owned by Nelson A. Rivas and Maruri Arturo, thence running along the east side of the right-of-way of Ralston Street 50.00 feet in a Southwesterly direction, thence 155.00 feet Northeasterly direction, thence 50.00 feet in a Northwesterly direction, thence 125.00 feet in a Southeasterly direction to the beginning corner on Ralston Street, Said property contains 0.15 acres more or less.

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, GMD 411, and being Lot E of the Roy Meeks Subdivision, as shown on a plat of survey recorded in Plat Book 4, Page 118, being more particularly described as follows being 1514 Ralston Street:

BEGINNING at corner pin located on the west side of the right-of-way of Ralston Street at an iron pin found at the common property line of property owned by Elsene J. Whelchel and Maruri Arturo, thence running along the west side of the right-of-way of Ralston Street 60.00 feet in a Southwesterly direction, thence 130.00 feet Northwesterly direction, thence 60.00 feet in a

ORDINANCE NO. 2022 -

Northeasterly direction, thence 130.00 feet in a Southeasterly direction to the beginning corner on Ralston Street, said property contains 0.17 acres more or less.

The annexation is to include all that portion of the right-of-way known as Ralston Street located between the subject property and the existing city limits as shown on the location map.

SECTION II

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III

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

SECTION IV

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 V

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON TWO TRACTS TOTALING 0.32± ACRE LOCATED ON THE EAST AND WEST SIDE OF RALSTON STREET, SOUTH OF HAZEL STREET (A/K/A 1511 AND 1514 RALSTON STREET) AT THE TIME OF ANNEXATION AS RESIDENTIAL-I (R-I); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; 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

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Residential-I (R-I)**.

Legal Description

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, and being all of Lot 27 of the Mrs. Emma Rider Subdivision, as more particularly described Plat Book 6, Page 63, Hall County, Georgia Plat Records, being more particularly described as follows being 1511 Ralston Street:

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ORDINANCE NO. 2022 -

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SECTION II

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SECTION IV

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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



GAINESVILLE

Laundry

Atlanta Hwy.
Seafood Market

LYMAN-ST

G-B

Auto Sales

ATLANTA HWY

Ace
Transmissions

R-II

R-I

Meeks
Grocery

PEARL-NIX-PKWY

RALSTON-ST

RIDER-DR

RICHARDSON ST

Applicant:

ARTURO MARURI

Request:

Annex two tracts totaling 0.32+/- acre and establish zoning as Residential-I (R-I) for sewer for two existing single-family homes

ANNEXATION REQUEST

Subject Property Address:

1511 & 1514 Ralston Street

Tax Parcel:

00-129-002-010 &
00-130-001-007



Subject Property



Right-of-way to be annexed



Meeting Date: 09/13/2022

Map Prepared: 08/03/2022

0 50 100 150 200 Feet

SCALE: 1" = 92'



GAINESVILLE



Applicant:

ARTURO MARURI

Request:

Annex two tracts totaling 0.32+/- acre and establish zoning as Residential-I (R-I) for sewer for two existing single-family homes

ANNEXATION REQUEST

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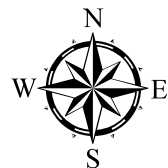


Subject Property and
Right-of-way to be annexed

Aerial from 2021

0 50 100 150 200 Feet

SCALE: 1" = 92'



Meeting Date: 09/13/2022

Map Prepared: 08/03/2022

Overview

Both properties are single home properties with failing septic systems. Therefore, we need to connect into the city sewer system.



1511 RALSTON STREET



1514 RALSTON STREET



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: September 23, 2022
Date Submitted: September 23, 2022
Final Approval Date: September 27, 2022
Presenter: Abb Hayes, City Attorney
Item of Business: Resolution: Acquisition of Land and Easement Rights to Construct the Green Hill Circle Connector Between Green Hill Circle and Shallowford Road
Meeting Date: September 29, 2022

Purpose of Request:

The purpose of this request is to acquire property rights necessary to construct the Green Hill Circle Connector.

Facts & Issues / History & Background:

Additional property is required to complete the Green Hill Circle Connector. The proposed resolution authorizes the power of eminent domain to be utilized through the condemnation process if unable to acquire the necessary property through voluntary negotiation. It also authorizes negotiations, advertisements, and the execution of related documents.

