Mayor/Council Meeting Agenda
Tuesday, January 16, 2024, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

ORGANIZATIONAL MEETING:

A. Business Resolution 2024-01 Emergency Interim Successors

B. Appointment: Municipal Court Solicitor

C. Appointment: Administrative Hearing Officer

D. Appointment: Legal Organ

E. Appointments: Board/Committee Ex-Officio Members

F. Appointment: Georgia Mountains Regional Commission

G. Appointment: Lake Lanier Olympic Park Foundation

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

A. December 14, 2023 Work Session

B. December 19, 2023 Mayor/Council Meeting

Resolutions

A. AR-2024-01 Fourth Quarter Budget Adjustment for Fiscal Year 2023

B. AR-2024-02 First Quarter Budget Adjustment for Fiscal Year 2024

C. BR-2024-02 Support of the Expansion of the Municipal Option Sales Tax (MOST)

D. PR-2024-01 Approval of the Updated Hall Area Transit (HAT) Public Transportation Agency Safety Plan (PTASP)

E. PR-2024-02 FY2024 Flat Creek Water Reclamation Facility Improvements

PUBLIC HEARING(S):

Annexation/Zoning Items

A. Request from **Daniel Medrea** to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a **0 Ivey Road, SW**) from Planned Unit Development (P-U-D) to Residential-I (R-I). **Ward Number: Four**. Tax Parcel Number(s): 08-020-000-096. **Request: Four single-family lots**.

- Proposed Rezoning Ordinance 2024-01

B. Request from **Nikul Parikh** to amend an existing Planned Unit Development (P-U-D) zoning on a 1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a **0 McEver Road, SW**). **Ward Number: Four**. Tax Parcel Number(s): 08-042B-000-180. **Request: Automated carwash facility**.

- Proposed Zoning Amendment Ordinance 2024-02

C. Request from **Capstone Acquisitions, LLC** for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B). **Ward Number: Two**. Tax Parcel Number(s): 09-123-000-031. **Request: Residence Inn extended stay hotel**.

- Proposed Zoning Resolution 2024-01

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday, January 12, 2024, 10:40 AM

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Sam Couvillon
Item of Business:	Business Resolution 2024-01 Emergency Interim Successors
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to define the order of succession for calendar year 2024.

Facts & Issues / History & Background:
The order of succession is established annually during the organizational meeting upon adoption of the Emergency Interim Resolution.

Department Recommendation:
Adopt the resolution as presented by Mayor Couvillon.

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: Emergency Interim Successors

RESOLUTION BR-2024-01
EMERGENCY INTERIM SUCCESSORS

WHEREAS, the Georgia Civil Defense Act as amended in 1962 requires the Emergency Interim Successor to be named.

WHEREAS, the governing body annually adopts a resolution identifying the order of succession during emergency situations.

NOW, THEREFORE, BE IT RESOLVED, that the Emergency Interim Successors for the City of Gainesville are designated in the order listed below:

1. Mayor W. Samuel Couvillon
2. Mayor Pro Tem _____
3. Council Member _____
4. Council Member _____
5. Council Member _____
6. Council Member _____

Adopted this ___ day of January 2024.

_____
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

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Sam Couvillon
Item of Business:	Appointment: Municipal Court Solicitor
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to reappoint Inez Grant as the Municipal Court Solicitor for a two-year term.

Facts & Issues / History & Background:
Section 4.12 of the Charter addresses the Solicitor.

Department Recommendation:
Reappoint Inez Grant as the Municipal Court Solicitor for a two-year term

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. 2024 Organizational Meeting Appointments List

ORGANIZATIONAL MEETING APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED	EXPIRATION	FREQUENCY
City Manager	Lackey	Bryan	11/3/2015 effective 11/30/2015		As Needed
City Attorney	Hulsey, Oliver & Mahar, LLP (Abbott Hayes, Jr.)		10/6/2015 effective 1/1/2016		As Needed
City Auditor	Rushton & Company, CPA		2/18/1997 1/7/2014		As Needed
Chief Judge	Law, III Annual Agreement via Resolution	G. Hammond	1/1/1988 1/7/2014 8/2/2016 6/20/2017 12/17/2019 11/17/2020 12/21/2021 12/20/2022	12/31/2023	Annual Agreement via Resolution
Municipal Court Solicitor	Grant	Inez	9/15/20 UE 1/4/2022	Jan. 2024	2 year appt
Adminstrative Hearing Officer	Law, III	G. Hammond	1/1/1992 1/7/2014 1/6/2015 1/5/2016 1/10/2017 1/9/2018 1/8/2019 1/7/2020 1/19/2021 1/4/2022 1/17/2023	1/16/2024	Annual
Legal Organ	The Times		1/10/2017 1/9/2018 1/8/2019 1/7/2020 1/19/2021 1/4/2022 1/17/2023	1/16/2024	Annual

EXPIRATION DATE: First Council Meeting of the year

UPDATED: 1/25/2023 ag

"As Needed": Charter states "shall be removed at anytime upon majority vote of the governing body".

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Denise Jordan, City Clerk
Item of Business:	Appointment: Administrative Hearing Officer
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to reappoint G. Hammond Law, III to serve another one-year term.

Facts & Issues / History & Background:
Section 1-8-1(6) of the Code of Ordinances addresses this appointment.

Department Recommendation:
Reappoint G. Hammond Law, III to serve another one-year term.

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. 2024 Organizational Meeting Appointments List

ORGANIZATIONAL MEETING APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED	EXPIRATION	FREQUENCY
City Manager	Lackey	Bryan	11/3/2015 effective 11/30/2015		As Needed
City Attorney	Hulsey, Oliver & Mahar, LLP (Abbott Hayes, Jr.)		10/6/2015 effective 1/1/2016		As Needed
City Auditor	Rushton & Company, CPA		2/18/1997 1/7/2014		As Needed
Chief Judge	Law, III Annual Agreement via Resolution	G. Hammond	1/1/1988 1/7/2014 8/2/2016 6/20/2017 12/17/2019 11/17/2020 12/21/2021 12/20/2022	12/31/2023	Annual Agreement via Resolution
Municipal Court Solicitor	Grant	Inez	9/15/20 UE 1/4/2022	Jan. 2024	2 year appt
Adminstrative Hearing Officer	Law, III	G. Hammond	1/1/1992 1/7/2014 1/6/2015 1/5/2016 1/10/2017 1/9/2018 1/8/2019 1/7/2020 1/19/2021 1/4/2022 1/17/2023	1/16/2024	Annual
Legal Organ	The Times		1/10/2017 1/9/2018 1/8/2019 1/7/2020 1/19/2021 1/4/2022 1/17/2023	1/16/2024	Annual

EXPIRATION DATE: First Council Meeting of the year

UPDATED: 1/25/2023 ag

"As Needed": Charter states "shall be removed at anytime upon majority vote of the governing body".

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Sam Couvillon
Item of Business:	Appointment: Legal Organ
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to reappoint The Times as the Legal Organ for another one-year term.

Facts & Issues / History & Background:
The Times is the only newspaper published in Hall County.

Department Recommendation:
Reappoint The Times as the Legal Organ for another one-year term.

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. 2024 Organizational Meeting Appointments List

ORGANIZATIONAL MEETING APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED	EXPIRATION	FREQUENCY
City Manager	Lackey	Bryan	11/3/2015 effective 11/30/2015		As Needed
City Attorney	Hulsey, Oliver & Mahar, LLP (Abbott Hayes, Jr.)		10/6/2015 effective 1/1/2016		As Needed
City Auditor	Rushton & Company, CPA		2/18/1997 1/7/2014		As Needed
Chief Judge	Law, III Annual Agreement via Resolution	G. Hammond	1/1/1988 1/7/2014 8/2/2016 6/20/2017 12/17/2019 11/17/2020 12/21/2021 12/20/2022	12/31/2023	Annual Agreement via Resolution
Municipal Court Solicitor	Grant	Inez	9/15/20 UE 1/4/2022	Jan. 2024	2 year appt
Adminstrative Hearing Officer	Law, III	G. Hammond	1/1/1992 1/7/2014 1/6/2015 1/5/2016 1/10/2017 1/9/2018 1/8/2019 1/7/2020 1/19/2021 1/4/2022 1/17/2023	1/16/2024	Annual
Legal Organ	The Times		1/10/2017 1/9/2018 1/8/2019 1/7/2020 1/19/2021 1/4/2022 1/17/2023	1/16/2024	Annual

EXPIRATION DATE: First Council Meeting of the year

UPDATED: 1/25/2023 ag

"As Needed": Charter states "shall be removed at anytime upon majority vote of the governing body".

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Sam Couvillon
Item of Business:	Appointments: Board/Committee Ex-Officio Members
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to address the annual ex-officio appointments.

Facts & Issues / History & Background:
The Mayor will present the nominations.

Department Recommendation:
Appoint the ex-officio members as presented.

Department Director:
Sam Couvillon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:
1. 2024 Ex-Officio Appointments

EX-OFFICIO APPOINTMENTS

COMMITTEE	Meeting Schedule	2022	2023	2024
Airport Advisory Committee	Quarterly	Brooks & Clay	Brooks & Clay	
American Red Cross	Monthly	Mayor	Mayor	
Board of Health	Quarterly	Brooks	Brooks	
Chattahoochee Golf Course Advisory Committee	Monthly	Thompson	Thompson	
Chicopee Woods Area Park Commission	Quarterly	Wangemann	Wangemann	
Economic Development Council	Monthly	Mayor	Mayor	
Gainesville-Hall County Development Authority	As Needed	Mayor	Mayor	
Gainesville-Hall County Land Bank Board		Brooks	Brooks	
Gainesville Non-Profit Development Authority	Quarterly	Brooks	Brooks	
Gainesville Redevelopment Authority	As Needed	Thompson	Thompson	
Greater Hall Chamber of Commerce Board of Directors	Monthly	Mayor	Mayor	
HALLmark Initiative		Mayor	Mayor	
Historic Preservation Commission	Monthly	Wangemann	Wangemann	
Housing Authority	Monthly	Thompson	Thompson	
Keep Hall Beautiful/Hall County Green Alliance		Wangemann	Wangemann	
Main Street Gainesville Advisory Board	Bi-Monthly	Dunagan	Dunagan	
Parks & Recreation Board	Monthly	Clay	Clay	
Parks & Recreation Foundation (formerly Friends of the Parks)	Monthly	Clay	Clay	
Planning and Appeals Board	Monthly	Brooks	Brooks	

Appointed: 1/17/2023
Updated: 1/25/2023 ag
Revised Update: 11/29/2023 dj

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Sam Couvillon
Item of Business:	Appointment: Georgia Mountains Regional Commission
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to appoint the governing body representative for calendar year 2024.

Facts & Issues / History & Background:
This appointment is addressed annually during the organizational meeting.

Department Recommendation:
To appoint Sam Couvillon to serve a one-year term as the City of Gainesville representative on the board.

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. 2024 GMRC Hall County Representatives Appointment

Georgia Mountains Regional Commission

WORK SOURCE GEORGIA
Georgia Mountains

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The GMRC offers a wide variety of services to its 49 local governments, which include 12 counties and 37 municipalities. The GMRC works with these entities to formulate goals and strategies for area growth and development. Upon request, the GMRC provides a variety of technical assistance that will improve community services and the quality of life for Georgia Mountains residents. The GMRC focuses its broad scope of responsibility through the following departments: Planning, Economic Development, Workforce Development, Information Services, Finance and Administration.

The Georgia Mountains Regional Commission's (GMRC) governing Council is responsible for establishing policy and direction to complete its regional objectives. The objectives of the GMRC are to develop, promote, and assist in establishing coordinated and comprehensive planning in Georgia; to provide local governments on both an individual and regional basis with professional technical assistance to improve local government service programs; to provide professional technical assistance with the development, collection, compilation, and maintenance of a local information base and network; to manage those nonprofit corporations created by the GMRC in accordance with Georgia law for the operation of revolving loan programs; and to function as the designated fiscal agent responsible for Workforce Development services.

The GMRC is guided by a forty-one (41) member Council and is composed of individuals appointed by the Governor, Lieutenant Governor, Speaker and one county elected official, one city elected official and one private sector individual from each of our 12 counties. City, County and private sector representatives are chosen by the cities and counties they represent. The Council is responsible for all policy decisions. Council meetings are held on the last Thursday of each month at 6:00 p.m. with the exception of November and December, which are held earlier in the month due to the holidays. Council Meetings rotate locations around the Georgia Mountains Region. Please check our Meetings and Announcements for more information.

Hall County Representatives

Hall County	Richard Higgins
City of Gainesville	George Wangemann
Private Sector	Deborah Mack

Monthly Meeting Schedule

- January 25, 2024
- February 29, 2024
- March 28, 2024
- April 25, 2024
- May 30, 2024
- June 27, 2024
- July 25, 2024
- August 29, 2024
- September 26, 2024
- October 24, 2024
- November 14, 2024
- December 6, 2024

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Sam Couvillon
Item of Business:	Appointment: Lake Lanier Olympic Park Foundation
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to appoint the governing body representative with a June 30 expiration date.

Facts & Issues / History & Background:
This appointment has been addressed annually during the organizational meeting. Future appointments will be addressed at the fiscal year end. June 30, 2026 is the recommended expiration date to align with the expiration date of other foundation members.

Department Recommendation:
To reappoint Danny Dunagan to serve on the board with a term expiration date of June 30, 2026.

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. 2024 Lake Lanier Olympic Park Foundation Appointment

Lake Lanier Olympic Park Foundation

POST	ORGANIZATION	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Chairman	Longstreet Clinic	Collins	Mimi	2014	2017, 2020, 2023	6/30/2025
Vice Chairman	Truelove Dairy	Truelove	Dixie	2014	2017, 2019, 2021, 2024	6/30/2026
Treasurer	Kelly and Bell	Bell	Mark	2017	2020, 2023	6/30/2025
Secretary	Brenau University	Westmoreland	Lila	2019	7/13/2021	6/30/2024
Appointed	Lake Lanier CVB	Dickson	Stacey			
Appointed	Vision 2030 / GHCC	Hester	Anna	2022		6/30/2025
Appointed	City of Gainesville - CVB	Lynch	Robyn	10/15/19 UE	8/16/2022	6/30/2025
Appointed	Lanier Canoe & Kayak Club	Grattan	Jessy	2022		6/30/2025
Appointed	Lake Lanier Rowing Club	Ward	Cliff	2022		6/30/2025
At Large	Brenau University	Barnett	David	2017	2020, 2023	6/30/2025
At Large	Hall County District Attorney Ofc	Greene	Julia	2019	7/13/2021	6/30/2024
At Large	Millard, Inc. Architects	Millard	Matt	2019	2022	6/30/2024
At Large	Jackson EMC	Smith	Doug	2019	7/15/2023	6/30/2025
At Large	Habersham County Government	Sutton	Phil	2014	2017, 2020, 2023	6/30/2025
At Large	Rochester and Associates	Rochester	Brian	2019	7/15/2023	6/30/2025
At Large						
At Large						
At Large	Forum Communications	Williamson	Erin	2019	7/13/2021	6/30/2024
Appointed	City of Gainesville	Dunagan	Danny	1/7/20 UE	1/19/2021 1/4/2022 1/17/2023	1/16/2024
Ex Officio	U.S. Army Corp	Noe	Ernest	2020		
Ex Officio	City of Gainesville - P&R	Mattison	Kate			
Virtue of Position	LLOP Facilites/Water Sports Manager	Watson	James			
Virtue of Position	LLOP Special Events Manager	Wingler	Morgan			

TERM: Three-Year Terms - (officers are limited to three consecutive two-year terms)
Initial terms were staggered beginning July 2013

CONTACT: James Watson
LLOP Division Manager
P. O. Box 369, Gainesville 30503
404-683-1965
james@lakelanierolympicvenue.org

UPDATED: 10/19/2023 ag

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	April 14, 2023
Date Submitted:	January 9, 2024
Final Approval Date:	January 12, 2024
Presenter:	Denise Jordan, City Clerk
Item of Business:	December 14, 2023 Work Session
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:
Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:
Approve the minutes accepting edits as presented.

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:
None

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	December 29, 2023
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Denise Jordan, City Clerk
Item of Business:	December 19, 2023 Mayor/Council Meeting
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:
Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:
Approve the minutes accepting edits as presented.

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:
None

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Bryan Lackey, City Manager
Item of Business:	AR-2024-01 Fourth Quarter Budget Adjustment for Fiscal Year 2023
Meeting Date:	January 16, 2024

Purpose of Request:
The purpose of this request is to approve the budget adjustments associated with the fourth quarter of fiscal year 2023.

Facts & Issues / History & Background:
The City of Gainesville Code states in part: Sec. 2-3-87 - Budget amendments (a) General amendment. The Council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the City Council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Department Recommendation:
Financial Services recommends the approval of the fourth quarter budget adjustment for fiscal year 2023.

Department Director:
Jeremy Perry

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

Administrative Comments:

Attachments:
1. AR-2024-01 Fourth Qtr Budget Adjustment for FY23
2. Attachment A - Charts for 4th Quarter Budget Adjustments for FY2023
3. Attachment B - Descriptions for 4th Qtr BA for FY2023

RESOLUTION AR-2024-01

REGARDING FOURTH QUARTER BUDGET ADJUSTMENT FOR FISCAL YEAR 2023

WHEREAS, the City Council approved a budget for fiscal year 2023 for the City of Gainesville on June 21, 2022; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

Adopted this _____ day of _____, 2024.

_____
W. Samuel Couvillon, Mayor

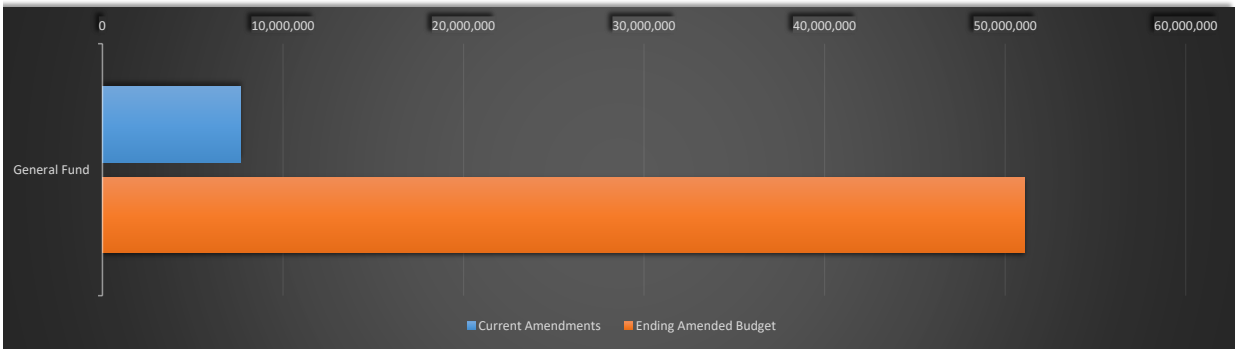
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

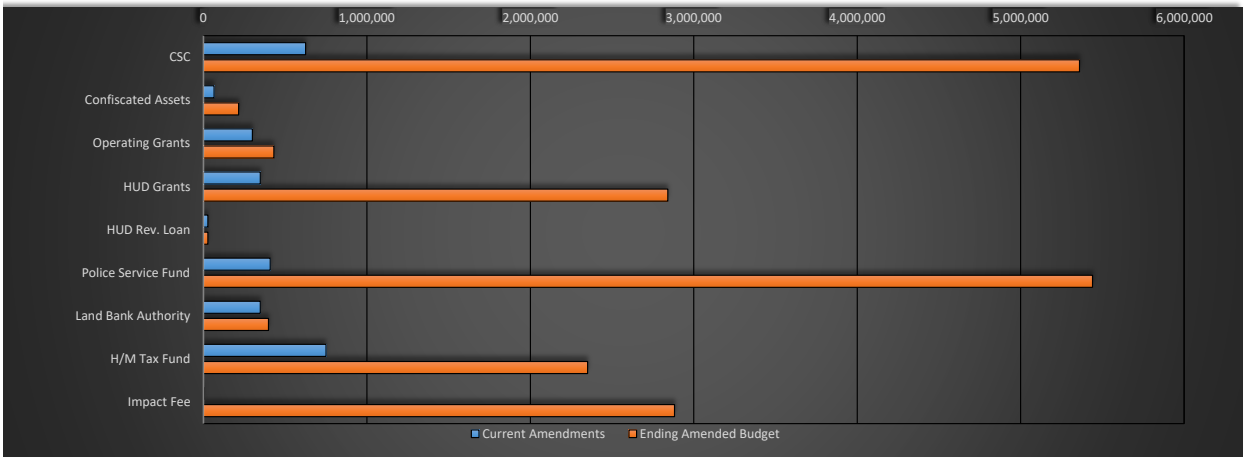
_____
Denise O. Jordan, City Clerk

ATTACHMENT A

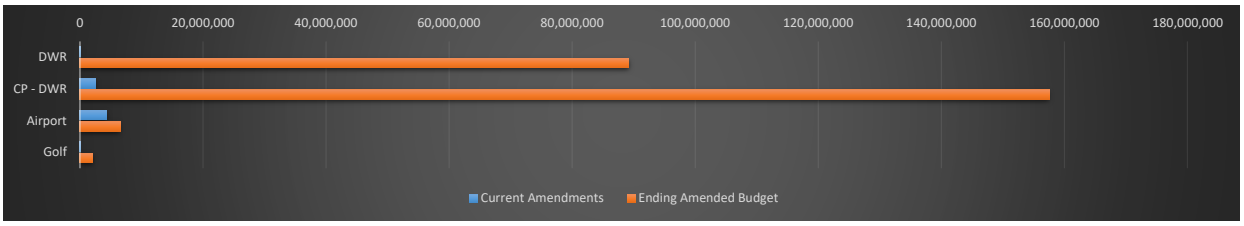
General Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
General Fund	43,417,984	7,662,017	51,080,001
Grand Total	**43,417,984**	**7,662,017**	**51,080,001**



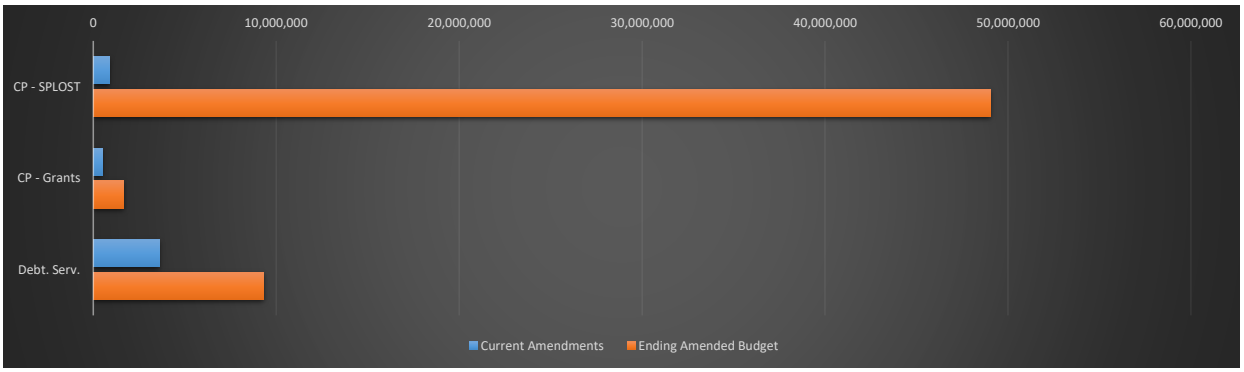
Special Revenue Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CSC	4,734,868	625,000	5,359,868
Cemetery Trust	55,000	0	55,000
Confiscated Assets	150,000	65,097	215,097
Operating Grants	131,300	299,410	430,710
HUD Grants	2,493,160	347,793	2,840,953
Opiod Settlement Fund	0	125,000	125,000
HUD Rev. Loan	0	27,000	27,000
Fire Services fund	10,379,377	0	10,379,377
Police Service Fund	5,030,823	408,586	5,439,409
ARPA	2,427,753	0	2,427,753
Econ. Dev.	5,573,000	0	5,573,000
Land Bank Authority	50,000	347,793	397,793
TAD	619,362	0	619,362
H/M Tax Fund	1,600,425	750,000	2,350,425
Impact Fee	2,879,700	2,397	2,882,097
Info. Tech. Fund	44,760	0	44,760
Grand Total	**36,169,528**	**0**	**39,167,604**