Department Recommendation:

Adopt the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Resolution: Acquisition of Land and Easement Rights to Construct the Green Hill Circle Connector Between Green Hill Circle and Shallowford Road
2. Exhibit: Green Hill Circle Connector

RESOLUTION BR-2022 - ____

ACQUISITION OF LAND AND EASEMENT RIGHTS TO CONSTRUCT THE GREEN HILL CIRCLE CONNECTOR BETWEEN GREEN HILL CIRCLE AND SHALLOWFORD ROAD

WHEREAS, the City of Gainesville has determined that it is necessary and in the public interest to acquire certain tracts of land as part of a Project known as the Green Hill Circle Connector Project (the "Project"), to construct a connector road between Green Hill Circle, a City street in the City of Gainesville, to connect with Shallowford Road, a City street in the City of Gainesville, immediately and without delay, said project and the swift construction of said project being in the public interest of the citizens of the City of Gainesville; and

WHEREAS, Article 9, Section 2, Paragraph 5 of the Georgia Constitution authorizes municipalities to exercise the power of eminent domain for any public purpose; and

WHEREAS, the Green Hill Circle Connector Project is for public transportation purposes involving the safe and efficient management of traffic in the area of Dawsonville Highway and Shallowford Road in the City of Gainesville, and construction of the Project will result in reduced delays, improved traffic conditions, and will enhance the level of safety and the level of service which public roads in the area provide. In order to maintain the projected schedule of road construction, all required right-of-way and easements should be acquired without delay; and

WHEREAS, the Green Hill Circle Connector Project and the tracts land and easements needed to construct the Project are located in Land Lot 171 of the 9th Land District in Hall County, Georgia, and shown on the Plans attached hereto as Exhibit "A", and incorporated herein by reference; and

NOW, THEREFORE, BE IT RESOLVED, and it is resolved, the City of Gainesville finds that the Project to construct the Green Hill Circle Connector Project is necessary to serve a public purpose, and in furtherance of that public purpose the City has determined to use its power of eminent domain to acquire certain property rights shown on the Plans attached as Exhibit "A" through the condemnation process in the event that the necessary property rights cannot be acquired by voluntary negotiation and sale. The acquisition procedure shall proceed under Title 32 of the Official Code of Georgia, as the project schedule of completion requires acquisition of all parcels quickly, and without delay. Time is of the essence; and

IT IS FURTHER RESOLVED, that the City Manager of the City of Gainesville, and the employees and agents of the City of Gainesville, may negotiate for and acquire the property needed for the Project by gift, sale, or condemnation, and that the City Attorney and the employees and agents of the City of Gainesville, are hereby directed to prepare the necessary deeds, easements, closing documents, petitions, declarations of taking, orders, and any other documents required to effectuate the foregoing; that all actions taken and easements acquired for the Project by the Mayor, City Manager, employees and agents of the City of Gainesville, and City Attorney's office which have heretofore occurred, are hereby ratified; and

RESOLUTION BR-2022 - ____

**ACQUISITION OF LAND AND EASEMENT RIGHTS TO CONSTRUCT THE GREEN
HILL CIRCLE CONNECTOR BETWEEN GREEN HILL CIRCLE AND
SHALLOWFORD ROAD**

IT IS FURTHER RESOLVED, that the Mayor and City Council of the City of Gainesville, the City Manager, the City Attorney, and the employees and agents of the City of Gainesville, are authorized to sign any of the documents referenced in the preceding paragraph on behalf of the City of Gainesville, Georgia to complete the acquisition of the property required for the Project; and

IT IS FURTHER RESOLVED, the governing body of the City of Gainesville hereby approve the location of the Project by Resolution, and that said location of the Project be advertised in the legal organ of the County, commencing immediately, for four consecutive weeks, and that the plans be kept on file at the City of Gainesville Public Works Department, and that any interested party may obtain a copy of same by writing to the City of Gainesville Public Works Department at 300 Henry Ward Way, Suite 302, P.O. Box 2496, Gainesville, GA 30503, and paying a nominal cost therefor.

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

12/02/51/12

RIGHT OF WAY OF PROPOSED
GREEN HILL CIRCLE CONNECTOR PROJECT
HALL COUNTY
PROJECT NO. 0014291

FEDERAL ROUTE No.: N/A
STATE ROUTE No.: N/A



NOTE: THE CO-ORDINATES LISTED ARE WEST ZONE
GRID CO-ORDINATES BASED ON THE CA. STATE PLANE
CO-ORDINATE SYSTEM OF 1904.
HORIZONTAL DATUM : NAD 83/94 HARN
VERTICAL DATUM : NAVD 1988



A horizontal scale bar labeled "SCALE IN FEET" with markings at 0, 50, 100, 150, and 200.

PLANS PREPARED BY
CPL.

UNDER THE SUPERVISION OF
Bradley Cox

OFFICE OF DESIGN

[illegible]

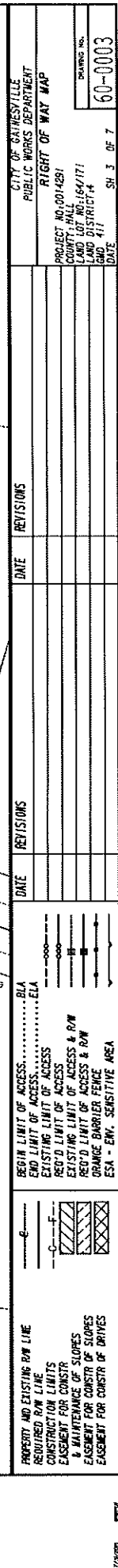
COUNTY NO. 139	
LENGTH OF RIGHT OF WAY PROJECT	MILES
NET LENGTH OF RIGHT OF WAY	0.1700
NET LENGTH OF BRIDGES	0.0000
NET LENGTH OF EXCEPTIONS	0.0000
GRAND TOTAL RIGHT OF WAY	0.1700

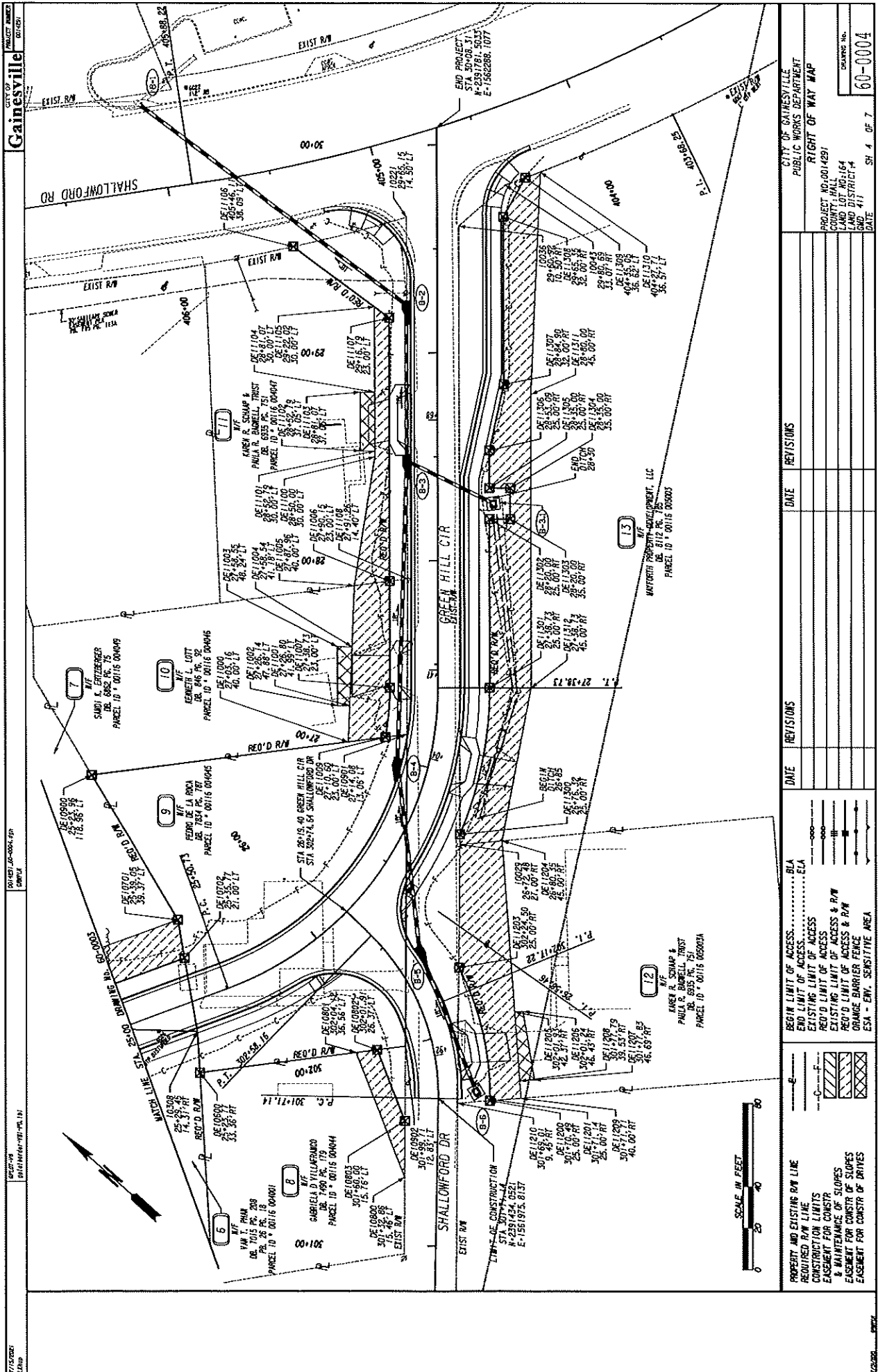
THIS PROJECT IS LOCATED 100% IN HALL COUNTY
NO CONGRESSIONAL DISTRICT NO.009.