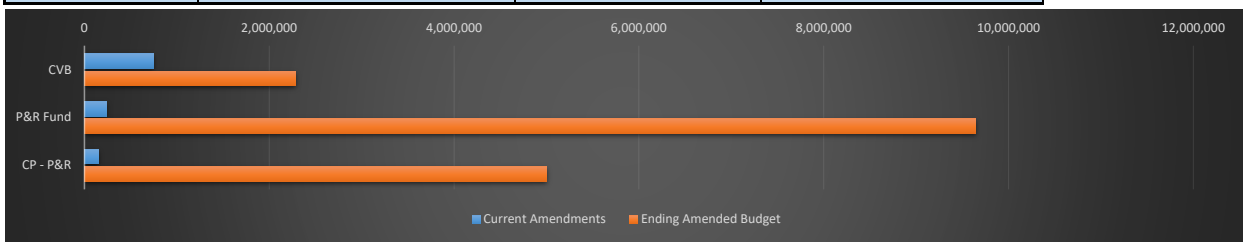
Enterprise Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
DWR	89,088,758	58,390	89,147,148
CP - DWR	155,019,951	2,489,251	157,509,202
Solid Waste	4,339,724	0	4,339,724
Airport	2,248,987	4,272,186	6,521,173
Golf	2,058,479	2,411	2,060,890
Grand Total	**252,755,899**	**6,822,238**	**259,578,137**



Capital and Debt Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CP - SPLOST	48,141,142	881,166	49,022,308
CP - Grants	1,159,678	506,175	1,665,853
CP - Govern.	57,943,103	-14,193,258	43,749,845
Debt. Serv.	5,706,038	3,598,000	9,304,038
Grand Total	**112,949,961**	**-9,207,917**	**103,742,044**



Component Unit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CVB	1,533,164	750,000	2,283,164
P&R Fund	9,403,160	239,911	9,643,071
CP - P&R	4,851,705	150,777	5,002,482
Grand Total	**15,788,029**	**989,911**	**11,926,235**



Non-Profit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Non-Profit	24,367	0	24,367
Grand Total	**24,367**	**0**	**24,367**

Internal Service Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Gen. Insurance	2,176,601	163,502	2,340,103
Employee Ben.	11,344,294	0	11,344,294
Veh. Serv.	3,063,044	0	3,063,044
Grand Total	**16,583,939**	**163,502**	**16,747,441**

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2023 ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total increase of $7,662,017 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase are as follows:

- Recognize revenue for sale of Main Street Lot and to reimburse the Economic Development fund in the amount of $3,598,000.
- Decrease in LOST revenue transfer to Project 91050- City Campus Improvements in the amount of $-35,983.
- Complete the transfers for the projects that were established when the FY23 budget was approved in the amount of $4,100,000 projects- 083009-Elachee Bridge ($250,000), 083015- Athens Street Improvements ($500,000), 91050- City Campus Improvements ($250,000), 91025- City of Gainesville Signage ($150,000), 93189- Downtown Improvements ($1,500,000), 91055- Placemaking Implementation ($250,000), 18354- Trailhead Enhancements ($700,000), 95013- Renaissance Pocket Park ($100,000), and transfer to Police Services Fund ($400,000).

SPECIAL REVENUE FUNDS

COMMUNITY SERVICE CENTER FUND

The Community Service Center fund recognized a total increase of $625,000 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- Establishment of Capital Project- T006884 (Transit) in the amount of $625,000.

CONFISCATED ASSETS FUND

The Confiscated Assets fund recognized a total increase of $65,097 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- Year-end budget adjustments in the amount of $65,097 for equipment purchases.

GRANTS FUND

The Grants fund recognized a total increase of $299,410 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- Year-end Grant budget adjustments in the amount of $299,410.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2023 ADJUSTMENT DESCRIPTIONS

HUD GRANTS FUND

The HUD Grants fund recognized a total increase of $347,793 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- CDBG Subaward to GHLBA in the amount of $347,793.

HUD REVOLVING LOAN FUND

The HUD Revolving Loan fund recognized a total increase of $27,000 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- Establishment of FY23 Revolving Loan Fund Budget.

POLICE SERVICES FUND

The Police Services fund recognized a total increase of $408,586 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase are as follows:

- FY23 transfers to Police Services fund in the amount of $400,000.
- Transfer from General Insurance fund in the amount of $8,586 for MVA repairs.

LAND BANK AUTHORITY FUND

The Land Bank Authority fund recognized a total increase of $347,793 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- CDBG Subaward to GHLBA in the amount of $347,793.

HOTEL MOTEL TAX FUND

The Hotel/Motel Tax fund recognized a total increase of $750,000 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- FY23 transfers to Hotel/Motel Tax fund in the amount of $750,000.

IMPACT FEE FUND

The Impact Fee fund recognized a total increase of $2,397 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- Year-end budget adjustments in the amount of $2,397 for equipment purchases.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2023 ADJUSTMENT DESCRIPTIONS
ENTERPRISE FUNDS

DEPARTMENT OF WATER RESOURCES FUND

The DWR fund recognized a total increase of $58,390 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase is as follows:

- Recognize transfer from General Insurance fund for flood damages in the amount of $58,390.

AIRPORT FUND

The Airport fund recognized a total increase of $4,272,186 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase is as follows:

- Establish FAA-GDOT grant funding for Runway 5-23 Rehabilitation in the amount of $4,272,186.

CHATTAHOOTCHEE GOLF COURSE FUND

The Chattahoochee Gold Course fund recognized a total increase of $2,411 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase is as follows:

- Recognize increase in fund balance of $2,411 from Friends of Chattahoochee Golf Course.

CAPITAL AND DEBT FUNDS

SPLOST CAPITAL PROJECTS FUND

The SPLOST Project fund recognized a total increase of $881,166 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase are as follows:

- FY23 transfers from General Fund in the amount of $750,000.
- Recognize additional LMIG funds in the amount of $131,166.

GRANTS CAPITAL PROJECTS FUND

The Grants Capital Project fund recognized a total increase of $506,175 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase are as follows:

- Transfer to SPLOST fund in the amount of $375,000 for projects 93127- Prior St. Turn Lane.
- Transfer to SPLOST fund in the amount of $131,175 to recognize additional LMIG funds.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2023 ADJUSTMENT DESCRIPTIONS

GENERAL GOVERNMENT CAPITAL PROJECTS FUND

The General Government Capital Project fund recognized a total decrease of $-14,193,258 during the fourth quarter of fiscal year 2023. The adjustments associated with this decrease are as follows:

- Due to changes in GASB, bond proceeds for the Boathouse needed to be recorded differently, which resulted in a decrease of $-16,900,000.
- FY23 transfers from General Fund in the amount of $2,206,742 for projects.
- Recognize private donation for Retail Space in the amount of $500,000.

DWR CAPITAL PROJECTS FUND

The DWR Capital Projects fund recognized a total increase of $2,489,251 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase are as follows:

- GDCIGA 9, LP Sewer Payment in the amount of $1,700,000.
- FY23 transfers in the amount of $700,000.
- Transfer from General Insurance fund in the amount of $89,251 from freezing damages.

DEBT SERVICES FUND

The Debt Services fund recognized a total increase of $3,598,000 during the fourth quarter of fiscal year 2023. The adjustment associated with this increase is as follows:

- Transfer from General Fund for the sale of Main Street Lot in the amount of $3,598,000.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
4th QTR BA for FY2023 ADJUSTMENT DESCRIPTIONS
COMPONENT UNIT FUNDS

CONVENTION AND VISITOR'S BUREAU FUND

The Parks and Recreation fund recognized a total increase of $750,000 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase is as follows:

- FY23 transfers from Hotel/Motel fund in the amount of $750,000.

PARKS AND RECREATION FUND

The Parks and Recreation fund recognized a total increase of $239,911 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase are as follows:

- Recognize donation for Wilshire Wonderland of Lights in the amount of $22,000.
- Reclassification of Fair Street Improvements from capital to operating in the amount of $7,000.
- Recognize sale of assets in the amount of $36,486.
- Increase in budgeted fund balance in the amount of $45,000 for Park Development Funds transfer- AR-23-01.
- Recognize program income from various divisions in the amount of $120,425.

PARKS AND RECREATION CAPITAL PROJECT FUND

The Parks and Recreation Capital Project fund recognized a total increase of $150,777 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase is as follows:

- FY23 transfers in the amount of $150,777.

INTERNAL SERVICE FUNDS

GENERAL INSURANCE FUND

The General Insurance fund recognized a total increase of $163,502 during the fourth quarter of fiscal year 2023. The adjustments associated with this increase is as follows:

- Recognize insurance reimbursements in the amount of $163,502.

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Bryan Lackey, City Manager
Item of Business:	AR-2024-02 First Quarter Budget Adjustment for Fiscal Year 2024
Meeting Date:	January 16, 2024

Purpose of Request:
Financial Services recommends the approval of the first quarter budget adjustment for fiscal year 2024.

Facts & Issues / History & Background:
The City of Gainesville Code states in part: Sec. 2-3-87 - Budget amendments (a) General amendment. The Council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Department Recommendation:
Financial Services recommends the approval of the first quarter budget adjustment for fiscal year 2024.

Department Director:
Jeremy Perry

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

Administrative Comments:

Attachments:
1. AR-2024-02 First Qtr Budge Adjustment for FY24
2. Attachment A - Charts for 1st Quarter Budget Adjustments for FY2024
3. Attachment B - Descriptions for 1st Qtr BA for FY2024

RESOLUTION AR-2024-02

REGARDING FIRST QUARTER BUDGET ADJUSTMENT FOR FISCAL YEAR 2024

WHEREAS, the City Council approved a budget for fiscal year 2024 for the City of Gainesville on June 20, 2023; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

Adopted this _____ day of _____, 2024.

_____
W. Samuel Couvillon, Mayor

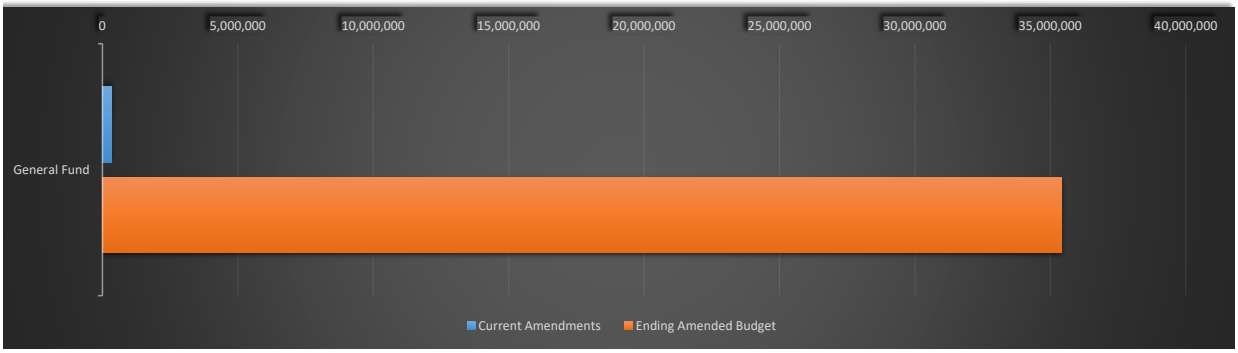
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

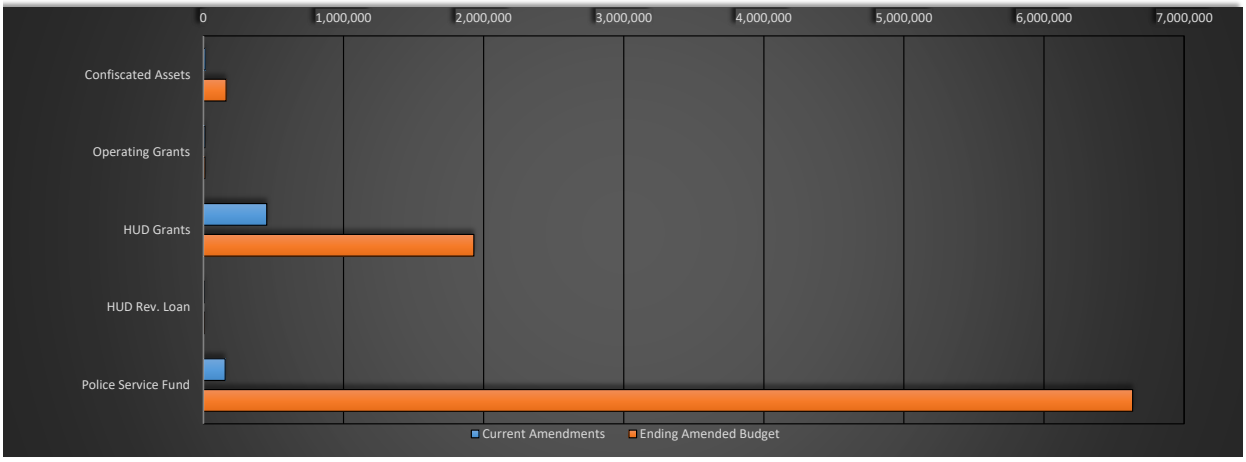
_____
Denise O. Jordan, City Clerk

ATTACHMENT A

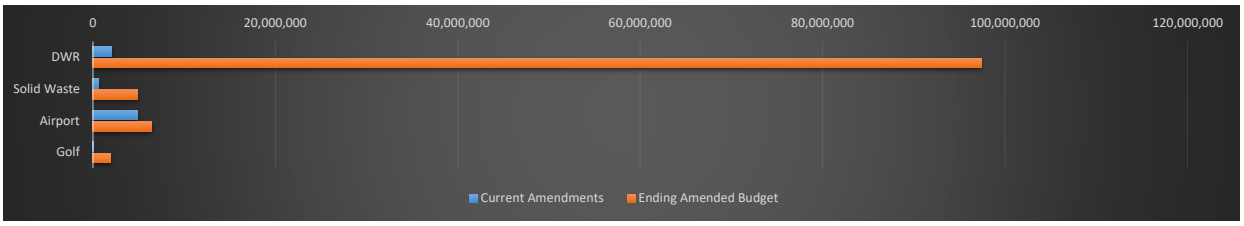
General Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
General Fund	35,075,093	346,147	35,421,240
Grand Total	**35,075,093**	**346,147**	**35,421,240**



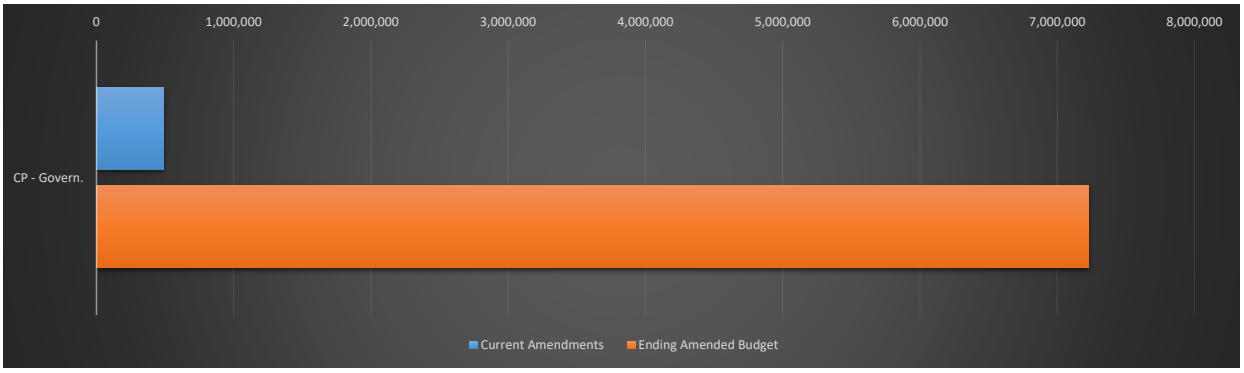
Special Revenue Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CSC	5,999,687	0	5,999,687
Cemetery Trust	65,000	0	65,000
Confiscated Assets	150,000	12,037	162,037
Operating Grants	0	10,000	10,000
HUD Grants	1,478,399	451,710	1,930,109
HUD Rev. Loan	0	6,300	6,300
Fire Services fund	11,671,992	0	11,671,992
Police Service Fund	6,477,152	155,255	6,632,407
Econ. Dev.	73,000	0	73,000
Land Bank Authority	60,000	0	60,000
TAD	2,799,520	0	2,799,520
H/M Tax Fund	2,000,425	0	2,000,425
Impact Fee	4,454,414	0	4,454,414
Info. Tech. Fund	42,260	0	42,260
Grand Total	**37,699,602**	**0**	**38,459,904**



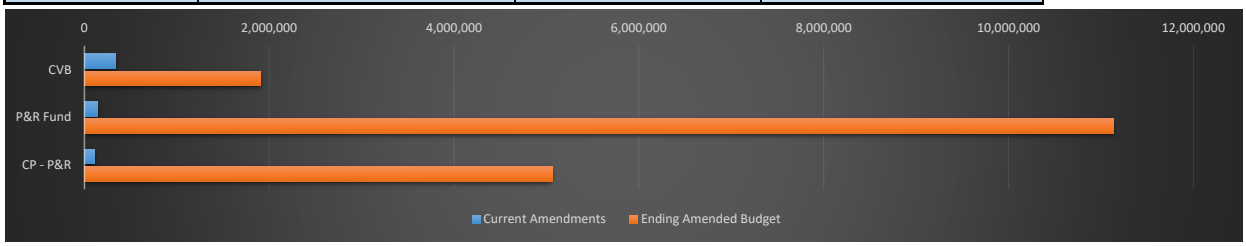
Enterprise Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
DWR	95,382,888	2,079,835	97,462,723
CP - DWR	30,940,041	0	30,940,041
Solid Waste	4,253,308	654,000	4,907,308
Airport	1,482,443	4,904,706	6,387,149
Golf	1,895,083	34,512	1,929,595
Grand Total	**133,953,763**	**7,673,053**	**141,626,816**



Capital and Debt Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CP - SPLOST	6,704,135	0	6,704,135
CP - Govern.	6,743,340	486,517	7,229,857
Debt. Serv.	6,554,470	0	6,554,470
Grand Total	**21,161,623**	**486,517**	**21,648,140**



Component Unit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CVB	1,565,787	335,600	1,901,387
P&R Fund	10,996,457	140,670	11,137,127
CP - P&R	4,950,000	110,000	5,060,000
Grand Total	**17,512,244**	**476,270**	**13,038,514**



Non-Profit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Non-Profit	24,367	0	24,367
Grand Total	**24,367**	**0**	**24,367**

Internal Service Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Gen. Insurance	2,263,509	14,325	2,277,834
Employee Ben.	11,344,294	0	11,344,294
Veh. Serv.	3,468,611	15,876	3,484,487
Grand Total	**17,076,414**	**30,201**	**17,106,615**

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
1st QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total increase of $346,147 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders.

SPECIAL REVENUE FUNDS

CONFISCATED ASSETS FUND

The Confiscated Assets fund recognized a total increase of $12,037 during the first quarter of fiscal year 2024. The adjustment associated with this increase is as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders.

GRANTS FUND

The Grants fund recognized a total increase of $10,000 during the first quarter of fiscal year 2024. The adjustment associated with this increase is as follows:

- Increase in grant funding for Bulletproof Vest Partnership grant in the amount of $10,000.

HUD GRANTS FUND

The HUD Grants fund recognized a total increase of $451,710 during the first quarter of fiscal year 2024. The adjustment associated with this increase is as follows:

- Establishment of CDBG 2024 projects in the amount of $451,710.

HUD REVOLVING LOAN FUND

The HUD Revolving Loan fund recognized a total increase of $6,300 during the first quarter of fiscal year 2024. The adjustment associated with this increase is as follows:

- Establishment of FY24 Revolving Loan Fund Budget.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
1st QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS

POLICE SERVICES FUND

The Police Services fund recognized a total increase of $155,255 during the first quarter of fiscal year 2024. The adjustment associated with this increase are as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders in the amount of $146,669.
- Increase in budgeted fund balance in the amount of $8,586 for motor vehicle accident repairs.

ENTERPRISE FUNDS

DEPARTMENT OF WATER RESOURCES FUND

The DWR fund recognized a total increase of $2,079,835 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders.

AIRPORT FUND

The Airport fund recognized a total increase of $4,904,706 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders

CHATTAHOOTCHEE GOLF COURSE FUND

The Chattahoochee Gold Course fund recognized a total increase of $34,512 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders.

SOLID WASTE FUND

The Solid Waste fund recognized a total increase of $654,000 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Increase in budgeted fund balance for Packer Trucks debt payment in the amount of $654,000.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
1st QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS
CAPITAL AND DEBT FUNDS

GENERAL GOVERNMENT CAPITAL PROJECTS FUND

The General Government Capital Project fund recognized a total increase of $486,517 during the first quarter of fiscal year 2024. The adjustments associated with this increase are as follows:

- Establishment of FY2024 capital projects per Resolution AR-23-12.

COMPONENT UNIT FUNDS

CONVENTION AND VISITOR'S BUREAU FUND

The Parks and Recreation fund recognized a total increase of $335,600 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders in the amount of $5,600.
- Establishment of FY2024 capital project per Resolution AR-23-12 in the amount of $330,000.

PARKS AND RECREATION FUND

The Parks and Recreation fund recognized a total increase of $140,670 during the first quarter of fiscal year 2024. The adjustments associated with this increase are as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders in the amount of $28,223.
- Transfer from Tree Fund in the amount of $2,447.
- Establishment of AR-23-05 Roper Park Sand Volleyball Courts in the amount of $90,000.
- Establishment of AR-23-04 FMAC ADA Accessibility Equipment in the amount of $20,000.

PARKS AND RECREATION CAPITAL PROJECT FUND

The Parks and Recreation Capital Project fund recognized a total increase of $110,000 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- Establishment of AR-23-05 Roper Park Sand Volleyball Courts in the amount of $90,000.
- Establishment of AR-23-04 FMAC ADA Accessibility Equipment in the amount of $20,000.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
1st QTR BA for FY2024 ADJUSTMENT DESCRIPTIONS
INTERNAL SERVICE FUNDS

GENERAL INSURANCE FUND

The General Insurance fund recognized a total increase of $14,325 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders.

VEHICLE SERVICES FUND

The General Insurance fund recognized a total increase of $15,876 during the first quarter of fiscal year 2024. The adjustments associated with this increase is as follows:

- FY23-FY24 Anticipated re-appropriations of open balances from purchase orders.

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 12, 2024
Final Approval Date:	January 12, 2024
Presenter:	Bryan Lackey, City Manager
Item of Business:	BR-2024-02 Support of the Expansion of the Municipal Option Sales Tax (MOST)
Meeting Date:	January 16, 2024

Purpose of Request:
For the City Council to demonstrate support for the Expanding Use of the Municipal Option Sales Tax (MOST).

Facts & Issues / History & Background:

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. BR-2024-02 Support of the Expansion of the Municipal Option Sales Tax MOST

RESOLUTION BR-2024-02

A Resolution in Support of the Expansion of the Municipal Option Sales Tax (MOST) by the Georgia General Assembly to Provide Alternative Funding Mechanisms for Property Tax Relief for Capital Investments

WHEREAS, Georgia's cities host 69% of the jobs in the state and they are home to 67% of all the commercial property in the state, as documented by Georgia Municipal Association (GMA) research; and

WHEREAS, Georgia's cities contain 61% of all tax-exempt property in the state yet are still responsible for providing infrastructure and services to these properties, as reported by GMA; and

WHEREAS, according to GMA, the "daytime" population in Georgia cities surges by 28% as people come to work, shop and play in these economic centers; and

WHEREAS, municipalities across Georgia must maintain essential services, like police, fire, water, sewer, and stormwater, for both daytime and nighttime populations; and

WHEREAS, a 2022 capital needs assessment of Georgia's cities suggests that cities have approximately $18 billion in capital projects over the next five years, with water/wastewater/stormwater, transportation and public safety being the primary investment needs, as projected by GMA; and

WHEREAS, expansion of the municipal option sales tax (MOST) law for all cities would provide additional flexibility in delivering either property tax relief or infrastructure investments in municipalities which are economic engines in counties across Georgia.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body urges the Georgia General Assembly to pass legislation to expand the existing municipal option sales tax law so that all cities can access this revenue source, subject to the approval of each municipality's voters.

BE IT FURTHER RESOLVED that the city clerk is authorized and directed to transmit an appropriate copy of this resolution to the legislative delegation for their consideration.

Adopted this _____ day of _____, 2024.

_____

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

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 11, 2024
Final Approval Date:	January 11, 2024
Presenter:	Bryan Lackey, City Manager
Item of Business:	PR-2024-01 Approval of the Updated Hall Area Transit (HAT) Public Transportation Agency Safety Plan (PTASP)
Meeting Date:	January 16, 2024

Purpose of Request:
Approve the updated Public Transportation Agency Safety Plan for Hall Area Transit as required by FTA.

Facts & Issues / History & Background:
Moving Ahead for Progress in the 21st Century (MAP-21) and the Fixing America's Surface Transportation Act (FAST) granted the Federal Transit Administration (FTA) authority to establish and enforce a comprehensive framework to oversee the safety of transit bus systems throughout the US. On July 19, 2018, the FTA promulgated its final rule 49 CFT Part 673 - Public Transportation Agency Safety Plan (PTASP) which requires recipients of FTA Chapter 5307 funds to develop and implement a safety plan based on Safety Management Systems (SMS) principals and methods.

Department Recommendation:
Approve the updated Public Transportation Agency Safety Plan.

Department Director:
Phillippa Lewis-Moss

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

Amount Requested: 0.00

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:
1. PR-2024-01 Approval of the Update HAT Public Transportation Agency Safety Plan
2. Plan Document: Hall Area Transit PTASP

RESOLUTION PR-2024-01

Approval of the Updated Hall Area Transit (HAT) Public Transportation Agency Safety Plan (PTASP)

WHEREAS, the Federal Transit Administration has directed all transit agencies to develop a Safety Plan consistent with goals outlined in the authorizing resolution known as Moving Ahead for Progress in the 21st Century (MAP-21); and

WHEREAS, the four objectives of the Safety Plan are to:

1) Increase the safety of our transit system by proactively identifying, assessing and controlling risks;
2) Continually improve safety performance;
3) Improve commitment of transit leadership to safety; and
4) Foster a culture of safety awareness and responsiveness.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves of the Hall Area Transit Public Transportation Agency Safety Plan and authorizes the City Manager and/or Mayor to sign all associated documents**.**

Adopted this _____ day of _____, 2024.

_____
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

HALL AREA TRANSIT

SAFETY PLAN

DECEMBER 2023

AUTHORIZATIONS

Moving Ahead for Progress in the 21st Century (MAP-21) and the Fixing America's Surface Transportation Act (FAST) granted the Federal Transit Administration (FTA) the authority to establish and enforce a comprehensive framework to oversee the safety of transit bus systems throughout the United States. On July 19, 2018, the FTA promulgated its final rule 49 CFR Part 673 - Public Transportation Agency Safety Plan (PTASP) which requires recipients of FTA Chapter 5307 funds to develop and implement a safety plan based on Safety Management Systems (SMS) principles and methods.

Hall Area Transit (HAT) establishes this Safety Plan as our agency's commitment to system safety and the principles of SMS. The objectives of our plan are to:

- Increase the safety of our transit system by proactively identifying, assessing, and controlling risks;
- Continually improve safety performance;
- Improve the commitment of transit leadership to safety; and
- Foster a culture of safety awareness and responsiveness.

HAT is committed to implementing a systematic and comprehensive safety program. Leadership will visibly demonstrate its commitment to safety by monitoring hazards, enforcing and supporting safety programs, and promoting an open and transparent environment to discuss and address safety issues.

This Safety Plan was developed by the Georgia Department of Transportation (GDOT), and HAT has adopted it to comply with FTA Part 673 requirements. The Gainesville City Council and City Manager, and our Community Services Director and Transit Operations Director have reviewed and approved this Safety Plan and assure that its contents meet the requirements of Regulation 49 CFR Part 673 through the establishment of a comprehensive SMS framework.

To ensure that the necessary processes are in place to accomplish both enhanced safety at the local level and the goals of the National Public Transportation Safety Plan (NPTSP), HAT has adopted this PTASP and the tenets of SMS including a Safety Management Policy (SMP) and the processes for Safety Risk Management (SRM), Safety Assurance (SA), and Safety Promotion (SP), per 49 USC 5329(d)(1)(A). While safety has always been a primary function at HAT, this document lays out a process to fully implement an SMS over the next several years that complies with the PTASP final rule, as amended.

Additionally, FTA recently released a Notice of Proposed Rulemaking (NPRM) with proposed revisions to the NPTSP to address the new requirements in the Bipartisan Infrastructure Law (BIL), enacted as the Infrastructure Investment and Jobs Act (IIJA) to further advance transit safety. The revision supersedes the one which FTA published in January 2017. It lays out a performance-based approach to reduce injuries and fatalities on transit systems under FTA's safety jurisdiction. If these changes are ratified, this plan will be updated to include safety training for maintenance staff as well as de-escalation training for all safety sensitive personnel. Three new Safety Performance Measures will be added for tracking including "Transit Worker Fatality Rate," "Assaults on Transit Workers," and "Rate of Assaults on Transit Workers." This plan will then be updated to include two new Safety Risk Reduction Program Measures which are "Assaults on Transit Workers" and "Rate of Assaults on Transit Workers, both of which are already reported by HAT to the FTA through the National Transit Database (NTD).

Safety is a core business function of all public transportation providers and should be systematically applied to every aspect of service delivery. At HAT all levels of management, administration and operations are responsible for the safety of their customers and themselves. This Safety Plan will be distributed to all transit employees and will be reviewed and updated annually.

APPROVED BY	DATE
Phillippa Lewis Moss, Community Services Director	

REVISION RECORD				
Revision #	Review Date	Reviewer	Revision Date	Approved By
2	12/31/22	GDOT	12/31/2022	GDOT
3	12/31/23	GDOT	MM/DD/2023	
4	_/_/24			

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DEFINITIONS

Accident: An event that involves any of the following – loss of life; a report of a serious injury to a person; a collision of a public transit vehicle; an evacuation for life safety reasons at any location, at any time, whatever the cause.

Accountable Executive: A single, identifiable person who has ultimate responsibility for carrying out the Public Transportation Agency Safety Plan of a public transportation agency; responsibility for carrying out the Agency's Transit Asset Management Plan; and control or direction over the human and capital resources needed to develop and maintain both the Agency's Public Transportation Agency Safety Plan, in accordance with 49 USC § 5329(d), and the Agency's Transit Asset Management Plan in accordance with 49 USC § 5326.

Agency Leadership and Executive Management: Those members of agency leadership or executive management (other than an Accountable Executive, CSO, or SMS Executive) who have authorities or responsibilities for day-to-day implementation and operation of an agency's SMS.

Chief Safety Officer: Means an adequately trained individual who has responsibility for safety and reports directly to a transit agency's chief executive officer, general manager, president, or equivalent officer. A Chief Safety Officer may not serve in other operational or maintenance capacities, unless the Chief Safety Officer is employed by a transit agency that is a small public transportation provider as defined in this part, or a public transportation provider that does not operate a rail fixed guideway public transportation system.

Event: Any accident, incident, or occurrence.

Fatality: A death or suicide confirmed within 30 days of a reported event. Does not include deaths in or on transit property that are a result of illness or other natural causes; a death due to, Collision (including suicides), Fire, Hazardous material spill, Acts of God, System or personal security event (including suicides), and Other safety events.

Hazard: Any real or potential condition that can cause injury, illness, or death; damage to or loss of the facilities, equipment, rolling stock, or infrastructure of a public transportation system; or damage to the environment.

Hazard Likelihood: Probability of a hazard consequence to occur.

Hazard Severity: The effect/damaging result of a hazards consequence.

Incident: An event that involves any of the following – a personal injury that is not a serious injury; one or more injuries requiring medical transport; or damage to facilities, equipment, rolling stock, or infrastructure that disrupts the operations of a transit agency.

Investigation: The process of determining the causal and contributing factors of an accident, incident, or hazard, for the purpose of preventing recurrence and mitigating risk.

Injury: Any damage or harm to persons that requires immediate medical attention away from the scene because of a reportable event. Agencies must report each person transported away from the scene for medical attention as an injury, whether or not the person appears to be injured

Key staff: A group of staff or committees to support the Accountable Executive, CSO, or SMS Executive in developing, implementing, and operating the agency's SMS.

Major Mechanical Failures: Failures caused by vehicle malfunctions or subpar vehicle condition which requires that the vehicle be pulled from service.
National Public Transportation Safety Plan (NPTSP): The plan to improve the safety of all public transportation systems that receive Federal financial assistance under 49 USC Chapter 53.

Notice of Proposed Rulemaking (NPRM): A proposed new regulation or proposed changes to an existing regulation. A Federal agency is only allowed to issue regulations if authorized to do so by Congress, so the NPRM also provides the statutory authority under which the agency is proposing the regulation. The NPRM also explains the background and history of the issue that generated the regulation, and avenues for public participation.

Occurrence: An event without any personal injury in which any damage to facilities, equipment, rolling stock, or infrastructure does not disrupt the operations of a transit agency.

Passenger: A person, other than an operator, who is on board, boarding, or alighting from a vehicle on a public transportation system for the purpose of travel.

Preventative Maintenance: Regular, scheduled, and/or recurring maintenance of assets (equipment and facilities) as required by manufacturer or vendor requirements, typically for the purpose of maintaining assets in satisfactory operating condition. Preventative maintenance is conducted by providing for systematic inspection, detection, and correction of anticipated failures either before they occur or before they develop into major defects. Preventative maintenance is maintenance, including tests, measurements, adjustments, and parts replacement, performed specifically to prevent faults from occurring. The primary goal of preventative maintenance is to avoid or mitigate the consequences of failure of equipment.

Public Transportation Agency Safety Plan (PTASP): The documented comprehensive agency safety plan for a transit agency that is required by 49 USC 5329 and this part.

Performance target: A quantifiable level of performance or condition, expressed as a value for the measure, to be achieved within a time period required by the Federal Transit Administration.

Reportable: An event occurring on transit right-of-way, in a transit revenue facility, in a transit maintenance facility, or involving a transit revenue vehicle, excluding occupational safety events occurring in administrative buildings.

Risk: An assessed probability and severity calculation to classify the overall potential consequences of a hazard.

Safety Assurance (SA): A list of defined safety performance indicators for reach priority risk and associated targets HAT will use to determine if it is achieving the specified safety goals.

Safety Committee: A committee convened by a joint labor-management process comprised of an equal number of frontline employees (selected by a labor organization representing the plurality of the frontline workforce employed by the recipient or, if applicable, a contractor to the recipient, to the extent frontline employees are represented by labor organizations) and management.

Safety Events: Include but are not limited to collisions, fires, hazardous material spills, slips, trips, falls, smoke, power failure, maintenance-related issues, or electric shock. To be reported as a major event, these events must **either** meet the fatality, evacuation, or property damage threshold **or** result in two or more injured persons. Other Safety Events that cause only one person to be immediately transported from the scene for medical attention, and that do not trigger any other reporting threshold, are reported on the Non-Major Monthly Summary Report form. The FTA includes Other Safety Events that occur in a transit maintenance facility and meet a reporting threshold but continues to exclude occupational safety events occurring in administrative buildings.

Safety Management Policy (SMP): A transit agency's documented commitment to safety, which defines the transit agency's safety objectives and the accountabilities and responsibilities of the agency's employees regarding safety.

Safety Management System (SMS): The formal, top-down, data-driven, organization-wide approach to managing safety risk and assuring the effectiveness of a transit agency's safety risk mitigation. SMS includes systematic procedures, practices, and policies for managing risks and hazards.

Safety Management System (SMS) Executive: A CSO or an equivalent.

Safety Objective: A general goal or desired outcome related to safety.

Safety Performance: An organization's safety effectiveness and efficiency, as defined by safety performance indicators and targets, measured against the organization's safety objectives.

Safety Performance Measure: An expression based on a quantifiable indicator of performance or condition that is used to establish targets and to assess progress toward meeting the established targets.

Safety Performance Monitoring: Activities aimed at the quantification of an organization's safety effectiveness and efficiency during service delivery operations, through a combination of safety performance indicators and safety performance targets.

Safety Performance Target: A performance target related to safety management activities.

Safety Promotion (SP): A combination of training and communication of safety information to support SMS as applied to the transit agency's public transportation system.

Safety Risk: The assessed probability and severity of the potential consequence(s) of a hazard, using as reference the worst foreseeable, but credible, outcome.

Safety Risk Assessment: The formal activity whereby a transit agency determines SRM priorities by establishing the significance or value of its safety risks.

Safety Risk Management (SRM): A process within a transit agency's Safety Plan for identifying hazards, assessing the hazards, and mitigating safety risk.

Safety Risk Mitigation: The activities whereby a public transportation agency controls the probability or severity of the potential consequences of hazards.

Safety Risk Probability: The likelihood that a consequence might occur, taking as reference the worst foreseeable, but credible, condition.

Safety Risk Severity: The anticipated effects of a consequence, should the consequence materialize, taking as reference the worst foreseeable, but credible, condition.

Serious Injury: Any injury which:

- Requires hospitalization for more than 48 hours, commencing within seven days from
- the date that the injury was received;
- Results in a fracture of any bone (except simple fractures of fingers, toes, or nose);
- Causes severe hemorrhages, nerve, muscle, or tendon damage;
- Involves any internal organ; or
- Involves second- or third-degree burns, or any burns affecting more than 5 percent of
- the body surface.

Small Public Transportation Provider: A recipient or subrecipient of Federal financial assistance under 49 USC 5307 that has one hundred (100) or fewer vehicles in peak revenue service and does not operate a rail fixed guideway public transportation system.

State: A State of the United States, the District of Columbia, or the Territories of Puerto Rico, the Northern Mariana Islands, Guam, American Samoa, and the Virgin Islands.

State of Good Repair: The condition in which a capital asset is able to operate at a full level of performance.

State Safety Oversight Agency: An agency established by a State that meets the requirements and performs the functions specified by 49 USC 5329(e) and the regulations set forth in 49 CFR part 674.

Transit Agency: An operator of a public transportation system.

Transit Asset Management (TAM) Plan: The strategic and systematic practice of procuring, operating, inspecting, maintaining, rehabilitating, and replacing transit capital assets to manage their performance, risks, and costs over their life cycles, for the purpose of providing safe, cost-effective, and reliable public transportation, as required by 49 USC 5326 and 49 CFR part 625.

Vehicle Revenue Miles (VRM): The miles that vehicles are scheduled to or actually travel while in revenue service. Vehicle revenue miles include layover/recovery time and exclude deadhead; operator training; vehicle maintenance testing; and school bus and charter services.

Acronyms:

ADA	Americans with Disabilities Act
AE	Accountable Executive
ASP	Agency Safety Plan (aka PTASP)
BIL	Bipartisan Infrastructure Law
CAP	Corrective Action Plan
CSO	Chief Safety Officer
DSR	Department Safety Representative
FAST	Fixing America's Surface Transportation Act
FTA	Federal Transit Administration
FY	Fiscal Year
GDOT	Georgia Department of Transportation
GHCMPO	Gainesville Hall County Metropolitan Planning Organization
GSC	Gainesville Safety Committee
HAT	Hall Area Transit
KPI	Key Performance Indicator
MAP-21	Moving Ahead for Progress in the 21st Century
MILSTD	Military Standard
MPO	Metropolitan Planning Organization
NPRM	Notice of Proposed Rulemaking
NPTSP	National Public Transportation Safety Plan
NTD	National Transit Database
NTSB	National Transportation Safety Board
PHA	Preliminary Hazard Assessment
PPE	Personal Protective Equipment
PTASP	Public Transportation Agency Safety Plan
SMS	Safety Management System
SPT	Safety Performance Target
SRM	Safety Risk Management
TAM	Transit Asset Management
UPT	Unlinked Passenger Trip
USC	United States Code
VRM	Vehicle Revenue Mile

1. Transit Agency Information

Hall Area Transit (HAT) is the public transportation system serving the city of Gainesville and Hall County. HAT offers two services: The first and largest of the two is a microtransit vanpool service. WeGo, operates M-F from 5am to 9pm. The second service known as the Gainesville Trolley offers shuttle service seasonally.

Transit Agency Name	Hall Area Transit		
Transit Agency Address	687 Main Street, Gainesville, GA 30501		
Accountable Executive (Name and Title)	Phillippa Lewis Moss, Community Services Director		
Chief Safety Officer (Name and Title)	Transit Operations Supervisor, Glenda Watts		
Mode(s) of Service Provided (e.g., Fixed Route, Demand Response, ADA Paratransit, etc.)	• Fixed Route Shuttle, • Microtransit Vanpools Service	**List All FTA Funding Types**	5307
Vehicles Operated in Maximum Service, by Mode	• 2 Trolleys • Seasonal Shuttle Service • 22 Vehicles • Microtransit Vanpool Service		
Mode(s) of Service Contracted Out to Third Party Operators (TPOs)	Not Applicable		
Name of Third Party Operator (if applicable) and contact person	Not Applicable		
Does the agency provide transit services on behalf of another transit agency or entity?	No	**Description of Arrangement(s)**	Not Applicable

Name and Address of Transit Agency(ies) or Entity(ies) for Which Service Is Provided	Not Applicable
Are any transit employees represented by a Labor Union? If so please describe.	No
No. of Fixed Bus Routes:	4
Annual Vehicle Revenue Miles (VRM)	
Annual Unlinked Passenger Trips (UPT)	

Appendix D includes all four HAT trolley bus route maps.

2. Safety Management

2.1 Safety Management Policy – 673.23(a)

HAT strives to provide the safest and most secure experience for the riding public and our employees. All levels of management and employees are accountable for the delivery of the highest level of safety performance, starting with the Community Services Director, who manages transit services for Gainesville-Hall. Every employee must practice workplace safety, use equipment, tools and materials properly, and be trained in the agency's work rules and procedures for his or her respective areas of responsibility, including contingency plans for abnormal and emergency conditions.

HAT is committed to:

- Supporting an organizational culture that fosters safe practices, encourages effective employee safety reporting and communication, and actively manages safety with the same attention to results as paid to other management systems of the organization;
- Integrating the management of safety as a primary responsibility of all managers and employees, including contractors;
- Defining for all staff, managers, and employees alike, their accountability and responsibility for the delivery of the organization's safety performance and the overall implementation of our Safety Plan;
- Establishing and implementing a proactive safety program to manage risks to a level that is acceptable and consistent with safety performance;
- Ensuring protections for any employee who discloses a safety concern through the employee safety reporting program;
- Complying with, and wherever possible, exceeding the expectations of legislative and regulatory requirements and standards;
- Ensuring all staff are provided with adequate and appropriate safety-related information, personal protective equipment (PPE) and training, are competent in safety management matters, and are allocated only to tasks commensurate with their skills;
- Communicating the purpose and benefits of the Safety Management System (SMS) to all staff, managers, supervisors, and employees. This communication will specifically define the duties and responsibilities of each employee throughout the organization and all employees will receive appropriate information and SMS training;
- Verify the SMP is signed by the Community Services Director (accountable executive) to convey that SMS is important to the highest level of the organization;
- Establishing and measuring our safety performance against realistic and data-driven safety performance indicators and safety performance targets;
- Continually improving our safety performance through management processes that ensure appropriate safety management actions are taken and are effective; and
- Verify externally supplied systems and services to support our operations are delivered to meet our safety performance standards.
- Verify that the strategies and guidelines to address infectious disease planning and response are consistent with the Centers for Disease Control and Prevention (CDC) and the Georgia Department of Public Health and local health authorities in order to minimize exposure to infectious diseases in accordance with 49 USC section 5329 (d)(1)(D).

This PTASP describes our safety efforts and programs, and through our thorough implementation of such efforts and programs we explicitly show our commitment to system safety based on SMS principles, as per 49 CFR Part 673 and requirements dictated in 49 USC 5329.

2.2 Employee Safety Reporting – 673.23(b)

Employees are required to embrace HAT's safety goals and objectives and are encouraged to report safety concerns, issues, or hazards. Executive management has established a safety reporting process for employees to voice their safety concerns without fear of retribution or blame. All frontline personnel will be responsible for utilizing this program as necessary. Our employees (including contractors) have a duty to report any unsafe condition to their supervisor, manager, or the Chief Safety Officer (CSO). Unsafe conditions may include issues with policies, procedures, physical conditions, events, information about an issue, among others. All violations of agency safety rules or procedures (including regulatory requirements of the agency) may result in disciplinary action. No action will be taken against any employee who communicates a safety condition through our reporting program unless such disclosure indicates an illegal act, gross misconduct or negligence, or a deliberate or willful disregard of our rules, policies and procedures. Once actions to remediate a safety violation have been determined, they shall be communicated throughout the organization and carried out.

2.3 Safety Management Policy Communication – 673.23(c)

HAT staff are informed of their responsibilities related to safety and the requirements of our Safety Plan during onboarding. Communicating the purpose and benefits of this Safety Plan and SMS principles among executive and senior management, supervisors and frontline staff are the most important jobs of all of our employees. All employees understand their respective safety roles and obligations and in identifying and assessing safety risks in the workplace and in agency operations. Fostering and reinforcing these obligations through regular agency-wide communications and programs are critical functions of senior management and the CSO including but not limited to:

- Safety meetings;
- Operator meetings with supervisors and managers;
- Newsletters;
- Safety bulletins;
- Safety emails and text message alerts;
- Radio supervisor communication with operators;
- One-on-one communication between supervisors and frontline employees;
- Meetings with contractors;
- Committee meetings; and
- Safety campaigns.

2.4 Safety Responsibilities

The purpose of this Safety Plan is to maintain a formal safety program and establish a coordinated safety effort responsive to the needs of the operating, maintenance, and support departments. We emphasize the goal of all personnel and contractors to work toward the common goal of minimizing the occurrence of customer and employee accidents and incidents by providing safe revenue service to our customers and a safe work environment for our employees.

The following personnel lead the organization in the implementation of our Safety Plan:

Accountable Executive – Community Services Director (Phillippa Lewis Moss, current incumbent)

- Establishes and sets an organizational example for safety objectives and goals;
- Directs human resources;
- Manages agency finances;
- Oversee operations and maintenance programs;
- Promotes and communicates safety policy and programs;
- Participates in regular meetings with key staff to understand the status of safety programs and data; and
- Ultimately holds responsibility for all agency safety outcomes.