PROJECT NUMBER: 0014291
HALL COUNTY

60-0001

EXHIBIT "A"





12
13
14

KAREL R. SCHAMP &
PAULA R. BARNETT, TRUST
DB, 6935 PG, 751
PARCEL 10 * 00116 005003A

PNT	OFFSET/	STATION/	ALIGNMENT
DE11200	25.00 R	301+71.49	C/L Shallowford Drive
DE11201	5.45 R	301+69.01	C/L Shallowford Drive
DE11202	25.00 R	302+24.50	C/L Shallowford Drive

CHORD BEAR - N 34° 45' 15.1" W
CHORD LENGTH - 65.83
CHORD AREA - 132.00
DEGREE - 43° 24' 21.2"
PARCEL 12 RED'D R/W DE1200 DE1201
301+71.14 S 49° 02' 27.0" W
301+70.49 S 49° 02' 27.0" W
301+70.49 S 49° 02' 27.0" W
REMAINDER - 0.015 ACRES
REMAINDER - 0.015 ACRES

PNT	OFFSET/	STATION/	ALIGNMENT
DE11200	25.00 R	301+71.14	C/L Shallowford Drive
DE11201	25.00 R	301+71.14	C/L Shallowford Drive

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301+70.49 S 49° 02' 27.0" W
301+70.49 S 49° 02' 27.0" W
REMAINDER - 0.015 ACRES
REMAINDER - 0.015 ACRES

PNT	OFFSET/	STATION/	ALIGNMENT
DE11200	25.00 R	302+01.93	C/L Shallowford Drive
DE11201	46.37 R	302+01.93	C/L Shallowford Drive
DE11202	46.69 R	301+77.63	C/L Shallowford Drive
DE11203	39.53 R	301+77.75	C/L Shallowford Drive
DE11204	42.37 R	302+01.93	C/L Shallowford Drive