Chief Safety Officer (CSO) – Transit Operations Supervisor (Glenda Watts)

- Designated by the Community Services Director to manage and implement the Safety Plan throughout the agency;
- Regularly reports to the Community Services Director to provide status reports on HAT's safety program implementation;
- Manages the employee safety reporting program;
- Chairs safety meetings with key departmental managers including operations and maintenance;
- Participates in formal meetings with the FTA and GDOT on safety regulatory and program topics;
- Reports Safety Performance Targets (SPTs) to the Gainesville-Hall Metropolitan Planning Organization (GHMPO);
- Develops and implements safety policies, procedures, and programs;
- Supervises and oversees work of assigned safety staff, conducts performance reviews with staff, and initiates appropriate actions related to such;
- Directs the hazard management process and provides notification of reportable accidents, incidents, and hazardous conditions;
- Investigates employee and vehicle accidents/incidents and injuries and works to develop programs to reduce accidents and injuries;
- Conducts inspections and research safety codes, standards, and regulations;
- Compiles and analyzes health and safety statistics; produces reports, records, documents, and manifests; accesses and updates database files;
- Coordinates staff safety meetings and attends meetings, conferences and group functions related to safety;
- Develops and conducts training sessions relating to safety issues;
- Identifies health and safety concerns, analyzes reports and information, develops programs for accident/injury prevention, and submits recommendations to reduce frequency of accidents;
- Develops departmental and organizational Key Performance Indicators (KPI); and
- Conducts risk identification, evaluation, control, funding, and administration.

The CSO has a direct line of reporting to the Community Services Director.
In addition, SMS implementation is supported by other positions within the HAT management structure, as well as key staff including:

- Public Works Director – This position falls under the Department of Public Works of the City of Gainesville;

- Fleet Manager – This position reports to the Public Works Director and is responsible for maintenance of the transit vehicles;
- Community Services Deputy Director/HAT General Manager;
- HAT Vehicle Operator/Trainer; and
- Vehicle Operator/Trainers.

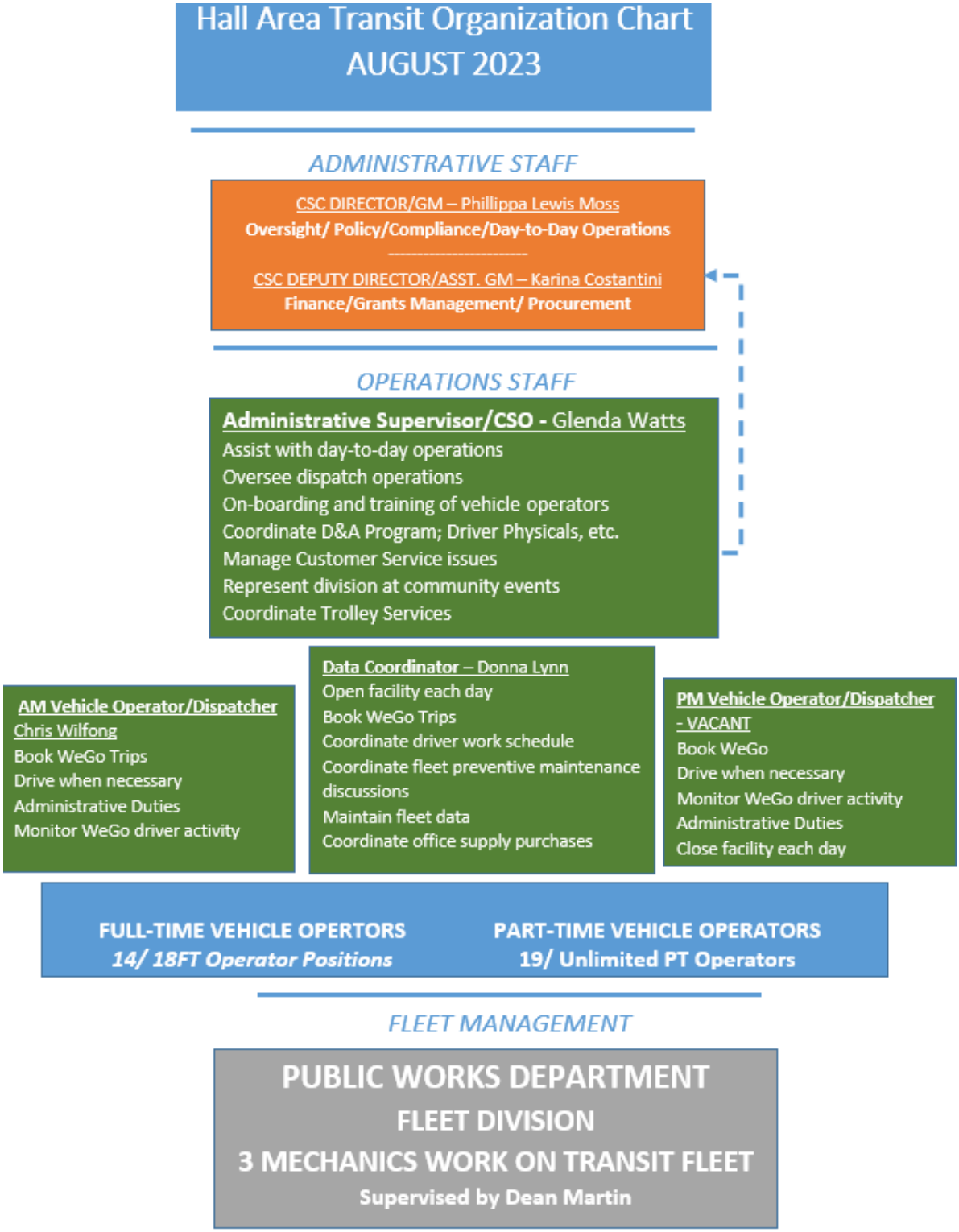
These personnel have the following authorities, accountabilities, and responsibilities:

- Participate as members of HAT Safety Committee;
- Complete training on Safety Plan elements;
- Oversee day-to-day operations of the Safety Plan in their departments;
- Modify policies in their departments consistent with implementation of the Safety Plan, as necessary; and
- Provide subject matter expertise to support implementation of the Safety Plan as requested by the Community Services Director or the CSO, including Safety Risk Management activities, investigation of safety events, development of safety risk mitigations, and monitoring of mitigation effectiveness.

Additionally, maintenance of transit vehicles is performed by the City of Gainesville Department of Public Works.

The overall HAT Organization Chart, which includes the applicable executive management positions/departments can be found in on the following page.

Figure 1 Hall Area Transit Organization Chart



2.5 Safety Committee

The CSO will convene monthly meetings of the Safety Committee to discuss safety program issues, safety data/performance indicators, Safety and Transit Asset Management (TAM) Plan updates, among various other issues that pertain to overall agency safety matters. The Safety Committee is an executive-level function that will at minimum include the Community Services Director, key representatives from Operations and Maintenance, and will be chaired by the CSO. The objectives of regular meetings of the Safety Committee are to ensure that the Community Services Director is well-versed in the implementation of the Safety Plan, KPI, and other important data, and that executive-level staff have a regular multi-disciplinary forum to discuss pertinent safety issues and policy. The official description of the Safety Committee activities and requirements is described in the Gainesville Safety Committee Policy (2021) below.

PURPOSE
The purpose of this policy is to establish the Gainesville Safety Committee (GSC). This program shall be a tool utilized to encourage a culture of safety throughout all City departments and physical assets.

The City of Gainesville is concerned about the safety of our employees and citizens and the protection of property, both public and private. Risk Management has determined that one way to address these concerns effectively is through employee safety education and initiatives communicated through departmental representatives.

STATEMENT OF POLICY
It shall be the policy of the City of Gainesville to provide the highest degree of safety and health for employees and the general public.

ORGANIZATION
Gainesville Safety Committee shall be composed of eleven Department Safety Representatives who reflect the departments within the main physical assets of the City. The City's Risk Manager shall serve as the Chairperson and take responsibility of the committee.

Sub-committees shall be established for departments with multiple divisions, with the purpose of dividing specific tasks outlined by GSC and providing recommendations to the committee based on departmental needs. Departmental sub-committees shall consist of one employee per division within the department.

Gainesville Safety Committee will be composed of one member per department at any given time, and shall be structured as such:

Departments/Physical Assets Represented
- Administrative Services – Risk Manager
- City Manager's Office
- Communications and Tourism
- Finance
- Economic and Community Development
- Public Works
- Water Resources
- Parks and Recreation

- Fire
- Police
- Transit/Community Services
- Golf Course
- Information Technology

At the recommendation of the Risk Manager and Administrative Services Director, each of the representing department heads shall select and approve an employee to be their Department Safety Representative (DSR).

EXPECTATIONS OF COMMITTEE MEMBERS

All Department Safety Representatives shall attend, participate and represent the department, and physical assets in which their department/divisions reside, at the Gainesville Safety Committee meetings. Representatives shall serve as departmental safety leaders, promoting safety in the workplace by exhibiting safety awareness, encouraging employee involvement, and leading departmental efforts to identify and mitigate identified hazards and exposures.

The DSR shall communicate expectations, share discussions and safety concerns with the subcommittee members and employees of the departments they represent.

DSR's will also bring departmental safety concerns to the Committee for review and possible department director recommendations.

It is the responsibility of every Department Safety Representative to maintain employee and department confidentiality regarding any identifying information that might be disclosed during meetings.

KEY OBJECTIVES OF GAINESVILLE SAFETY COMMITTEE

- Review accidents and injuries, claim summaries, and loss analyses with the purpose of developing strategies for preventing reoccurrences of similar incidents.
- Develop safe work practices and review departmental safety plans (active shooter procedures, weather-related emergency response, etc.).
- Develop, coordinate, and conduct safety trainings for City employees.
- Inspect City-owned properties, identify hazards/potential loss exposures, and develop mitigation strategies.
- Make recommendations to Department Directors on necessary measures to mitigate accident/injuries, and to meet compliance with inspection recommendations.

MEETING SCHEDULE

The Gainesville Safety Committee shall meet at least once every other month. The departmental sub-committees shall meet a minimum of once per month or more if needed, which shall be determined by the Risk Manager and Department Safety Representative. These meetings can consist of a very short safety topic or concern similar to a "tailgate talk".

ATTENDANCE

Each Department Safety Representative should be present for every meeting, if a representative cannot attend for a valid reason, he/she should notify the City's risk manager prior to the meeting. More than two absences without valid reasoning may result in dismissal.

SAFETY INSPECTIONS

The City's Risk Manager and DSR will perform two safety related inspections of their department's facilities per year. Following the first bi-annual inspection, a detailed report will be submitted to the Department Director and Department Safety Representative to include necessary action items and recommendations, with an expected date to meet compliance. A copy of the inspection report will also be submitted to the Administrative Services Director. The Risk Manager and Department Safety Representative will conduct a second inspection with the fundamental purpose of verifying compliance with action items and recommendations from the first inspection. The length of time between the first and second inspection should be no longer than a 3-month period. A response to recommendations shall be submitted to Risk Management for record keeping and quality control purposes. The Risk Manager shall provide feedback and resources to the Department Safety Representative as needed.

3. Safety Risk Management (673.25)

3.1 Safety Risk Management Program

By adopting this PTASP, HAT is establishing the Safety Risk Management process presented below for identifying hazards and analyzing, assessing, and mitigating safety risk in compliance with the requirements of 49 CFR Part 673.25. The Safety Risk Management processes described in this section are designed to implement the HAT SMS.
HAT promotes the proactive identification and evaluation of hazards before they escalate into accidents or incidents. This Safety Plan and its programs must be effective in identifying and minimizing hazards in the operational environment. All operations must be viewed from a systems perspective in that the safety-critical functions of one group may impact those of one or more others. This focus on system safety is meant to foster the understanding of the interdependence of actions on overall safety. As such, our hazard management program involves a multi-disciplinary review process that is ultimately managed by the Safety Committee, led by the CSO. There are three basic objectives:

- Hazard identification;
- Hazard assessment; and
- Safety risk mitigation.

3.2 Hazard Identification

Hazard identification and resolution is a core element of the Safety Plan emphasizing timely correction of unsafe conditions, anticipated and reconciled before serious accident, injury, or damage occurs. Our risk management program includes the following practices:

- Employee safety reporting;
- Driver, dispatcher, supervisory and maintenance performance information;
- Rules compliance checks;
- ADA compliance reviews;
- Asset conditions assessments;
- Camera and event recorder reviews;
- Environmental information;
- Safety observations;
- Pre- and post-trip inspections;
- Vehicle, facility and equipment inspections;
- Internal safety investigations;
- Fitness for duty checks;
- Accident reports;
- Compliance programs;
- Safety Committee reviews; and
- Public feedback/complaints.

HAT emphasizes the timely identification and correction of unsafe conditions, anticipated, and reconciled before serious accident, injury, or damage occurs. To ensure we provide as safe and reliable transportation services as possible, we have established a process by which hazards are identified, analyzed for potential impact on the operating system, and resolved in a manner acceptable to management and applicable regulatory agencies. All management, staff,

contractors, and suppliers are required to implement high standards of safety and system assurance throughout the design, construction, testing, and operational phases of our projects. Hazards which cannot be eliminated with design mitigations and include the implementation of safety warning devices are usually addressed by training, and/or written procedures to prevent mishaps. Most hazards are identified in the field, reported, entered in reports, and are addressed by the responsible departments through routine corrective measures that do not require special attention.

Hazards can be identified through a host of sources ranging from daily experience (accidents, incidents, or safety concerns), gathered data, information submitted by patrons, to detailed analyses and assessments of existing conditions, among others. Once hazard causes, consequences, and likelihood of occurrence have been assessed, priorities for resolution can be established. The risks associated with hazards are accepted, minimized, controlled, or identified for future remedy. Safety efforts must, however, continue to ensure that the implementation of hazard remedies do not create new safety concerns.

3.3 Hazard Assessment

Hazard assessments shall include specific inputs, reviews, and comments from any department and personnel, as necessary. To categorize the severity of a hazard, the likely effects on passengers, employees, general public, and assets must be established. Hazard severity ratings are based on categories from Military Standard 882E (MILSTD-882E) and require system key agency stakeholders to make subjective determinations of the worst case that could be anticipated to result from design inadequacies, human error, component failure or malfunction. Hazard severity categories are defined to provide a qualitative measure of the worst credible mishap from resulting from personnel error, environmental conditions, design inadequacies, and procedural deficiencies for a system, subsystem or component failure or malfunction. **Table 1** below summarizes the hazard severity categories. It reflects the principle that not all hazards pose an equal amount of risk to personnel safety.

Table 1 – Hazard Severity

Characteristics				
Severity Level	**People**	**Equipment/Services**	**Financial**	**Reputational**
Catastrophic 1	Several deaths and/or numerous severe injuries (per event)	Total loss of equipment or system interruption, requiring months to repair	Estimated loss in excess of $5 million	Ongoing media coverage, irreparable reputational damage, government intervention (weeks-months)
Critical 2	Low number of deaths and/or severe injuries (per event)	Significant loss of equipment or system interruption, requiring weeks to repair	Estimated loss in the range of $500,000 to $5 million	Prolonged media campaign, serious reputational damage, sustained government involvement (days-weeks)
Major 3	Minor injury and possible serious injury (per event)	Some loss of equipment or system interruption, requiring 7 days or less to repair	Estimated loss in the range of $50,000 to $500,000	Adverse media coverage, reputational damage, government involvement
Marginal 4	Possible minor injury (per event)	Some loss of equipment, no system interruption, less than 24 hours to repair	Estimated loss in the range of $1000 to $49,999	Local media coverage and some reputational damage
Insignificant 5	No injury	Minor damage to equipment, no system interruption, no immediate repair necessary	Estimated loss is likely less than $1000	No adverse media or reputational damage

The likelihood that a hazard will occur during the planned life expectancy of a system element, subsystem, component, or daily operational function can be described subjectively in potential occurrences per unit time, event, population, items or activity. A qualitative hazard likelihood may be derived from research, analysis, and evaluation of historical safety data or a similar system. The CSO, departmental managers or the Safety Committee can assign a likelihood rating to a particular event or a specific hazard. Supporting rationale for assigning a hazard likelihood is documented in hazard analysis reports, memos, or minutes from meetings. The assessment of the likelihood of hazard occurrence will consider specific system operations based on the current system configuration. Hazard likelihood levels to be considered are shown in
Table 2 below

Table 2 – Hazard Likelihood

Likelihood	Specific Item	Fleet / Inventory	Frequency
A Frequent	Likely to occur frequently in the life of an item	Continuously experienced	26 or more events in a year
B Probable	Will occur often in the life of an item	Will occur frequently in the system	13 to 25 events in a year
C Occasional	Likely to occur sometime in the life of an item	Will occur several times	6 to 12 events in one year, or less than 24 events in 5 years
D Remote	Unlikely but possible to occur in the life of an item	Unlikely, but can be expected to occur	1 to 5 events in one year or less than 10 events in 10 years
E Improbable	Unlikely to occur but possible	Unlikely to occur, but possible	1 event in 25 years
F Eliminated	Incapable of occurrence. This level is used when potential hazards are identified and later eliminated.		

The Hazard Risk Index (**Table 3**) combines hazard categories, severity and probability to constitute a chart to assist in the evaluation of specific hazards and their associated levels of risk.

Table 3 – Hazard Risk Index

Hazard Categories					
Frequency	**1** Catastrophic	**2** Critical	**3** Major	**4** Marginal	**5** Insignificant
A	**1A**	**2A**	**3A**	**4A**	**5A**

Frequent					
B Probable	**1B**	**2B**	**3B**	**4B**	**5B**
C Occasional	**1C**	**2C**	**3C**	**4C**	**5C**
D Remote	**1D**	**2D**	**3D**	**4D**	**5D**
E Improbable	**1E**	**2E**	**3E**	**4E**	**5E**
F Eliminated	**1F**	**2F**	**3F**	**4F**	**5F**

Hazard Risk Index	Risk Decision Criteria
Unacceptable	Hazard must be mitigated
Undesirable	Requires acceptance from management
Acceptable with Review	Hazard may be accepted with management review
Acceptable	Risk level is acceptable
Eliminated	No hazard remains

3.4 Safety Risk Resolution

Once a risk has been evaluated, the agency will determine a course of action to address a given risk. As per the process above, a risk may be eliminated by eliminating the source of the hazard. For example, if a special service route has experienced incidents, such hazards will be eliminated when such special service is also eliminated. In other instances, for example, the CSO and Safety Committee may utilize accident/incident data over time to discuss the hazards of vehicle rear-endings and evaluate the type, severity and probability of these accidents, and mitigation measures to prevent these mishaps in the future. Such mitigations may include new standard operating procedures, policies, additional training requirements, public awareness campaigns, or even vehicle design changes.
This methodology may be applied for the analysis of risks of day-to-day operations as well as for preliminary hazard assessments (PHA) when designing new system infrastructure. During the safety certification process to develop system expansions, identified hazards can be addressed by designing system elements for minimum risk, and/or incorporating safety and warning devices.

3.5 Safety Risk Tracking

Some more complex hazards may require the use of a Safety Risk Register which may consist of the following information:

- Assigned hazard number;
- Date hazard identified;
- Hazard title;
- Hazard description;
- Sources from which the hazard was identified;
- The element of operation affected by the hazard;
- Initial hazard classification;
- Current hazard classification; and
- Corrective Action Plan (CAP).

The Register, when used, is updated regularly until the hazard CAP has been closed out. All captured data is analyzed for the identification of developing trends to ensure future safety risks/hazards can be mitigated and/or eliminated. A sample log is displayed below:

Hazard ID	Hazard Type	Source	Identification Date	Description	Hazard Rating (Likelihood and Consequence)	Mitigation	Status of feedback with reporter (if applicable)	Updated Hazard Rating (after mitigation)

4. Safety Assurance – 673.27 (a)

The purpose of Safety Assurance is to evaluate the overall effectiveness of safety risk controls established under the Safety Risk Management program. The Community Services Director and CSO are responsible for monitoring and evaluating day-to-day operations to ensure that: 1) emerging risks are identified, 2) HAT is compliant with regulatory requirements applicable to the Safety Plan, and 3) that our safety programs are meeting our safety goals and objectives. Safety Assurance programs provide important feedback and data into the Safety Risk Management process and vice versa to promote safer operations. Through our Safety Risk Management and Safety Assurance activities, we will evaluate the adequacy of procedures, processes, personnel performance, our data collected, and compliance with procedures and programs.

4.1 Safety Performance Monitoring and Measuring – 673.27 (b)

49 CFR Part 673.27 requires transit agencies to establish activities to:

- Monitor its system for compliance with, and sufficiency of, the agency's procedures for operations and maintenance;
- Monitor its operations to identify any safety risk mitigations that may be ineffective, inappropriate, or were not implemented as intended;
- Conduct investigations of safety events to identify causal factors; and
- Monitor information reported through any internal safety reporting programs.

4.2 Monitoring Operations and Maintenance Compliance – 673.27(b)(2)

The Community Services Director has the ultimate responsibility of affording the riding public and employees safe and secure operations. Each employee is required to carry out specific system safety responsibilities in compliance with their job specifications, agency rules and regulations and this Safety Plan. Each department generates its own performance data used for the detection of trends or problems in operations and maintenance prior to the development of a major safety concern. Among the various safety assurance activities overseen by the Community Services Director and CSO include:

- Fleet operations;
- Road supervision;
- Fleet maintenance;
- Drug and Alcohol Program;
- TAM;
- Resource planning;
- Internal operations reviews;
- Accident/incident investigations and other means to determine causal factors;
- Contractor safety efforts;
- Data collection and analysis; and
- Security activities.

HAT employees responsible for responding to an accident are also required to understand the Vehicle Accident Procedure (2022). The City of Gainesville's Risk Management Guidelines (2021) and Accident Review Panel Policy specifically detail procedures for investigating accidents and

issuing recommendations to prevent recurrence. As outlined in the Policy, key objectives of the Accident Review Panel are:

- To assist the City in the effective implementation of its safety programs;
- To gather data to identify trends and to create statistical reports to assist in future loss control efforts;
- To determine whether accidents were preventable or non-preventable; and
- To make recommendations to Department Directors to prevent recurrence of similar accidents in the future.

It is the task of the CSO to monitor and measure the safety performance of operations through data provided from the various departments and report to the Community Services Director and Safety Committee periodically. Using collected data and assessing trends, we develop minimum performance standards to meet agency safety targets and goals. From there, we may utilize KPI that show us whether or not we are achieving our safety targets and goals. Selected data is accumulated and analyzed for ongoing trending and performance measurement, including fatalities, injuries to passengers and/or personnel, system reliability, and other safety related events. This data comes from various sources including, but not limited to:

- Event reports;
- Observations of operations reports;
- Internal and external inspection, survey, and audit reports;
- Safety suggestions from employees and customers;
- Historical knowledge;
- Seasonal events and effects;
- Environmental considerations;
- New equipment or facility deployments;
- Fleet issues;
- Process reviews and audits;
- Training efforts; and
- Peer reviews.

Monitoring and measurement of our safety assurance program establishes a baseline which we can use to compare criteria and conditions at other specific points in time. Once a baseline is established through monitoring and measurement, data can be used as criteria in evaluating operations to reduce risk and overall safety objective/goal achievement. Ongoing monitoring is built into our operations, performed continually, and responsive to change. Monitoring includes regular management and supervisory review activities, comparisons, reconciliations, and other routine actions. All data is overseen by the Transit Administrative Coordinator.

The CSO maintains a list of safety risk mitigations in a Safety Risk Register. The mechanism for monitoring safety risk mitigations varies depending on the mitigation.

The CSO establishes one or more mechanisms for monitoring safety risk mitigations as part of the mitigation implementation process and assigns monitoring activities to the appropriate director, manager, or supervisor. These monitoring mechanisms may include tracking a specific metric on daily, weekly, or monthly logs or reports; conducting job performance observations; or other activities. The CSO will endeavor to make use of existing processes and activities before assigning new information collection activities.

The CSO and Safety Committee review the performance of individual safety risk mitigations during Safety Committee meetings, based on the reporting schedule determined for each

mitigation, and determine if a specific safety risk mitigation is not implemented or performing as intended. If the mitigation is not implemented or performing as intended, the Safety Committee will propose a course of action to modify the mitigation or take other action to manage the safety risk. The CSO will approve or modify this proposed course of action and oversee its execution.

4.3 Safety Performance Measures and Targets – 673.11(a)(3)

Among the various KPI that we use are the four safety performance measures that are required by the National Public Transportation Safety Plan (NPTSP): Fatalities, Injuries, Safety Events and System Reliability, as defined below:

- Fatalities – Total number of reportable1 fatalities and rate per total vehicle revenue miles (VRM) by mode;
- Injuries – Total number of reportable injuries and rate per total VRM by mode;
- Safety Events – Total number of reportable events and rate per total VRM by mode; and
- System Reliability – Mean distance between major mechanical failures by mode.

These safety performance measures are based on data submitted to the National Transit Database (NTD). Our annual performance targets for these measures for FY 2024 are as below in **Table 4**. These safety performance targets will be shared with GHMPO to aid in the planning process. HAT will coordinate with GDOT and GHMPO in the selection of state and regional performance targets as requested.

Table 4 – FY 2024 Safety Performance Measures and Targets[2]

Motorbus (per 100,000 VRM)							
Mode - MB	**Fatalities**	**Rate* of Fatalities**	**Injuries**	**Rate* of Injuries**	**Safety Events**	**Rate* of Safety Events**	**System Reliability****
2020 Actual	0	0.00	0	0.00	3	1.26	17,684
2021 Actual	0	0.00	0	0.00	2	0.00	N/A
2022 Actual	0	0.00	0	0.00	0		
Average	0	0.00	0	0.00	2		
2024 SPT	0	0.00	0	0.00	2		

[1] The thresholds for "reportable" fatalities, injuries, and events are defined in the NTD Safety and Security Reporting Manual.
[2] NTD data from May S&S Time Series – May 2023-230907, downloaded October 5, 2023

Demand Response (per 100,000 VRM)							
Mode - DR	**Fatalities**	**Rate* of Fatalities**	**Injuries**	**Rate* of Injuries**	**Safety Events**	**Rate* of Safety Events**	**System Reliability****
2020 Actual	0	0.00	0	0.00	3	1.90	15,065
2021 Actual	0	0.00	0	0.00	2	2.21	7,549
2022 Actual	0	0.00	0	0.00	3		
Average	0	0.00	0	0.00	3		
2024 SPT	0	0.00	0	0.00	3		

*rate = events per 100,000 vehicle revenue miles / **System Reliability = miles between major mechanical failures

5. Safety Promotion

Safety Promotion fosters a positive safety culture and improves safety performance by increasing safety awareness through training and communication. Appropriate training for all employees regardless of their position within the agency provides knowledge for a successful safety program. Through communication of lessons learned and safety performance data, employees are made aware of safety priorities and concerns as they relate to their individual job tasks and the entire organization.

5.1 Safety Training

All new and existing employees undergo Safety Plan familiarization training. Employees at all levels of the agency need to understand 1) what the Safety Plan is, 2) how it supports the agency's mission, and 3) what their specific individual Safety Plan responsibilities are. This core element of our comprehensive safety training program applies to all HAT employees directly responsible for safety, including:

- Community Services Director and CSO;
- Bus operators;
- Dispatchers;
- Maintenance technicians; and
- Managers and supervisors.

Our safety training programs include, but are not limited to, the following:

- Employee Training;
    - Professional Driving;
    - Safety Best Practices;
    - ADA and Sensitivity, Lifts, Ramps, & Securement;
    - Accident and Emergency Procedures;
    - Drug and Alcohol Policy;
    - Defensive Driving;
    - Pedestrian Awareness;
    - Active Shooter, Fire Safety, Inclement Weather;
- Standards of Conduct;
- Compliments and Complaints Recording;
    - Reporting Safety and Personal Complaints;
    - Anti-Retaliation Policy;
- Dispatch and Reservationist Procedures;
    - Daily Operations Report;
    - Opening Building Procedures;
- Vehicle Preventative Maintenance Policy and Program (for technicians);
    - Preventative Maintenance;
    - Warranty;
    - Road Calls/Incidents;
    - Safety Inspections;
    - FTA Regulatory Requirements;
    - Maintenance Checklist;
- Operator Training Program
    - Operator Rule Book;

- General Rules and Regulations;
- Safety:
  - Operator Safety;
  - Safe Driving Habits;
  - Reporting Procedures for Accidents and Incidents;
  - Determination of Accident Preventability;
  - Substance Abuse Policy;
- General Code of Conduct;
- Customer Relations; and
- General Operational Duties.

HAT has developed job specifications for all job classifications which require certain skills training in order for personnel to perform job functions safely. For certain positions this will include initial as well as refresher training. HAT maintains records of all employees upon hire and manages their progress through training, annual recertification and retraining if required.

5.2 Safety Communication

All employees, from the Community Services Director to frontline personnel, shall communicate the virtues and requirements of our Safety Plan and program elements. Safety communication activities ensure that all employees and contractors are aware of the following goals and responsibilities:

- The observance of all agency standard operating procedures, policies, and plans;
- The need to systematically identify safety hazards, mitigate risk and reduce fatalities and injuries resulting from transit operations;
- The need to reduce the injury incidence rate by minimizing exposure to unsafe conditions and reducing hazardous employee behavior;
- Providing safe and efficient transit services by ensuring that all vehicles, equipment and facilities are regularly inspected, maintained and serviced as needed; and
- Achieving 100 percent of scheduled routine inspections, preventative and regular maintenance work is completed on time, and essential repairs addressed in a designated time.

Further, HAT encourages employees and contractors to be mindful of their safety responsibilities, and review various safety issues, recommendations, policies, etc. by various means which include but are not limited to:

- Employee Safety Reporting;
- Monthly Safety meetings;
- Operator meetings with supervisors and managers;
- Newsletters;
- Safety bulletins and memos to all staff;
- Safety emails;
- Text message alerts;
- Radio supervisor communication with operators;
- One-on-one communication between supervisors and frontline employees;
- Meetings with contractors;
- Committee meetings; and
- Safety campaigns.

A positive safety culture focuses on finding and correcting systemic issues rather than finding someone or something to blame. A positive safety culture flourishes in an environment of trust, encouraging error-reporting and discouraging covering up mistakes. The need to address behavior that is malicious or recklessly negligent must be balanced with the need for a just culture that is not excessively punitive. A positive safety culture goes beyond simply adhering to procedures. It is demonstrated when employees carry out their duties correctly, with alertness, full knowledge, sound judgment, and a sense of accountability.

6. Annual Update Process

As a part of the annual review process, HAT will ensure that the Safety Plan will be developed in cooperation with frontline employee representatives pursuant to 49 USC 5329(d)(1)(B). The CSO will review and update this Safety Plan annually. The updated version of the Plan will be signed by the Community Services Director and approved by the Gainesville City Council. The newly authorized version will be reissued to all transit personnel for their perusal and comprehension. HAT will maintain all documents that are related to the implementation of this Safety Plan and results from SMS processes and activities. These documents will be made available upon request by the FTA or other related federal entity. All such documents will be maintained for a minimum of three years after they are created. The annual PTASP review will follow the update activities and schedule provided below.

Table 5 - Annual Review/Update Timeline

Task	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Review Agency Operations											
Review SMS Documentation • ***Safety Policy;*** • ***Risk Management;*** • ***Safety Assurance; and*** • ***Safety Promotion.***											
Review Previous Targets and Set or Continue Targets											
Report Targets to National Transit Database (NTD), MPO											
Make Any Necessary Adjustments to PTASP											
Update Version No., Adopt & Certify Plan Compliance											★

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Appendix A: PTASP Relationship to Other Federal Laws & Regulations

1. Public Transportation Safety Program Rule - 49 USC § 5329

The Public Transportation Safety Program Rule establishes substantive and procedural rules for FTA's administration of the Public Transportation Safety Program authorized by 49 USC § 5329. The rule establishes FTA's SMS approach to the development and implementation of the Safety Program. Further, it sets rules of practice for the FTA's enforcement authority and describes the contents of a National Public Transportation Safety Plan.

National Public Transportation Safety Plan (NPTSP)- section 5329(b)
Through the NPTSP, the FTA has adopted the principles and methods of SMS as the basis for enhancing the safety of public transportation in the United States. The NPTSP is a policy document, communications tool, and a repository of standards, guidance, best practices, tolls, technical assistance, and other resources.

This Safety Plan was written in accordance to the Public Transportation Safety Program Rule and the NPTSP.

2. Public Transportation Agency Safety Plan (PTASP) Rule - 49 CFR Part 673

The Federal Transit Administration (FTA) published a final rule for PTASP as authorized by the Moving Ahead for Progress in the 21st Century Act (MAP–21). This final rule requires States and certain operators of public transportation systems that receive Federal financial assistance under Urbanized Area Formula Program (49 USC § 5307) to develop safety plans that include the processes and procedures to implement Safety Management Systems (SMS). Transit operators must certify they have a safety plan, meeting the requirements of the rule, in place by July 20, 2020.

3. Transit Asset Management (TAM) Rule - 49 CFR Part 625

The PTASP final rule applies to only Section 5307 recipients and sub-recipients, and the TAM rule applies to all operators of public transit. However, the two plans can support one another by providing useful data for agency use and NTD reporting. Pursuant to 49 CFR Part 625, condition assessments were performed as part of safety risk management and safety assurance activities. The results of TAM condition assessments, and subsequent SMS analysis can help prioritize a transit agency's TAM Plan elements. Condition assessments help identify potential safety issues, which could undergo a safety risk assessment as part of safety risk management. Further, TAM data and analysis can also be used for performance monitoring and measurement as part of safety assurance. Results of safety risk assessments and safety performance monitoring and measurement can guide the prioritization of an asset for repair or replacement.

4. National Transit Database (NTD) Rule 49 USC 5335(a)

Transit agency's receiving funding from the Urbanized Area Formula Program (5307) or Rural Formula Program (5311) are required to submit data to the NTD in uniform categories. Agencies submit reports to NTD each fiscal year. The PTASP rule and NTD reporting rule are related, as both rules require agencies to track data based on the same data points; fatalities, injuries and

safety events per total revenue vehicle mile by mode, with the additional requirement of mean distance between major mechanical failures.

Appendix B: Approval by Governing Body

I hereby certify on behalf of Hall Area Transit, that on _____, 2024, the Gainesville City Council approved the enclosed Agency Safety Plan in accordance with 49 CFR 673.11(a)(1).

Signature of Authorized Official: _____

Printed Name and Title: _____

Date: _____

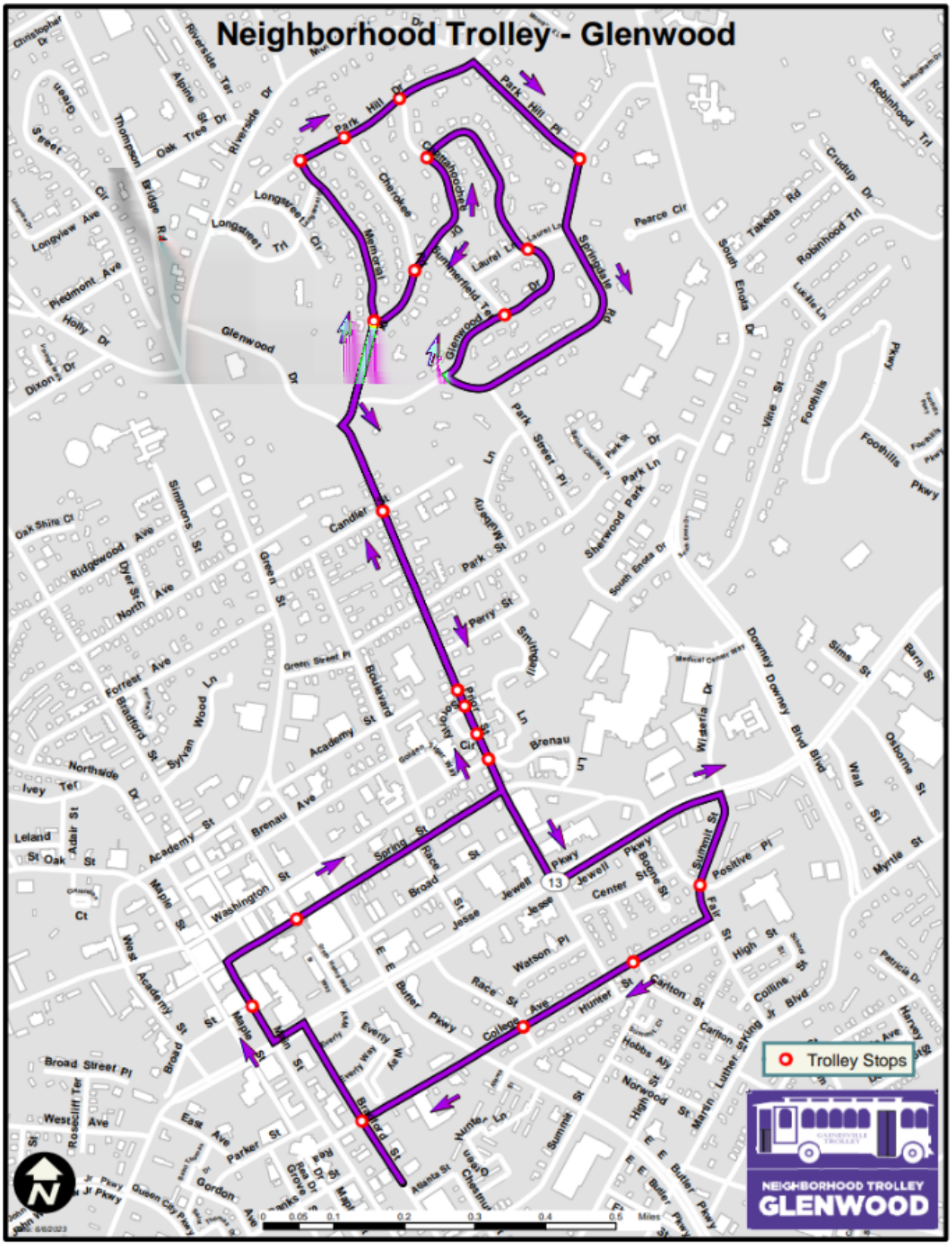
Appendix C: GDOT Plan Certification

[attach certification letter]

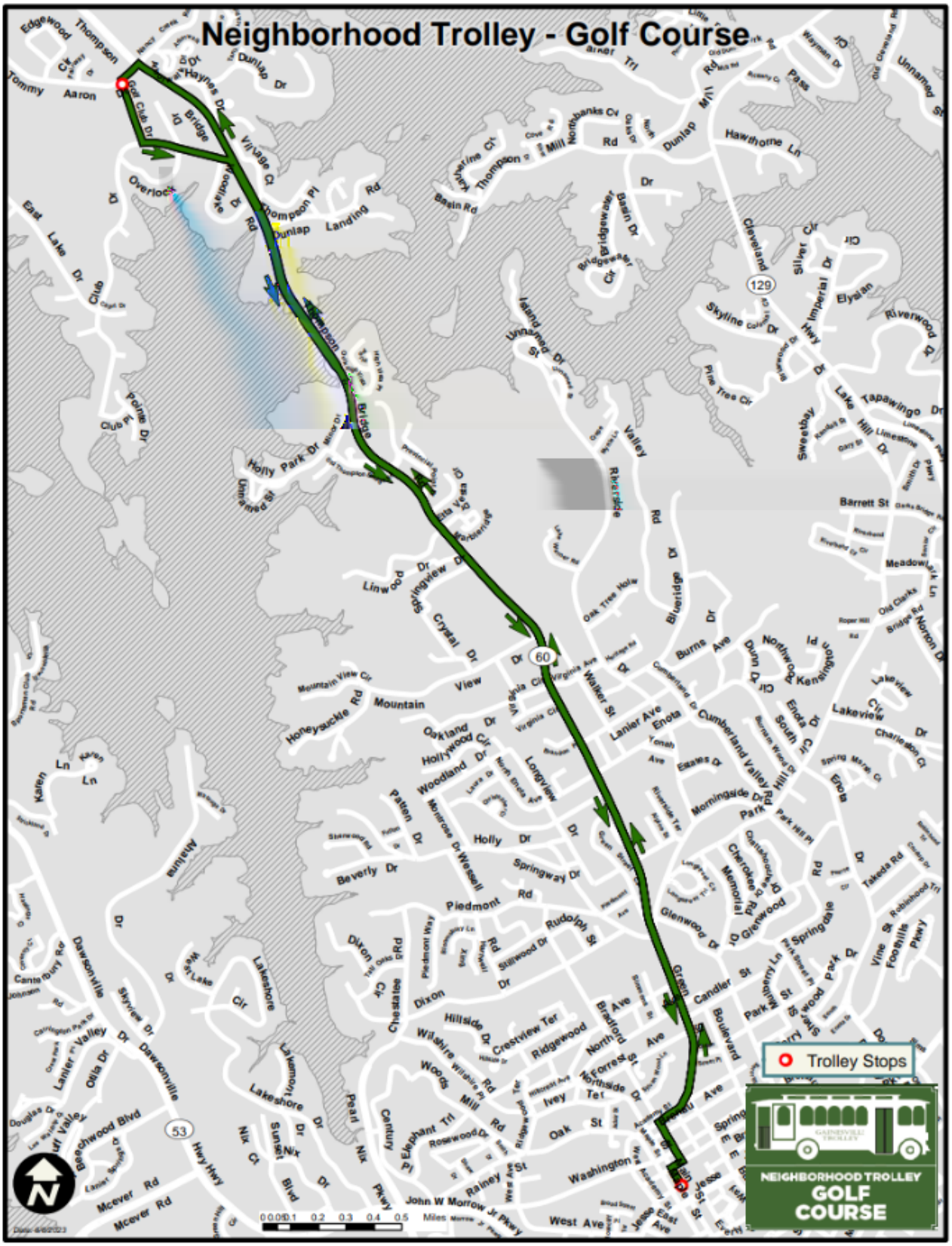
Appendix D: HAT Route Maps

Appendix D-1: Dixon Trolley Map

Appendix D-2: Glenwood Trolley Map



Appendix D-3: Golf Course Trolley Map



Appendix D-4: Riverside Trolley Map

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 12, 2024
Final Approval Date:	January 12, 2024
Presenter:	Bryan Lackey, City Manager
Item of Business:	PR-2024-02 FY2024 Flat Creek Water Reclamation Facility Improvements
Meeting Date:	January 16, 2024

Purpose of Request:
To authorize DWR to proceed with improvements at the Flat Creek Water Reclamation Facility.

Facts & Issues / History & Background:
DWR operates complex mechanical, electrical, and instrumentation equipment at the Flat Creek Water Reclamation Facility. Maintenance, replacement, and other projects are required to maintain reliability and plant performance.

Department Recommendation:
Adopt the resolution.

Department Director:
Linda MacGregor

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

Amount Requested: $2,500,000

Sources of Funds: Department of Water Resources Capital Projects Fund.

Finance Comments:

Administrative Comments:

Attachments:

1. PR-2024-02 FY2024 Flat Creek WRF Improvements

RESOLUTION PR-2024-02

FY2024 FLAT CREEK WATER RECLAMATION FACILITY IMPROVEMENTS

WHEREAS, the City of Gainesville owns and operates a wastewater system; and

WHEREAS, the Flat Creek Water Reclamation Facility (WRF) is an important part of the wastewater treatment process; and

WHEREAS, the Flat Creek WRF is comprised of complex mechanical, electrical, and instrumentation equipment; and

WHEREAS, Master Planning efforts undertaken by the Department of Water Resources have indicated that these wastewater facilities need improvements, maintenance, and replacement in order to meet current and future needs; and

WHEREAS, the Department of Water Resources staff recommends activities, improvements, and projects to maintain and enhance wastewater capacity and reliability; and

WHEREAS, the Department of Water Resources Capital Improvements Project Fund has sufficient monies for this project; and

WHEREAS, the Department of Water Resources staff recommends undertaking activities to implement this effort.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes staff to proceed with the FY2024 Flat Creek WRF improvements for a total cost of $2,500,000.

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

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

Adopted this _____ day of _____, 2024.

_____

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

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 12, 2024
Final Approval Date:	January 12, 2024
Presenter:	Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business:	Request from **Daniel Medrea** to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a **0 Ivey Road, SW**) from Planned Unit Development (P-U-D) to Residential-I (R-I). **Ward Number: Four**. Tax Parcel Number(s): 08-020-000-096. **Request: Four single-family lots**. • Proposed Rezoning Ordinance 2024-01
Meeting Date:	January 16, 2024

Purpose of Request:
To conduct a public hearing regarding the following zoning request as presented at the December 12, 2023, Planning and Appeals Board Meeting.

Facts & Issues / History & Background:
The subject property was originally part of the neighboring Cresswind at Lake Lanier and borders a creek. The property was subdivided from the larger Cresswind tract but has retained its P-U-D zoning. The original P-U-D zoning for the property originally included four single-family lots but the plan was amended in 2010 and was shown as one large parcel. The applicant is proposing to develop the property into four single-family lots, of which three lots will be owned and occupied by the applicant's family. The proposed homes are anticipated to be ranches on basements with 4,200 to 4,800 square feet of finished area, on lots ranging from 1.015± to 1.791± acres in size. The applicant desires to utilize nearby sewer services if available; however, the lots appear large enough for private septic systems. The adjacent properties include single-family homes in the city and county.