KAREL R. SCHAMP &
PAULA R. BARNETT, TRUST
DB, 6935 PG, 751
PARCEL 10 * 00116 005003

PNT	OFFSET/	STATION/	ALIGNMENT
DE11300	25.00 R	25+76.32	C/L Green Hill Cir
DE11301	100.36 R	29+60.92	C/L Green Hill Cir
DE11302	33.07 R	29+80.69	C/L Green Hill Cir
DE11303	35.62 L	29+80.69	C/L Green Hill Cir
DE11304	32.00 R	29+65.35	C/L Green Hill Cir
DE11305	32.00 R	29+65.35	C/L Green Hill Cir
DE11306	25.00 R	29+65.35	C/L Green Hill Cir
DE11307	25.00 R	29+65.35	C/L Green Hill Cir
DE11308	25.00 R	29+65.35	C/L Green Hill Cir
DE11309	25.00 R	29+65.35	C/L Green Hill Cir
DE11310	25.00 R	29+65.35	C/L Green Hill Cir
DE11311	25.00 R	29+65.35	C/L Green Hill Cir
DE11312	25.00 R	29+65.35	C/L Green Hill Cir
DE11313	25.00 R	29+65.35	C/L Green Hill Cir
DE11314	25.00 R	29+65.35	C/L Green Hill Cir
DE11315	25.00 R	29+65.35	C/L Green Hill Cir
DE11316	25.00 R	29+65.35	C/L Green Hill Cir
DE11317	25.00 R	29+65.35	C/L Green Hill Cir
DE11318	25.00 R	29+65.35	C/L Green Hill Cir
DE11319	25.00 R	29+65.35	C/L Green Hill Cir
DE11320	25.00 R	29+65.35	C/L Green Hill Cir
DE11321	25.00 R	29+65.35	C/L Green Hill Cir
DE11322	25.00 R	29+65.35	C/L Green Hill Cir
DE11323	25.00 R	29+65.35	C/L Green Hill Cir
DE11324	25.00 R	29+65.35	C/L Green Hill Cir
DE11325	25.00 R	29+65.35	C/L Green Hill Cir
DE11326	25.00 R	29+65.35	C/L Green Hill Cir
DE11327	25.00 R	29+65.35	C/L Green Hill Cir
DE11328	25.00 R	29+65.35	C/L Green Hill Cir
DE11329	25.00 R	29+65.35	C/L Green Hill Cir
DE11330	25.00 R	29+65.35	C/L Green Hill Cir
DE11331	25.00 R	29+65.35	C/L Green Hill Cir
DE11332	25.00 R	29+65.35	C/L Green Hill Cir
DE11333	25.00 R	29+65.35	C/L Green Hill Cir
DE11334	25.00 R	29+65.35	C/L Green Hill Cir
DE11335	25.00 R	29+65.35	C/L Green Hill Cir
DE11336	25.00 R	29+65.35	C/L Green Hill Cir
DE11337	25.00 R	29+65.35	C/L Green Hill Cir
DE11338	25.00 R	29+65.35	C/L Green Hill Cir
DE11339	25.00 R	29+65.35	C/L Green Hill Cir
DE11340	25.00 R	29+65.35	C/L Green Hill Cir
DE11341	25.00 R	29+65.35	C/L Green Hill Cir
DE11342	25.00 R	29+65.35	C/L Green Hill Cir
DE11343	25.00 R	29+65.35	C/L Green Hill Cir
DE11344	25.00 R	29+65.35	C/L Green Hill Cir
DE11345	25.00 R	29+65.35	C/L Green Hill Cir
DE11346	25.00 R	29+65.35	C/L Green Hill Cir
DE11347	25.00 R	29+65.35	C/L Green Hill Cir
DE11348	25.00 R	29+65.35	C/L Green Hill Cir
DE11349	25.00 R	29+65.35	C/L Green Hill Cir
DE11350	25.00 R	29+65.35	C/L Green Hill Cir
DE11351	25.00 R	29+65.35	C/L Green Hill Cir
DE11352	25.00 R	29+65.35	C/L Green Hill Cir
DE11353	25.00 R	29+65.35	C/L Green Hill Cir
DE11354	25.00 R	29+65.35	C/L Green Hill Cir
DE11355	25.00 R	29+65.35	C/L Green Hill Cir
DE11356	25.00 R	29+65.35	C/L Green Hill Cir
DE11357	25.00 R	29+65.35	C/L Green Hill Cir
DE11358	25.00 R	29+65.35	C/L Green Hill Cir
DE11359	25.00 R	29+65.35	C/L Green Hill Cir
DE11360	25.00 R	29+65.35	C/L Green Hill Cir
DE11361	25.00 R	29+65.35	C/L Green Hill Cir
DE11362	25.00 R	29+65.35	C/L Green Hill Cir
DE11363	25.00 R	29+65.35	C/L Green Hill Cir
DE11364	25.00 R	29+65.35	C/L Green Hill Cir
DE11365	25.00 R	29+65.35	C/L Green Hill Cir
DE11366	25.00 R	29+65.35	C/L Green Hill Cir
DE11367	25.00 R	29+65.35	C/L Green Hill Cir
DE11368	25.00 R	29+65.35	C/L Green Hill Cir
DE11369	25.00 R	29+65.35	C/L Green Hill Cir
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DE11378	25.00 R	29+65.35	C/L Green Hill Cir
DE11379	25.00 R	29+65.35	C/L Green Hill Cir
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