Department Recommendation:
Staff and PAB recommended approval with two conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2024-01:
I move to approve the ordinance to rezone the subject property from Planned Unit Development (P-U-D) to Residential-I (R-I) with two conditions 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. Legal Ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance 2024-01 (Daniel Medrea)
4. Location Maps
5. Narrative
6. Survey
7. Renderings

6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. $ 52• 7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW .GADNRLE.ORG
129085,12/20,27

REDEMPTION NOTICE
TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY INTEREST HOLDER(S), AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL
Date first run-in county organ or posting at county courthouse: 12/20/2023
To the above styled individuals: You are hereby given notice that the below named individual or company is in possession of your vessel.
The vessel is described: Chrysler
Certificate of Number: GA 6631 LM
Hull Identification Number: CBC49896M77K Vessel was removed from: Safe Harbor Aqualand
Present Location of Vessel: Safe Harbor Aqualand
6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. § 52-7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW. GADNRLE.ORG
129087,12/20,27

REDEMPTION NOTICE
TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY INTEREST HOLDER(S), AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL
Date first run-in county organ or posting at county courthouse: 12/20/2023
To the above styled individuals: You are hereby given notice that the below named individual or company is in possession of your vessel.
The vessel is described: Hobie Cat
Certificate of Number: GA 6029 AU Hull Identification Number:
Vessel was removed from: Safe Harbor Aqualand
Present Location of Vessel: Safe Harbor Aqualand
6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. $ 52• 7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW .GADNRLE.ORG
129088,12/20,27

Name Changes

IN THE SUPERIOR COURT OF HALL County
STATE OF GEORGIA
IN RE THE NAME CHANGE: CAMILLE ANGEL MANOOGIAN, Petitioner.
CIVIL ACTION FILE NO.: 2023CV001406
NOTICE OF PETITION TO CHANGE NAME OF ADULT
The Petitioner has filed a petition in the Superior Court of Hall County on August 3rd, 2023, to change his name from CAMILLE ANGEL MANOOGIAN to JUNO ANGEL MANNOOGIAN.
Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. $$ 19-12-1(f)2) and (3).
THIS 3rd day of August, 2023.
JENNIFER MCCALL
GA Bar No. 561012
Attorney for Petitioner
Jennifer McCall, Attorney at Law, LLC
201 Forrest Avenue, Suite A Gainesville, GA 30501
Phone (678) 696-5348
jennifer@mccallatlaw.com
128924
12/13, 20, 27, 1/3

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Camille Michelle Lopez,
Petitioner,
v.
Arturo Lopez Garcia,
Respondent.
Civil Action File NO. 2023CV002081
TO: Arturo Lopez Garcia
NOTICE OF PUBLICATION
By Order for service by publication dated the 5th day of December, 2023, you are hereby notified that on the 1st day of December, 2023, Camille Michelle Lopez filed a suit against you for DIVORCE. You are required to file with the Clerk of the Superior Court, and to serve upon the Petitioner,
Camille Michelle Lopez, 1640 Roper Hill Road 20A, Gainesville, GA 30501 an Answer in writing within 60 days of the date of the Order for publication.
WITNESS, the Honorable Lindsay H. Burton,
Judge of this Superior Court.
This, the 13th day of December, 2023
Clerk, Superior Court
Charles Baker
Hall County Courthouse, Gainesville, GA
129237 12/20, 12/27, 1/3, 1/10

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re Name Change of:
AMY WILSON GRADIN, Petitioner.
CIVIL ACTION FILE NO.: 2023CV001725
NOTICE OF PETITION TO CHANGE NAME OF ADULT
The Petitioner has filed a petition in the Superior Court of Hall County on September 27, 2023, to change his name from AMY WILSON GRADIN to FOX AMY WILSON GRADIN.
Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. §§ 19-12-l(t)(2) and (3).
JENNIFER MCCALL
GA Bar No. 561012
Attorney for Petitioner
Jennifer McCall, Attorney at Law, LLC
201 Forrest Avenue, Suite A Gainesville, GA 30501
Phone (678) 696-5348
jennifer@mccallatlaw.com
128922
12/13, 20, 27, 1/3

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: PETITION OF YANETT CONTRERAS SEPULVEDA TO CHANGE NAME OF JODY RODRIGUEZ SEPULVEDA, A MINOR
Civil Action File Number: 2023CV002003
NOTICE OF PETITION FOR NAME CHANGE OF MINOR CHILD
GEORGIA, HALL COUNTY
NOTICE is hereby given that Yanett Contreras Sepulveda, filed a Petition for Name Change of Minor Child in the Superior Court of Hall County, Georgia, on November 14, 2023, praying for a change in the name of the minor child, Jody Rodriguez Sepulveda to Jody Contreras Sepulveda.
NOTICE is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty days of the filing of said Petition.
This 14 day of November, 2023.
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, Georgia 30501
770-534-3770/770-534-1441 srichardson@colemanchambers.com
/s/ Sarah Richardson Trahan SARAH RICHARDSON TRAHAN
Attorney for Petitioner
Georgia Bar No. 284497
128809 12/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: PETITION OF YANETT CONTRERAS SEPULVEDA TO CHANGE NAME OF JISELLE RODRIGUEZ SEPULVEDA, A MINOR
Civil Action File Number: 2023CV001983
NOTICE OF PETITION FOR NAME CHANGE OF MINOR CHILD
GEORGIA, HALL COUNTY
NOTICE is hereby given that Yanett Contreras Sepulveda, filed a Petition for Name Change of Minor Child in the Superior Court of Hall County, Georgia, on November 13, 2023, praying for a change in the name of the minor child, Jiselle Rodriguez Sepulveda to Jiselle Contreras Sepulveda.
NOTICE is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty days of the filing of said Petition.
This 13 day of November, 2023.
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, Georgia 30501
770-534-3770/
770-534-1441 srichardson@colemanchambers.com
/s/ Sarah Richardson Trahan SARAH RICHARDSON TRAHAN
Attorney for Petitioner
Georgia Bar No. 284497
128808 12/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Casey J Byerly, Petitioner.
Civil Action File No.: 2023CV002102CGB
NOTICE OF PETITION TO CHANGE NAME OF ADULT
I, Casey J Byerly filed as petition in the Superior Court of Hall County on December 5th, 2023, to change his/her name from Casey J Byerly to Majick Byerly. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 5 day of December, 2023
Petitioner's name: Casey J Byerly
Petitioner's Address: 3705 Bolding Rd Flowery Branch, GA 30542
Petitioner's Telephone Number: 714-313-9982
128931
12/13, 20, 27, 1/3

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren)
Aubree Harlow Turpin
Kristina M. Jackson
Petitioner,
v.
Respondent.
Civil Action File No: 2023CV002188BCO
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on December 18, 2023 to change name of the following minor child(ren):
From:
Aubree Harlow Turpin
Proposed New Name:
Aubree Harlow Jackson
Any interest party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: Dec. 18, 2023
Kristina M. Jackson
petitioner, Pro se
Name: Kristina M. Jackson
Address: 3524 Creek Hollow Buford, GA 30519
Phone: 678-689-4262
Email: xtinajack1107@gmail.com
129458
12/20, 27, 1/3, 10

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Matias G. Cabrera Acosta
Liam S. Cabrera Acosta
Briceyda C. Cabrera De Acosta, Petitioner,
v.
Brayan A. Acosta Uceda
Civil Action Case Number: 2022CV002029-CGB
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
Briceyda C. Cabrera De Acosta filed a petition in the Superior Court of Hall County on 11/15, 2022, to change the name(s) of the following minor child(ren)
from: Liam Santiago Cabrera De Acosta to Liam Santiago Cabrera,
from: Matias Gael Cabrera De Acosta to Matias Gael Cabrera
Any interested party has the right to appear in this case and file objections within the time
prescribed in OCGA §§19-12-1(f)(2) and (3).
Briceyda Cabrera
Petitioner, Prose
Name: Briceyda C. Cabrera De Acosta
Address: 3754 Windsor Ct. Gainesville, GA 30504.
128656 12/6, 13, 20, 27

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: DANA JAMES-JOHNSON, Petitioner.
Civil Action Case Number: 2023CV002125LHB
NOTICE OF PETITION TO CHANGE NAME OF ADULT.
DANA JAMES-JOHNSON filed a petition in the Superior Court of Hall County on December 7, 2023, to change the name from DANA JAMES-JOHNSON TO DANA JAMES. Any interested party has the right to appear in this case and filed objections within 30 days after the Petition was filed
Dated: DECEMBER 7, 2023
DANA JAMES-JOHNSON
Petitioner, Pro se
Name: DANA JAMES-JOHNSON
Address: 682 TOMMY ARRON DR, GAINESVILLE, GA 30506
Email: DANAJOHNSON1@GMAIL.COM
Phone (day): 512-983-3130
129005 12/13, 20, 27, 1/3

Public Hearings

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, January 16, 2024 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 **Daniel Medrea** to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a **0 Ivey Road, SW**) from Planned Unit Development (P-U-D) to Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-020-000-096
Request: Four single-family lots
2) Request from **Nikul Parikh** to amend an existing Planned Unit Development (P-U-D) zoning on a 1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a **0 McEver Road, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-042B-000-180
Request: Automated carwash facility
3) Request from **Capstone Acquisitions, LLC** for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).
Ward Number: Two
Tax Parcel Number(s): 09-123-000-031
Request: Residence Inn extended stay hotel
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 3 {c})
129227 12/20

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, January 9, 2024 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following request:
1) Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-029-001-005 and 007
Request: Mixed-use building
2) Request from **Weekley Homes, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 120.98± acres tract located on the northwest side of McEver Road, west of the intersection of McEver Road and Gould Drive (a/k/a **0 and 1300 Gould Drive, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-016-002-001A; 08-017-000-001
Request: Single-family subdivision for active adults
3) Request from **Booker Property Holdings, LLC and Paul Wilmont** to rezone a 0.47± acre tract located on the north side of Summit Street between E. E. Butler Parkway and Chestnut Street (a/k/a **235 Summit Street, SE**), from Neighborhood Business (N-B) to Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 01-020-004-004A
Request: Four townhomes
4) Request from **Moez Hasni** for a special use on a 4.11± acres tract located on the east side of Crescent Drive, north of the intersection of Jesse Jewell Parkway and Crescent Drive (a/k/a **400 Crescent Drive, NE**), having a zoning of General Business (G-B).
Ward Number: Two
Tax Parcel Number(s): 15-033C-000-077
Request: Staybridge Suites extended stay hotel
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 3 {c})
129229 12/20

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 January 9, 2024, 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 Monday, February 5, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 6th day of December, 2023.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amt L. Barfield and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: C-2
LOCATION: 4470 Bennett Rd
ALL THAT TRACT or parcel of land lying and being in Land Lots 153 and 154 of the 8th District of Hall County, Georgia, and being more particularly described as follows:
BEGINNING at the northern comer of Buford Road (later called Roberts Cross Road and now known as Friendship Road) and the Gainesville Road, run thence East along the northeast side of Gainesville Road to the western side of Mount Salem Church Road to J.W. Parks land; run thence South 46.5 degrees West along the Parks line and land of Carl Perry to Roberts Cross Road to the Beginning Point. Said tract contains 36.5 acres more or less and is a portion of the property described and conveyed by W.R. Davis and Mrs Julia Davis to Mrs Winnie Roberts Tutton by Warranty Deed dated September 14, 1935, recorded in Deed Book 32, page 289, Hall County, Georgia Deed Records.
128969 12/20, 12/27, 1/3, 1/10, 1/17, 1/24

Public Sales/Auctions

Auction
TIER 1 AUTO SALES, LLC
308 Atlanta Highway ~ Gainesville, GA 30501
January 11, 2024 ~ 9 am - 10 am
1) 1989 BMW 3 Series WBAAD1308K8834822
129238 12/20

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy, Gainesville, GA 30533, 1/04/2024 12:00pm
Kaneesha Robinson
2102
Desk, clothes, small appliances
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
129117 12/20, 12/27

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, KO Storage LLC will sell at public lien sale on January 17, 2024. The personal property in the below-listed units, which may include but are not limited to: Household goods, boxes/totes/ bags, clothing, bedding, tools and toys. The public sale of these items will begin at 10AM on January 10, 2024 and end at 10AM on January 17, 2024. The public sale will take place on www. storagetreasures.com.
KO Storage of Gainesville - Browns Bridge Rd, 2326 Browns Bridge Rd, Gainesville GA 30504, (952)
314-7121
Time: 10:00AM CST
30, Gaddis, Kenneth, 42, Parrish, Tamika, 48, Davidson, Kelli, 59, Dean, Elizabeth, B05, Mulligan, Danny, B09, Mulligan, Danny
Public sale terms, rules, and regulations will be made available on www.storagetreasures.com. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be by credit/debit card, we do not accept checks or cash. 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 KO Storage LLC, 10301 Wayzata Blvd, Minnetonka, MN 55305. (952)-314-7121.
128936 12/20, 12/27

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart LP 2221 Dawsonville Highway Gainesville, Georgia, 30506 to satisfy a lien on January 11, 2024 at approx. 1:30 PM at [www.storagetreasures.com]: Cube #309 Salvador Cervantes; Cube #415 Salvador Cervantes.
128797 12/20, 12/27

Notice of Sale. Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant and Property Owner .....Daniel Medrea
Property Owner .....SD & BD Properties, LLC
Location .....0 Ivey Road, SW
Request .....Rezone from P-U-D to R-I
Total Acres .....5.6± acres
Ward .....Four
Proposed Use .....Four single-family lots
Planning Division Staff Recommendation .....**Approval, with conditions**
Planning & Appeals Board Recommendation .....**Approval, with conditions**
Date .....December 12, 2023

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

The proposal is to rezone the 5.6± acres property from Planned Unit Development (P-U-D) to Residential-I (R-I). The subject property was originally part of the neighboring Cresswind at Lake Lanier and borders a creek. The property was later subdivided from the larger Cresswind tract but retained its P-U-D zoning. The original P-U-D zoning for the property originally included four single-family lots but the plan was amended in 2010 and was shown as one large parcel. The applicant is proposing to develop the property for four single-family lots for ranch-style homes on basements with 4,200 to 4,800 square feet of finished area. The lots are anticipated to range from 1.015± to 1.791± acres in size. The applicant desires to utilize nearby sewer services if available by way of an easement through the Cresswind subdivision common area. However, the lots appear large enough for private septic systems.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Single Family Homes	Vacation Cottage (V-C)- Hall County
South	Single Family Homes	Agricultural Residential-III (AR-III)- Hall County
East	Cresswind at Lake Lanier Subdivision	Planned Unit Development (P-U-D)- Gainesville
West	Cresswind at Lake Lanier Subdivision	Planned Unit Development (P-U-D)- Gainesville

- ***Other Departmental Comments***

There were no departmental comments for this request.

- ***Zoning History***

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

2021 - A request by Loan Donuts Holdings, LLC to rezone a 1.063± acres tract located at 2895 Browns Bridge Road, SW from Office and Institutional (O-I) to Neighborhood Business (N-B) was conditionally approved for a Dunkin Donuts restaurant.

2023 – A request by QuikTrip Corporation to amend a 2.86± acres tract located at 2925 Browns Bridge Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved for a QuikTrip convenience store / gas station.

2022 – A request by Jeff Arkema for a special use on a 1.77± acres tract located at 2888 Browns Bridge Road, SW was approved with conditional Office and Institutional (O-I) zoning for an automotive styling center.

2022 – A request by McKinley Homes US, LLC, for a special use on a 7.74± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for 70 residential townhomes.

2021 – A request by Tidal Wave Auto Spa to amend a 7.76± acres tract located at 1440 McEver Road zoned Planned Unit Development (P-U-D) was conditionally approved for an express car was facility.

2021 - A request by Adventures Real Estate, LLC to rezone a 17.028± acres tract located at 2520 Browns Bridge Road from Residential-I-A (R-I-A) to General Business (G-B) was conditionally approved for an automotive related facility.

2021 – A request by Pamela Eagar to annex a 0.15± acre tract located at 2834 Browns Bridge Road with a zoning of General Business (G-B) was conditionally approved for no proposed use.

2020 – A request by CenterPoint Integrated Solutions to annex a 7.81± acres tract located at 2602 Browns Bridge Road with a zoning of General Business (G-B) was conditionally approved for a CarMax Auto Superstore.

2020 – A request by Gainesville City Board of Education to rezone a 16.67± acres tract located at 1263 and 1279 McEver Road, SW from Residential-I (R-I) to Office and Institutional (O-I) was conditionally approved for a new middle school.

2020 – A request by Gainesville City Board of Education to annex a 5.931± acres tract located at 2550 and 2560 Gould Drive with Office and Institutional (O-I) zoning with a special use was conditionally approved for a new middle school and existing single-family home.

2020 – A request by Mauricio Ortega to annex a 0.51± acre tract located at 23 Cherrywood Drive with Residential-I (R-I) zoning was approved for sewer for a single-family home.

2018 – A request by Tyler Land Holdings to amend a 2.98± acres tract located at 1209 and 1229 Hillside Gardens Lane zoned Planned Unit Development (P-U-D) was conditionally approved for a boat sales dealership.

2017 – A request by Pro Building Systems to annex a 0.516± acre tract located at 2431 S Smith Road was approved with conditional General Business (G-B) zoning for an auto collision center.

2017 – A request by Manor Lake Development, LLC for a special use on a 9.24± acres tract located at 2900 McEver Road was approved with conditional Office and Institutional (O-I) zoning for an assisted living facility.

- ***Staff Analysis***

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

The surrounding uses include property within the City and County which includes single-family homes. The rezoning will be for the same use and allow for the property to be subdivided into larger lots. The proposed use appears suitable.

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

Given the small scale of the proposal, the proposed four single-family lots should not affect the existing use or usability of the adjacent or nearby property. The proposed single-family homes are comparable in size and will function similarly as the adjacent properties.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within Single-Family Residential land use category.

According to the Character Area map for the City of Gainesville, the subject property is located within the Suburban Neighborhoods area. 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.

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

The property could remain zoned P-U-D and remain as green space. The proposed rezoning allows for the subdivision of the lot and development of comparable single-family homes. The proposed lots are larger than a typical R-I zoned lots within the city limits which allows for a minimum lot size of 10,000 square feet.

(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 P-U-D zoning to R-I zoning should not substantially affect public facilities or services.

There is sufficient existing water and sewer capacity that can serve the property. However, a sewer easement will be required from the neighboring Cresswind subdivision for sewer services. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties. Gainesville Fire Station #4 is approximately 3.1 miles from the subject property off of Memorial Park Drive. Hall County Fire Station #4 is also located approximately 1.6 from the subject property off of McEver Road. The City and County have an automatic aid agreement which allows the city or county to respond first in the event of a fire or medical emergency.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed four single-family detached homes could generate 38± new trips per weekday (50% entering and 50% exiting) and 4± A.M. (26% entering and 74% exiting) and 4± P.M. (64% entering and 36% exiting) peak hour trips during the weekday.

The impacts to the Gainesville City School System would be minimal given there are a maximum of four residential lots proposed.

(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?

It is staff's opinion the residential use appears to be consistent with existing and expected uses of the Future Land Use Map. The adjacent properties are anticipated to remain single-family residential and consist of established single-family homes.

(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 subject property's location within the city limits and other residential properties, the proposed rezoning request with the recommended zoning conditions 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.

- ***Staff Recommendation***

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

Conditions

1. **An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.**

2. **The development shall be generally consistent with the site plan and pictures provided with this rezoning application.**

Excerpts from the December 12, 2023 PAB Meeting Minutes

Applicant Presentation: Brandon Miller, 8104 New Holland Way, stated his wife owns the property, they had a buyer and Mr. Medrea was going to have it rezoned and considered not going forward but he and his wife would still like to rezone the property for four single-family lots. He stated the lots would be approximately 1.4 acres with the same architectural style in the neighborhood. He stated the perk and soil tests have been done and will not be needing an easement for the sewer.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval to rezone the subject property for four single-family lots from Planned Unit Development (P-U-D) to Residential-I (R-I) with the following conditions:

Conditions

1. **An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.**
2. **The development shall be generally consistent with the site plan and pictures provided with this rezoning application.**

Motion made by Board Member Martin
Motion seconded by Board Member Young
Vote – 6 favor, 1 vacant

Passed: _____

AN ORDINANCE

No. 2024-01

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 5.6± ACRES TRACT LOCATED ON THE WEST SIDE OF IVEY ROAD, SOUTH OF THE INTERSECTION OF IVEY ROAD AND LOST RIVER DRIVE (A/K/A 0 IVEY ROAD, SW) FROM PLANNED UNIT DEVELOPMENT (P-U-D) TO RESIDENTIAL-I, WITH CONDITIONS (R-I-c); 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, with conditions (R-I-c)**.

Conditions

1. **An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.**
2. **The development shall be generally consistent with the site plan and pictures provided with this rezoning application.**

Legal Description

All that tract or parcel of land lying and being in Land Lot 20 of the 8th Land District of Hall County, Georgia, City of Gainesville, being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at the Southeastern right-of-way of Winding Lake Drive and the Southwesterly right-of-way of Ivey Road, Thence along the Southwesterly right-of-way of Ivey Road in a Southeasterly direction for a total distance of 825 feet to a point, Thence South 58 degrees 55 minutes 04 seconds West for a distance of 4.93 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE South 28 degrees 04 minutes 43 seconds East for a distance of 31.52 feet to a point;
THENCE along a curve to the left having a radius of 563.68 feet, an arc length of 229.20 feet, being subtended by a chord bearing of South 39 degrees 43 minutes 55 seconds East for a distance of 227.62 feet to a point;
THENCE South 51 degrees 22 minutes 50 seconds East for a distance of 110.55 feet to a point;

THENCE along a curve to the right having a radius of 300.40 feet, an arc length of 107.90 feet, being subtended by a chord bearing of South 41 degrees 05 minutes 28 seconds East for a distance of 107.32 feet to a point;
THENCE South 58 degrees 34 minutes 59 seconds West for a distance of 380.46 feet to a point;
THENCE North 67 degrees 57 minutes 45 seconds West for a distance of 2.29 feet to a point;
THENCE North 34 degrees 46 minutes 48 seconds West for a distance of 11.25 feet to a point;
THENCE South 41 degrees 46 minutes 46 seconds West for a distance of 8.88 feet to a point;
THENCE North 61 degrees 10 minutes 14 seconds West for a distance of 41.84 feet to a point;
THENCE South 71 degrees 06 minutes 09 seconds West for a distance of 11.00 feet to a point;
THENCE North 69 degrees 05 minutes 36 seconds West for a distance of 23.89 feet to a point;
THENCE North 19 degrees 13 minutes 38 seconds West for a distance of 4.27 feet to a point;
THENCE North 62 degrees 16 minutes 49 seconds West for a distance of 11.90 feet to a point;
THENCE North 21 degrees 44 minutes 08 seconds West for a distance of 13.17 feet to a point;
THENCE North 52 degrees 05 minutes 05 seconds West for a distance of 19.31 feet to a point;
THENCE North 65 degrees 04 minutes 06 seconds West for a distance of 15.98 feet to a point;
THENCE South 80 degrees 02 minutes 05 seconds West for a distance of 15.74 feet to a point;
THENCE North 75 degrees 45 minutes 12 seconds West for a distance of 12.32 feet to a point;
THENCE South 61 degrees 55 minutes 36 seconds West for a distance of 17.17 feet to a point;
THENCE North 85 degrees 21 minutes 47 seconds West for a distance of 25.99 feet to a point;
THENCE North 48 degrees 45 minutes 43 seconds West for a distance of 15.75 feet to a point;
THENCE North 76 degrees 20 minutes 01 seconds West for a distance of 12.72 feet to a point;
THENCE North 65 degrees 17 minutes 18 seconds West for a distance of 7.71 feet to a point;
THENCE North 53 degrees 59 minutes 19 seconds West for a distance of 17.73 feet to a point;
THENCE South 19 degrees 46 minutes 22 seconds West for a distance of 13.64 feet to a point;
THENCE South 65 degrees 26 minutes 32 seconds West for a distance of 10.32 feet to a point;
THENCE North 78 degrees 14 minutes 38 seconds West for a distance of 29.33 feet to a point;
THENCE North 30 degrees 03 minutes 12 seconds West for a distance of 29.24 feet to a point;
THENCE North 81 degrees 30 minutes 29 seconds West for a distance of 16.54 feet to a point;
THENCE North 70 degrees 49 minutes 25 seconds West for a distance of 12.87 feet to a point;
THENCE North 40 degrees 03 minutes 17 seconds West for a distance of 20.96 feet to a point;
THENCE North 23 degrees 59 minutes 18 seconds West for a distance of 28.47 feet to a point;
THENCE South 50 degrees 22 minutes 24 seconds West for a distance of 11.46 feet to a point;
THENCE South 12 degrees 12 minutes 09 seconds West for a distance of 9.93 feet to a point;
THENCE South 28 degrees 47 minutes 12 seconds East for a distance of 8.51 feet to a point;
THENCE South 05 degrees 26 minutes 57 seconds West for a distance of 6.56 feet to a point;
THENCE South 09 degrees 35 minutes 00 seconds East for a distance of 1.04 feet to a point;
THENCE South 60 degrees 27 minutes 05 seconds West for a distance of 11.87 feet to a point;
THENCE North 63 degrees 09 minutes 53 seconds West for a distance of 13.79 feet to a point;
THENCE North 74 degrees 17 minutes 41 seconds West for a distance of 31.04 feet to a point;
THENCE North 87 degrees 34 minutes 26 seconds West for a distance of 12.93 feet to a point;
THENCE South 53 degrees 17 minutes 21 seconds West for a distance of 5.37 feet to a point;
THENCE South 83 degrees 32 minutes 36 seconds West for a distance of 24.42 feet to a point;
THENCE North 75 degrees 10 minutes 33 seconds West for a distance of 17.12 feet to a point;
THENCE North 02 degrees 42 minutes 08 seconds East for a distance of 15.91 feet to a point;
THENCE North 59 degrees 54 minutes 27 seconds West for a distance of 25.44 feet to a point;
THENCE South 48 degrees 07 minutes 22 seconds West for a distance of 5.23 feet to a point;
THENCE North 81 degrees 37 minutes 15 seconds West for a distance of 5.14 feet to a point;
THENCE North 37 degrees 21 minutes 44 seconds West for a distance of 9.93 feet to a point;
THENCE North 64 degrees 53 minutes 12 seconds West for a distance of 35.63 feet to a point;
THENCE South 75 degrees 26 minutes 41 seconds West for a distance of 9.49 feet to a point;
THENCE North 60 degrees 36 minutes 38 seconds West for a distance of 27.65 feet to a point;
THENCE North 13 degrees 27 minutes 32 seconds East for a distance of 11.83 feet to a point;

THENCE North 58 degrees 12 minutes 24 seconds East for a distance of 38.04 feet to a point;
THENCE North 58 degrees 51 minutes 49 seconds East for a distance of 439.33 feet to a point;
THENCE North 58 degrees 55 minutes 04 seconds East for a distance of 200.03 feet to a point;
Said point being THE TRUE POINT OF BEGINNING.

Having an area of 245,541.37 Square Feet, 5.637 Acres

SECTION II

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

SECTION III

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

SECTION IV

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

SECTION V

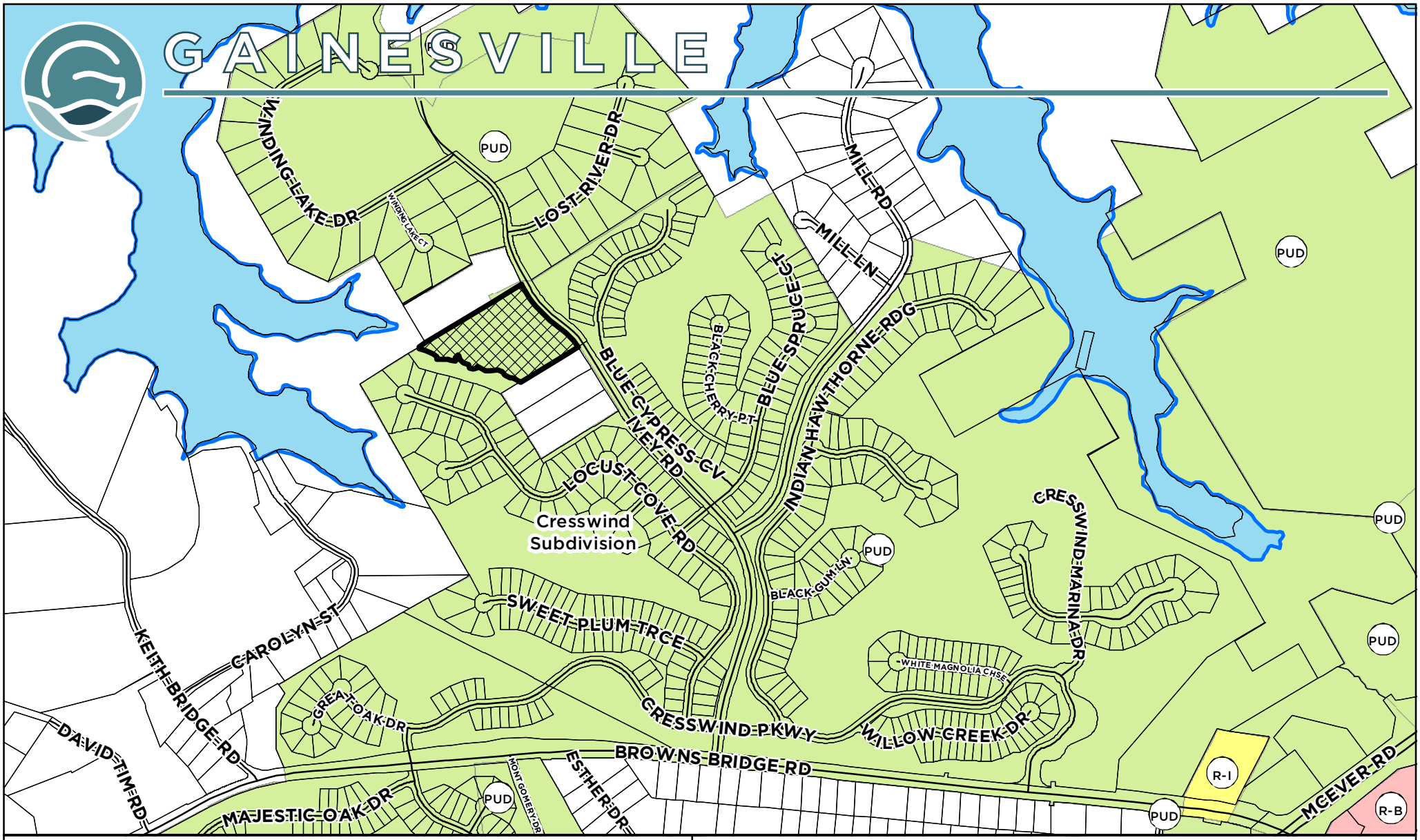
The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

_____
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



Applicant: DANIEL MEDREA

REZONING REQUEST

Request:
Rezone a 5.6+/- acres tract from Planned Unit Development (P-U-D) to Residential-I (R-I) for four single family lots.

Subject Property Address:
0 Ivey Road, SW

Tax Parcel:
08-020-000-096

Subject Property

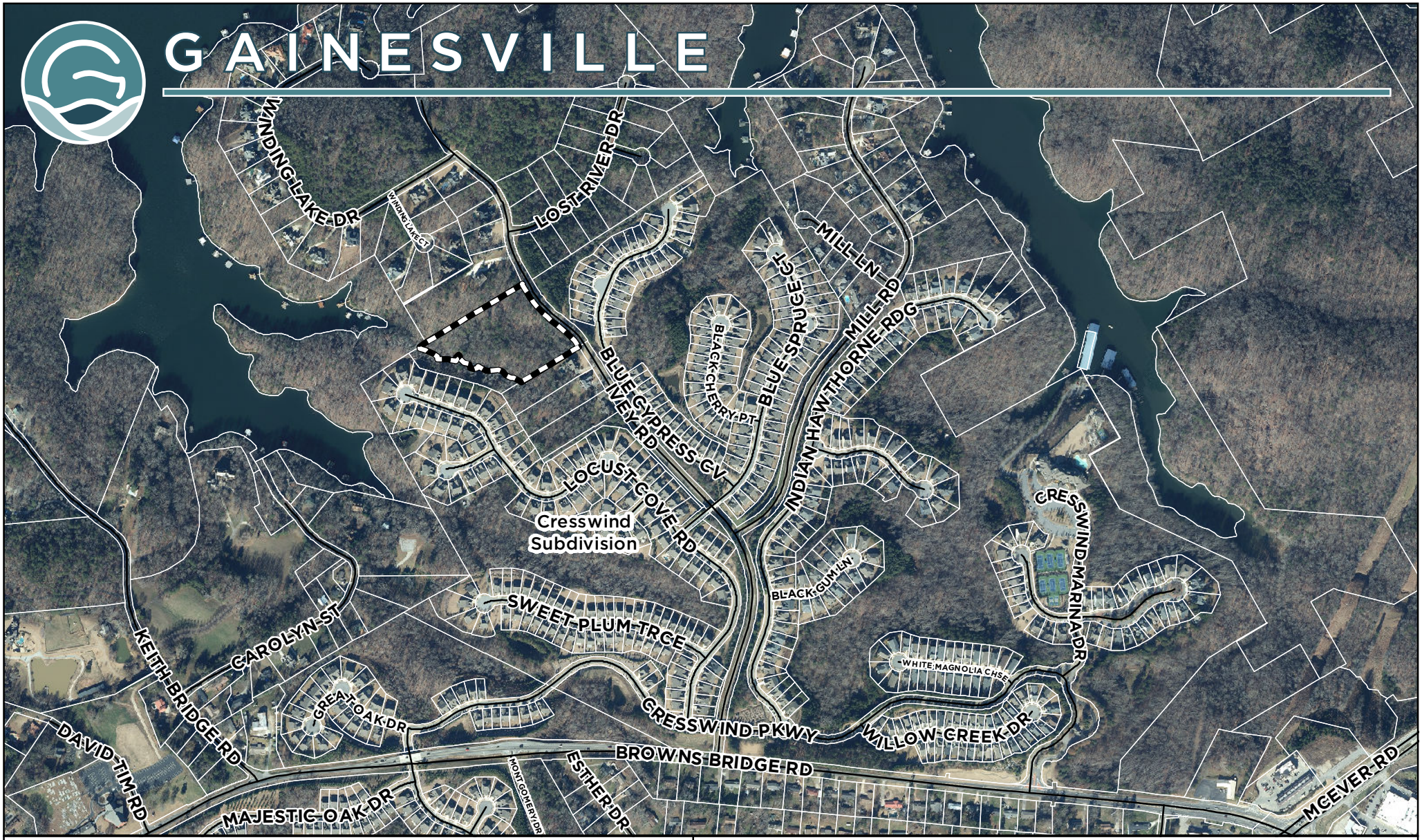
Meeting Date: 12/12/2023

Map Prepared: 11/20/2023

0 375 750 1,125 1,500 Feet

SCALE: 1 " = 750 '

N S E W



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Subject Property Address:
0 Ivey Road, SW

Tax Parcel:
08-020-000-096

Subject Property

Meeting Date: 12/12/2023

Map Prepared: 11/20/2023

0 375 750 1,125 1,500 Feet

SCALE: 1 " = 750 '

N W E S

Ivey Road, Gainesville Georgia

My name is Daniel Medrea and I am looking to purchase Parcel ID 08020 000096 and divide it into 4 residential lots as shown in the attached survey. We plan to build the homes alongside my son Daniel Medrea Jr and Son-in-Law Alexander Achim. We are wanting to build 3 of the 4 lots for our own personal homes and plan to sell the 4th home. These homes, due to the natural grade of the land, will need to be on a basement foundation. The homes will be ranches on basements. We are looking to build around 4200-4800 sq feet in total finished area. These homes will be more than comparable to the size and finish of nearby homes. We hope to be able to start building as soon as we can get rezoning and permit approval. Thank you for your time.

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

REFERENCES

1. — D.B. 6764 PG. 161
2. — A PLAT OF SURVEY FOR SEASONS ON LAKE LANIER BY ROCHESTER & ASSOCIATES, DATED AUGUST 4, 2008.

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ZONE "A" AS PER HALL COUNTY F.I.R.M. COMMUNITY PANEL NO. 13139C0170G, DATED APRIL 04, 2014.

GENERAL SURVEY NOTES

1)HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983.(NAD83)
2)VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988.(NAVD 88)
3)DATE OF FIELD SURVEY 10/11/23
4)ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE IN THE GEORGIA COUNTY LISTED.
5)THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FROM LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
6)STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.(ON SOME SURVEYS NOT ALL INTERIOR IMPROVEMENTS MAY NOT BE SHOWN)
7)LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
8)THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
9)THE CERTIFICATION, AS SHOWN HEREON , IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

CLOSURE STATEMENT

A TOBALE OR BOSTON TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,418 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 637,450 FEET.

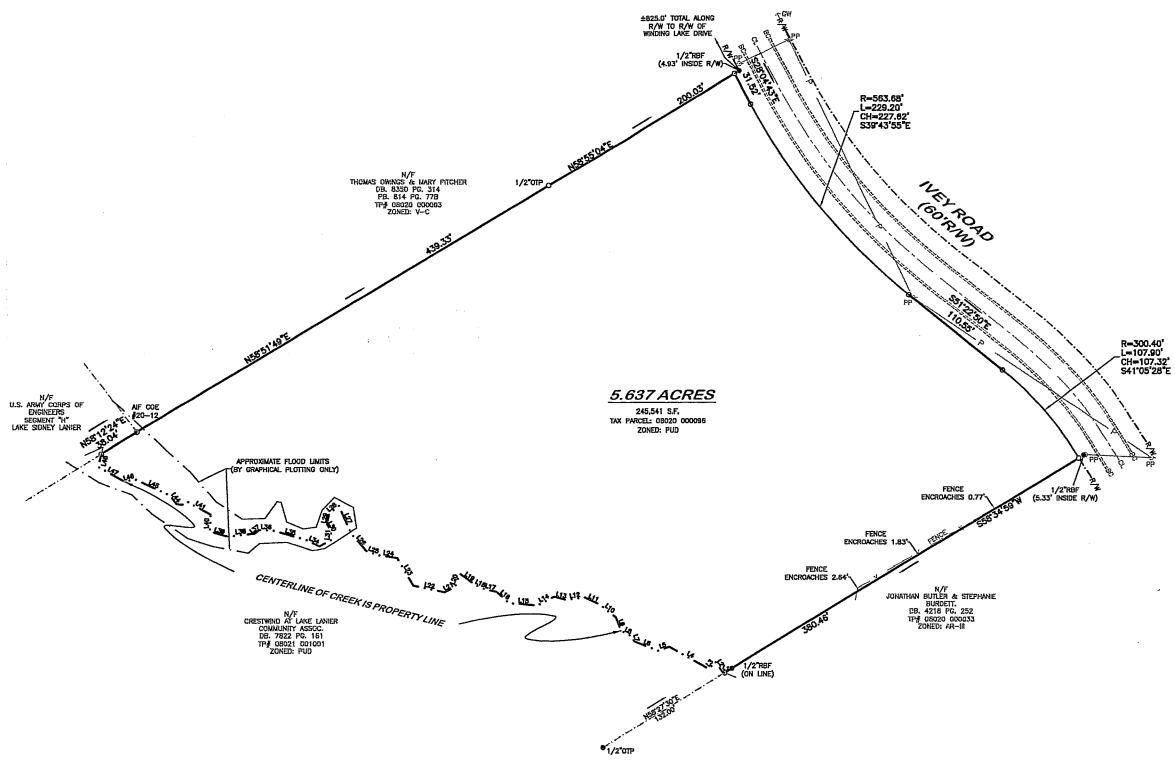
SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or characteristics which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3153

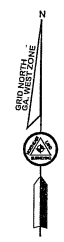
GEORGIA REGISTERED NO. 3153 LAND SURVEYOR KEVIN LEE CANN

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.



GRAPHIC SCALE 1"=50'

50' 0' 25' 50' 100' 200'



LEGEND

B/L=	BUILDING LINE
C/L=	CENTER LINE
C&G=	CURB & GUTTER
CM=	CONCRETE MONUMENT FOUND
CPP=	CORRUGATED PLASTIC PIPE
DIP=	DRIPIP TOP PIPE
E.B.=	BED MUD
DI=	DUCTILE IRON PIPE
E/E=	ELECTRIC EASEMENT
ELV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GVD=	GENERAL VERTICAL DATUM
HW=	HEADWALL ELEVATION
IFP=	IRON PIN FOUND
IFS=	IRON PIN SET
L.L. =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F=	NOW OR FORMERLY
NTS=	NOT TO SCALE
OPP=	OPEN TOP PIPE
P.L.=	PROPERTY LINE
PP=	POWER POLE
P.O.B.=	POINT OF BEGINNING
POC=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STM=	STORM
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.O.B.=	TRUE POINT OF BEGINNING
TP=	TELEPHONE/GRAND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
SM=	SANITARY SEWER MANHOLE
DCB=	DOUBLE WING CATCH BASIN
SCB=	SINGLE WING CATCH BASIN
CB=	CATCH BASIN
OS=	OUTLET STRUCTURE
WM=	WOOD MULT
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
PS OW=	POST SIGN
SIGN=	SIGN
OHP=	OVERHEAD POWER LINE
UG=	UNDERGROUND POWER
OHT=	OVERHEAD TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
OHC=	OVERHEAD CABLE
CV=	CABLE T.V. LINE
UCV=	UNDERGROUND CABLE T.V. LINE
S=	SANITARY SEWER LINE
W=	WATER LINE
G=	GAS LINE
F=	FORCE LINE
	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°07'45"W	2.28'
L2	N34°44'48"W	11.08'
L3	S41°48'48"W	8.69'
L4	N67°16'14"W	41.64'
L5	S71°55'03"W	11.00'
L6	N69°05'36"W	23.89'
L7	N15°13'06"W	4.27'
L8	N87°16'49"W	11.00'
L9	N21°44'08"W	15.17'
L10	N52°05'05"W	19.31'
L11	N83°04'08"W	15.98'
L12	S80°02'05"W	15.74'
L13	N72°45'12"W	12.32'
L14	S81°55'36"W	17.17'
L15	N89°21'47"W	25.99'
L16	N48°45'43"W	15.75'
L17	N78°20'01"W	12.72'
L18	N86°17'18"W	7.11'
L19	N53°59'19"W	12.23'
L20	S19°48'22"W	13.64'
L21	S85°26'33"W	10.32'
L22	N79°14'55"W	28.33'
L23	N35°01'19"W	28.54'
L24	N81°02'55"W	18.64'
L25	N70°26'45"W	19.62'
L26	N40°03'34"W	20.95'
L27	N23°55'18"W	28.47'
L28	S55°22'24"W	11.46'
L29	S16°16'09"W	9.53'
L30	S26°47'12"W	8.51'
L31	S03°28'37"W	6.56'
L32	S09°35'00"E	1.04'
L33	S80°27'05"W	11.87'
L34	N53°09'53"W	13.79'
L35	N74°17'41"W	31.04'
L36	N87°42'26"W	19.03'
L37	S59°17'21"W	5.37'
L38	S83°33'30"W	24.92'
L39	N73°10'33"W	17.17'
L40	N05°40'08"W	15.81'
L41	N39°27'29"W	25.44'
L42	S46°07'52"W	5.33'
L43	N81°37'15"W	5.14'
L44	N37°21'44"W	9.93'
L45	N64°51'14"W	35.63'
L46	N18°22'41"W	9.49'
L47	N60°28'38"W	27.55'
L48	N13°27'32"E	11.83'

WITHIN CITY OF GAINESVILLE

PREPARED FOR:

ALEXANDER ACHIM & DANIEL MEDREA

NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name: IVEY ROAD TRACTS		DRAWN KLC	SCALE 1"=50'
Project Address: IVEY ROAD		CHECKED CDN	1 OF 1
Land Lot No.(s) 20	District: 6th	DATE OF FIELD WORK 10/11/23	SHEET
City: CITY OF GAINESVILLE County, State: HALL COUNTY, GEORGIA		DATE 10/23/23	PROJECT No. 23-088

GENERAL NOTES

PROJECT LOCATION: IVEY ROAD

PARENT PARCEL NUMBER: 08020 000096

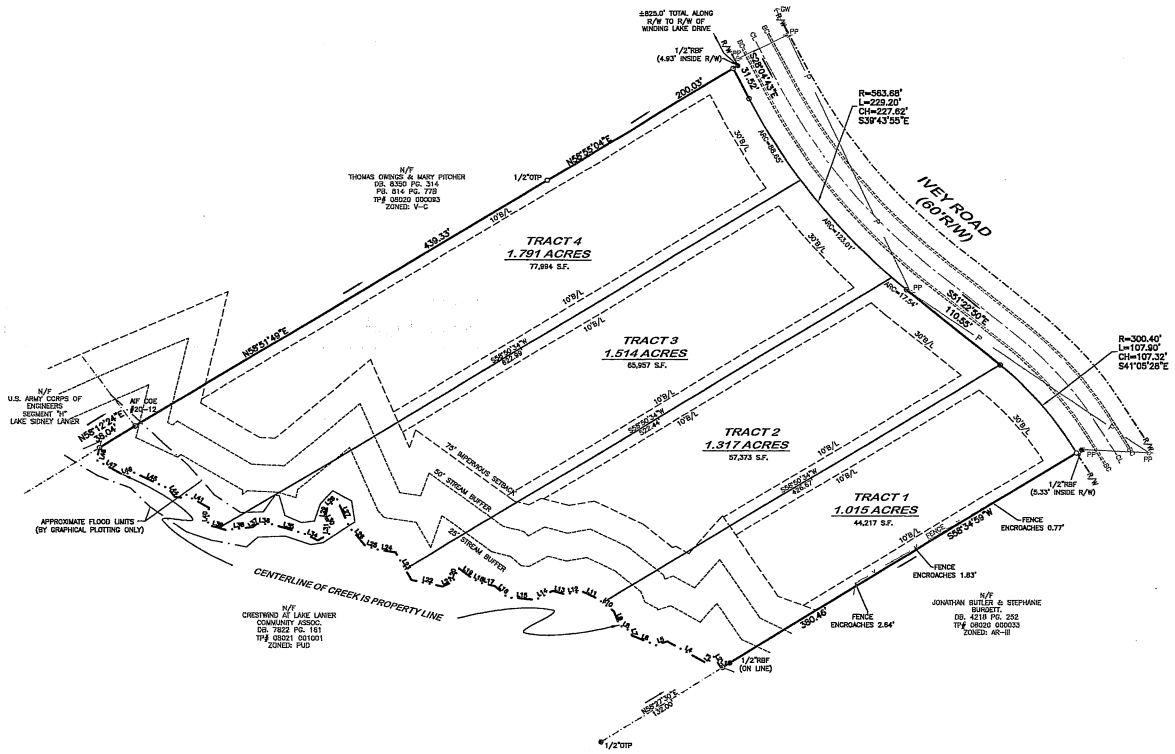
TOTAL AREA: 5.637 ACRES

CURRENT ZONING : PUD

PROPOSED ZONING: R-1

MINIMUM LOT SIZE : 20,000 S.F.
MINIMUM LOT WIDTH: 75'
FRONT SETBACK :30'
SIDE SETBACK: 10'
REAR SETBACK 20'

PROPOSED NUMBER OF LOTS: 4



LEGEND

B/L=	BUILDING LINE
C/L=	CENTER LINE
CB=	CONCRETE BUTTON
CMF=	CONCRETE MONUMENT FOUND
CIP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D=	DEED
DIP=	DUCTILE IRON PIPE
DE =	DRAINAGE EASEMENT
EL.Elev=	ELEVATION
EP=	EDGE OF PAVEMENT
F/E=	FINISHED FLOOR ELEVATION
G.M.D.=	GEORGIA MILITIA DISTRICT
I.E.=	INVERT ELEVATION
I.P.F.=	IRON PIN FOUND
I.P.S.=	IRON PIN SET
L=	LAND LOT
L.L.L.=	LAND LOT LINE
M.F.E.=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOT OR FORMERLY
O.T.P.=	OPEN TOP PIPE
O.D.P.=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P.B.=	PLAT BOOK "
P.G.S.=	POINT OF BEGINNING
P.O.B.=	POINT OF BEGINNING
R.B.F.=	REBAR PIN FOUND
R.C.P.=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
S=	SECTION
S.E.=	SANITARY SEWER EASEMENT
T.B.M.=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
U.D.P.=	UNDERGROUND TELEPHONE PEDESTAL
O, L.P.=	LIGHT POLE
P, P.P.=	POWER POLE OR UTILITY POLE
⊗, M.P.=	MAIL BOX OR NEWS MARKER
⊗, D.C.B.=	DOUBLE WING CATCH BASIN
⊗, S.C.B.=	SINGLE WING CATCH BASIN
⊗, J.B.=	JUNCTION BOX
⊗, O.S.=	OUTLET STRUCTURE
⊗, W.I.=	WOW INLET
⊗, H.W.=	HEADWALL
⊗, D.I.=	DROP INLET
⊗, F.C.S.=	FIELD CAP STRUCTURE
⊗, F.H.=	F.ORE HYDRANT
⊗, W.V.=	WATER VALVE
⊗, W.M.=	WATER METER
⊗, G.V.=	GAS VALVE
—•—	SINGLE
—O.H.P.—	OVERHEAD POWER LINE
—U.G.P.—	UNDERGROUND POWER
—O.H.T.—	OVERHEAD TELEPHONE LINE
—U.G.T.—	UNDERGROUND TELEPHONE LINE
—G—	GAS LINE
—C.T.V.—	CABLE TV. LINE
—S.C.T.V.—	SANITARY SEWER CABLE T.V. LINE
—S.S.—	SANITARY SEWER LINE
—W—	WATER LINE
—X—	FENCE
—F.L.—	FLOOD LINE
⊗	TREE
⊗, U.T.P.=	UNDERGROUND TELEPHONE PEDESTAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N67°57'42"W	2.20'
L2	N34°46'48"W	11.25'
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L12	S80°03'05"W	15.74'
L13	N74°41'12"W	9.37'
L14	S81°03'16"W	12.17'
L15	N83°11'47"W	25.99'
L16	N84°43'43"W	13.73'
L17	N28°20'01"W	2.75'
L18	N85°17'18"W	27.11'
L19	N53°59'16"W	17.73'
L20	S17°10'22"W	13.04'
L21	S65°06'36"W	10.32'
L22	N78°13'48"W	28.33'
L23	N30°03'12"W	29.24'
L24	N81°00'24"W	18.54'
L25	N70°42'52"W	12.97'
L26	N40°03'17"W	30.96'
L27	N33°59'18"W	28.47'
L28	S50°22'24"W	11.40'
L29	S12°10'09"W	9.93'
L30	S08°47'12"E	8.51'
L31	S00°26'07"E	8.36'
L32	S09°50'00"E	1.04'
L33	S40°22'00"W	11.97'
L34	N43°04'53"W	13.39'
L35	N74°11'41"W	31.04'
L36	N67°43'05"W	10.83'
L37	S53°11'21"W	8.31'
L38	S83°44'35"W	5.12'
L39	S59°06'33"W	12.17'
L40	N07°47'09"E	15.91'
L41	N58°42'41"W	20.44'
L42	S48°07'44"W	8.34'
L43	N81°41'15"W	2.14'
L44	N37°41'44"W	9.93'
L45	N84°43'12"W	30.63'
L46	S73°28'41"W	9.49'
L47	N60°39'38"W	27.60'
L48	N13°27'32"E	11.83'

WITHIN CITY OF GAINESVILLE

REZONING EXHIBIT FOR:

ALEXANDER ACHIM & DANIEL MEDREA

NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

GEORGIA REGISTERED NO. 3123 LAND SURVEYOR KEVIN LEE CHAM

FLOOD NOTE

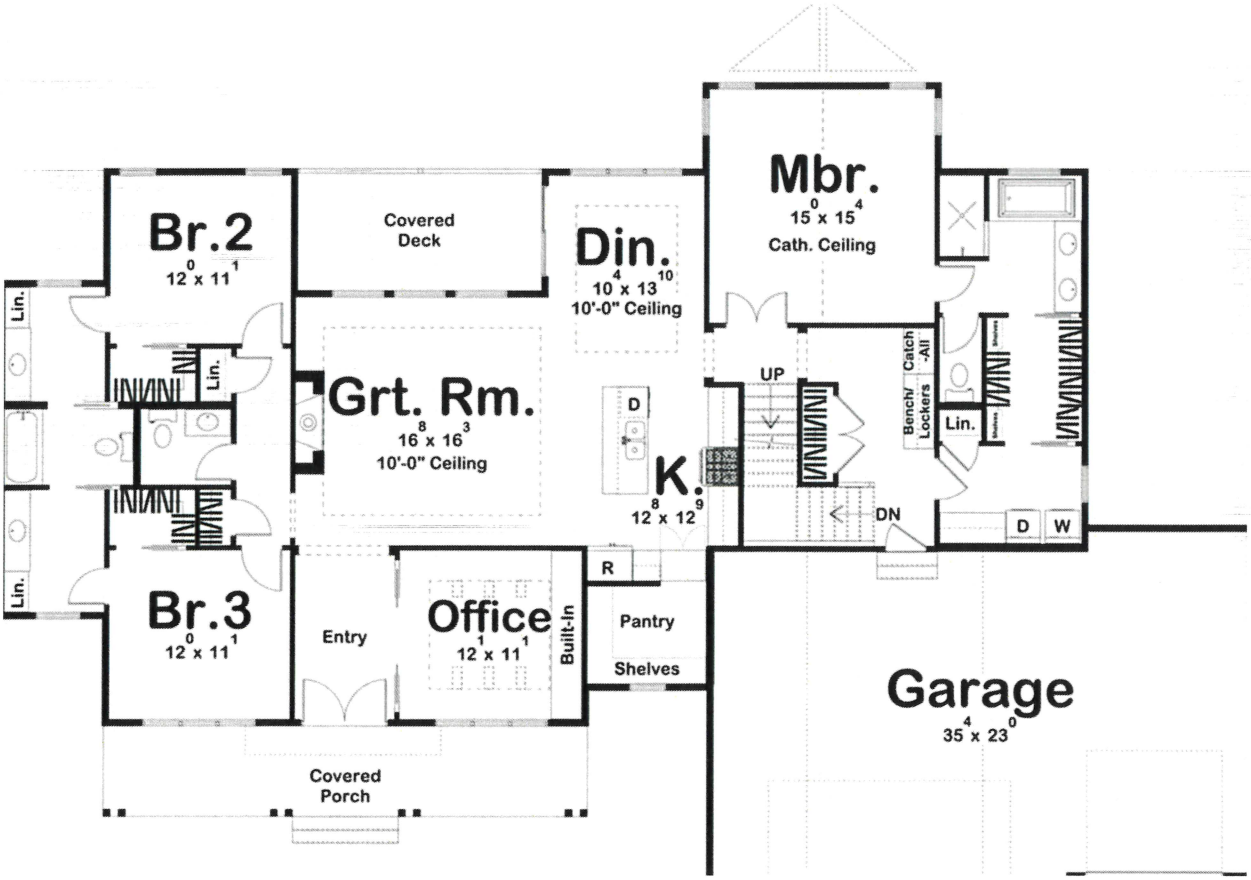
A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ZONE "A" AS PER HALL COUNTY F.I.R.M. COMMUNITY PANEL NO. 13139C0175G, DATED APRIL 04, 2014.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

GRAPHIC SCALE 1"=50'
50' 0' 25' 50' 100' 200'

No.	REVISION	DATE
1		
2		
3		
4		
5		

Project Name: IVEY ROAD TRACTS		DRAWN NLC	SCALE 1"=50'
Project Address: IVEY ROAD		CHECKED CDH	1 OF 1
Land Lot No.(s) 20	District: 6th	DATE OF FIELD WORK 10/11/23	SHEET
City: CITY OF GAINESVILLE County, State: HALL COUNTY, GEORGIA		DATE 10/26/23	PROJECT No. 23-088


Br.2
12 0 x 11 1
Lin.
Lin.
Lin.
Br.3
12 0 x 11 1
Covered Deck
Grt. Rm.
16 8 x 16 3
10'-0" Ceiling
Entry
Office
12 1 x 11 1
Built-In
Covered Porch
Din.
10 4 x 13 10
10'-0" Ceiling
D
K.
12 8 x 12 9
R
Pantry
Shelves
Mbr.
15 0 x 15 4
Cath. Ceiling
UP
DN
Bench/ Lockers
Catch -All
Lin.
D
W
Garage
35 4 x 23 0

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 12, 2024
Final Approval Date:	January 12, 2024
Presenter:	Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business:	Request from **Nikul Parikh** to amend an existing Planned Unit Development (P-U-D) zoning on a 1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a **0 McEver Road, SW**). **Ward Number: Four**. Tax Parcel Number(s): 08-042B-000-180. **Request: Automated carwash facility**. • Proposed Zoning Amendment Ordinance 2024-02
Meeting Date:	January 16, 2024

Purpose of Request:
To conduct a public hearing regarding the following zoning request as presented at the December 12, 2023, Planning and Appeals Board Meeting.

Facts & Issues / History & Background:
The applicant is proposing to amend an existing Planned Unit Development (P-U-D) for the purpose of constructing an automated car wash. The property was approved for a neighborhood retail center as part of the neighboring 177-lot Copper Springs mixed-use development. The property has been padded out but has remained undeveloped. The proposal includes a tunnel-car wash, 10 vacuum machines and parking for patrons and employees. One driveway is proposed from McEver Road. The facility will operate 7 days a week from 7 a.m. to 9 p.m. and there will be approximately 10 to 12 employees at any given time.

The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include the Copper Springs subdivision within Gainesville, Brannon Ridge subdivision within Oakwood and two gas station/ retail center stores within Oakwood.

Department Recommendation:
Staff and PAB recommended denial. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2024-02:
I move to approve the ordinance to amend the existing Planned Unit Development (P-U-D) for the subject property for an automated carwash facility with ten conditions as presented.

Denial of Ordinance 2024-02 :
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. Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Amendment Ordinance 2024-02 (Nikul Parikh)
4. Location Maps
5. Letter of Intent
6. Plat
7. Concept Plan
8. Rendering
9. Adjacent Property Pictures

6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. $ 52• 7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW .GADNRLE.ORG
129085,12/20,27

REDEMPTION NOTICE
TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY INTEREST HOLDER(S), AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL
Date first run-in county organ or posting at county courthouse: 12/20/2023
To the above styled individuals: You are hereby given notice that the below named individual or company is in possession of your vessel.
The vessel is described: Chrysler
Certificate of Number: GA 6631 LM
Hull Identification Number: CBC49896M77K Vessel was removed from: Safe Harbor Aqualand
Present Location of Vessel: Safe Harbor Aqualand
6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. § 52-7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW. GADNRLE.ORG
129087,12/20,27

REDEMPTION NOTICE
TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY INTEREST HOLDER(S), AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL
Date first run-in county organ or posting at county courthouse: 12/20/2023
To the above styled individuals: You are hereby given notice that the below named individual or company is in possession of your vessel.
The vessel is described: Hobie Cat
Certificate of Number: GA 6029 AU Hull Identification Number:
Vessel was removed from: Safe Harbor Aqualand
Present Location of Vessel: Safe Harbor Aqualand
6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. $ 52• 7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW .GADNRLE.ORG
129088,12/20,27

Name Changes

IN THE SUPERIOR COURT OF HALL County
STATE OF GEORGIA
IN RE THE NAME CHANGE: CAMILLE ANGEL MANOOGIAN, Petitioner.
CIVIL ACTION FILE NO.: 2023CV001406
NOTICE OF PETITION TO CHANGE NAME OF ADULT
The Petitioner has filed a petition in the Superior Court of Hall County on August 3rd, 2023, to change his name from CAMILLE ANGEL MANOOGIAN to JUNO ANGEL MANNOOGIAN.
Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. $$ 19-12-1(f)2) and (3).
THIS 3rd day of August, 2023.
JENNIFER MCCALL
GA Bar No. 561012
Attorney for Petitioner
Jennifer McCall, Attorney at Law, LLC
201 Forrest Avenue, Suite A Gainesville, GA 30501
Phone (678) 696-5348
jennifer@mccallatlaw.com
128924
12/13, 20, 27, 1/3

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Camille Michelle Lopez,
Petitioner,
v.
Arturo Lopez Garcia,
Respondent.
Civil Action File NO. 2023CV002081
TO: Arturo Lopez Garcia
NOTICE OF PUBLICATION
By Order for service by publication dated the 5th day of December, 2023, you are hereby notified that on the 1st day of December, 2023, Camille Michelle Lopez filed a suit against you for DIVORCE. You are required to file with the Clerk of the Superior Court, and to serve upon the Petitioner,
Camille Michelle Lopez, 1640 Roper Hill Road 20A, Gainesville, GA 30501 an Answer in writing within 60 days of the date of the Order for publication.
WITNESS, the Honorable Lindsay H. Burton,
Judge of this Superior Court.
This, the 13th day of December, 2023
Clerk, Superior Court
Charles Baker
Hall County Courthouse, Gainesville, GA
129237 12/20, 12/27, 1/3, 1/10

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re Name Change of:
AMY WILSON GRADIN, Petitioner.
CIVIL ACTION FILE NO.: 2023CV001725
NOTICE OF PETITION TO CHANGE NAME OF ADULT
The Petitioner has filed a petition in the Superior Court of Hall County on September 27, 2023, to change his name from AMY WILSON GRADIN to FOX AMY WILSON GRADIN.
Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. §§ 19-12-l(t)(2) and (3).
JENNIFER MCCALL
GA Bar No. 561012
Attorney for Petitioner
Jennifer McCall, Attorney at Law, LLC
201 Forrest Avenue, Suite A Gainesville, GA 30501
Phone (678) 696-5348
jennifer@mccallatlaw.com
128922
12/13, 20, 27, 1/3

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: PETITION OF YANETT CONTRERAS SEPULVEDA TO CHANGE NAME OF JODY RODRIGUEZ SEPULVEDA, A MINOR
Civil Action File Number: 2023CV002003
NOTICE OF PETITION FOR NAME CHANGE OF MINOR CHILD
GEORGIA, HALL COUNTY
NOTICE is hereby given that Yanett Contreras Sepulveda, filed a Petition for Name Change of Minor Child in the Superior Court of Hall County, Georgia, on November 14, 2023, praying for a change in the name of the minor child, Jody Rodriguez Sepulveda to Jody Contreras Sepulveda.
NOTICE is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty days of the filing of said Petition.
This 14 day of November, 2023.
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, Georgia 30501
770-534-3770/770-534-1441 srichardson@colemanchambers.com
/s/ Sarah Richardson Trahan SARAH RICHARDSON TRAHAN
Attorney for Petitioner
Georgia Bar No. 284497
128809 12/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: PETITION OF YANETT CONTRERAS SEPULVEDA TO CHANGE NAME OF JISELLE RODRIGUEZ SEPULVEDA, A MINOR
Civil Action File Number: 2023CV001983
NOTICE OF PETITION FOR NAME CHANGE OF MINOR CHILD
GEORGIA, HALL COUNTY
NOTICE is hereby given that Yanett Contreras Sepulveda, filed a Petition for Name Change of Minor Child in the Superior Court of Hall County, Georgia, on November 13, 2023, praying for a change in the name of the minor child, Jiselle Rodriguez Sepulveda to Jiselle Contreras Sepulveda.
NOTICE is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty days of the filing of said Petition.
This 13 day of November, 2023.
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, Georgia 30501
770-534-3770/
770-534-1441 srichardson@colemanchambers.com
/s/ Sarah Richardson Trahan SARAH RICHARDSON TRAHAN
Attorney for Petitioner
Georgia Bar No. 284497
128808 12/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Casey J Byerly, Petitioner.
Civil Action File No.: 2023CV002102CGB
NOTICE OF PETITION TO CHANGE NAME OF ADULT
I, Casey J Byerly filed as petition in the Superior Court of Hall County on December 5th, 2023, to change his/her name from Casey J Byerly to Majick Byerly. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 5 day of December, 2023
Petitioner's name: Casey J Byerly
Petitioner's Address: 3705 Bolding Rd Flowery Branch, GA 30542
Petitioner's Telephone Number: 714-313-9982
128931
12/13, 20, 27, 1/3

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren)
Aubree Harlow Turpin
Kristina M. Jackson
Petitioner,
v.
Respondent.
Civil Action File No: 2023CV002188BCO
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on December 18, 2023 to change name of the following minor child(ren):
From:
Aubree Harlow Turpin
Proposed New Name:
Aubree Harlow Jackson
Any interest party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: Dec. 18, 2023
Kristina M. Jackson
petitioner, Pro se
Name: Kristina M. Jackson
Address: 3524 Creek Hollow Buford, GA 30519
Phone: 678-689-4262
Email: xtinajack1107@gmail.com
129458
12/20, 27, 1/3, 10

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Matias G. Cabrera Acosta
Liam S. Cabrera Acosta
Briceyda C. Cabrera De Acosta, Petitioner,
v.
Brayan A. Acosta Uceda
Civil Action Case Number: 2022CV002029-CGB
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
Briceyda C. Cabrera De Acosta filed a petition in the Superior Court of Hall County on 11/15, 2022, to change the name(s) of the following minor child(ren)
from: Liam Santiago Cabrera De Acosta to Liam Santiago Cabrera,
from: Matias Gael Cabrera De Acosta to Matias Gael Cabrera
Any interested party has the right to appear in this case and file objections within the time
prescribed in OCGA §§19-12-1(f)(2) and (3).
Briceyda Cabrera
Petitioner, Prose
Name: Briceyda C. Cabrera De Acosta
Address: 3754 Windsor Ct. Gainesville, GA 30504.
128656 12/6, 13, 20, 27

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: DANA JAMES-JOHNSON, Petitioner.
Civil Action Case Number: 2023CV002125LHB
NOTICE OF PETITION TO CHANGE NAME OF ADULT.
DANA JAMES-JOHNSON filed a petition in the Superior Court of Hall County on December 7, 2023, to change the name from DANA JAMES-JOHNSON TO DANA JAMES. Any interested party has the right to appear in this case and filed objections within 30 days after the Petition was filed
Dated: DECEMBER 7, 2023
DANA JAMES-JOHNSON
Petitioner, Pro se
Name: DANA JAMES-JOHNSON
Address: 682 TOMMY ARRON DR, GAINESVILLE, GA 30506
Email: DANAJOHNSON1@GMAIL.COM
Phone (day): 512-983-3130
129005 12/13, 20, 27, 1/3

Public Hearings

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, January 16, 2024 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 **Daniel Medrea** to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a **0 Ivey Road, SW**) from Planned Unit Development (P-U-D) to Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-020-000-096
Request: Four single-family lots
2) Request from **Nikul Parikh** to amend an existing Planned Unit Development (P-U-D) zoning on a 1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a **0 McEver Road, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-042B-000-180
Request: Automated carwash facility
3) Request from **Capstone Acquisitions, LLC** for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).
Ward Number: Two
Tax Parcel Number(s): 09-123-000-031
Request: Residence Inn extended stay hotel
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 3 {c})
129227 12/20

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, January 9, 2024 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following request:
1) Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-029-001-005 and 007
Request: Mixed-use building
2) Request from **Weekley Homes, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 120.98± acres tract located on the northwest side of McEver Road, west of the intersection of McEver Road and Gould Drive (a/k/a **0 and 1300 Gould Drive, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-016-002-001A; 08-017-000-001
Request: Single-family subdivision for active adults
3) Request from **Booker Property Holdings, LLC and Paul Wilmont** to rezone a 0.47± acre tract located on the north side of Summit Street between E. E. Butler Parkway and Chestnut Street (a/k/a **235 Summit Street, SE**), from Neighborhood Business (N-B) to Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 01-020-004-004A
Request: Four townhomes
4) Request from **Moez Hasni** for a special use on a 4.11± acres tract located on the east side of Crescent Drive, north of the intersection of Jesse Jewell Parkway and Crescent Drive (a/k/a **400 Crescent Drive, NE**), having a zoning of General Business (G-B).
Ward Number: Two
Tax Parcel Number(s): 15-033C-000-077
Request: Staybridge Suites extended stay hotel
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 3 {c})
129229 12/20

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 January 9, 2024, 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 Monday, February 5, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 6th day of December, 2023.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amt L. Barfield and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: C-2
LOCATION: 4470 Bennett Rd
ALL THAT TRACT or parcel of land lying and being in Land Lots 153 and 154 of the 8th District of Hall County, Georgia, and being more particularly described as follows:
BEGINNING at the northern comer of Buford Road (later called Roberts Cross Road and now known as Friendship Road) and the Gainesville Road, run thence East along the northeast side of Gainesville Road to the western side of Mount Salem Church Road to J.W. Parks land; run thence South 46.5 degrees West along the Parks line and land of Carl Perry to Roberts Cross Road to the Beginning Point. Said tract contains 36.5 acres more or less and is a portion of the property described and conveyed by W.R. Davis and Mrs Julia Davis to Mrs Winnie Roberts Tutton by Warranty Deed dated September 14, 1935, recorded in Deed Book 32, page 289, Hall County, Georgia Deed Records.
128969 12/20, 12/27, 1/3, 1/10, 1/17, 1/24

Public Sales/Auctions

Auction
TIER 1 AUTO SALES, LLC
308 Atlanta Highway ~ Gainesville, GA 30501
January 11, 2024 ~ 9 am - 10 am
1) 1989 BMW 3 Series WBAAD1308K8834822
129238 12/20

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy, Gainesville, GA 30533, 1/04/2024 12:00pm
Kaneesha Robinson
2102
Desk, clothes, small appliances
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
129117 12/20, 12/27

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, KO Storage LLC will sell at public lien sale on January 17, 2024. The personal property in the below-listed units, which may include but are not limited to: Household goods, boxes/totes/ bags, clothing, bedding, tools and toys. The public sale of these items will begin at 10AM on January 10, 2024 and end at 10AM on January 17, 2024. The public sale will take place on www. storagetreasures.com.
KO Storage of Gainesville - Browns Bridge Rd, 2326 Browns Bridge Rd, Gainesville GA 30504, (952)
314-7121
Time: 10:00AM CST
30, Gaddis, Kenneth, 42, Parrish, Tamika, 48, Davidson, Kelli, 59, Dean, Elizabeth, B05, Mulligan, Danny, B09, Mulligan, Danny
Public sale terms, rules, and regulations will be made available on www.storagetreasures.com. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be by credit/debit card, we do not accept checks or cash. 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 KO Storage LLC, 10301 Wayzata Blvd, Minnetonka, MN 55305. (952)-314-7121.
128936 12/20, 12/27

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart LP 2221 Dawsonville Highway Gainesville, Georgia, 30506 to satisfy a lien on January 11, 2024 at approx. 1:30 PM at [www.storagetreasures.com]: Cube #309 Salvador Cervantes; Cube #415 Salvador Cervantes.
128797 12/20, 12/27

Notice of Sale. Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant.....Nikul Parikh
Property Owner.....Dhruvil Rajani
Location.....0 McEver Road, SW
Request.....Amend P-U-D zoning
Size.....1.34± total acres
Ward.....Four
Proposed Use.....Automated carwash facility
Planning Division Staff Recommendation.....**Denial**
Planning & Appeals Board Recommendation.....**Denial**
Date.....December 12, 2023

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

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) for the purpose of constructing an automated car wash. The property was originally approved for a neighborhood retail center as part of the neighboring 177-lot Copper Springs mixed-use development approved in 1999. The property has been padded out but has remained undeveloped. The proposal includes a 5,040 square foot tunnel car wash, 10 vacuum machines and 31 parking spaces including the car care area for patrons and employees. One driveway is proposed from McEver Road. The facility will operate 7 days a week from 7 a.m. to 9 p.m. and there will be approximately 10 to 12 employees at any given time.

The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include the Copper Springs subdivision within Gainesville, Brannon Ridge subdivision within Oakwood and two gas station/ retail center stores within Oakwood.

- ***Adjacent Land Use and Zoning***

Location	Use	Zoning
North - Northwest	Copper Springs Subdivision	PUD- Gainesville
South - Southwest	Brannon Ridge Subdivision; Valero Gas Station / Convenience Store	PRD- Oakwood C-1- Oakwood
East	Undeveloped	C-2- Oakwood
Southeast	Retail Strip Center and Gas Station (under development)	C-2- Oakwood

- ***Other Departmental Comments***

There were no other department comments regarding this request.

- ***Zoning History***

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

2018 – A request by Southeastern Land Solutions, LLC to amend a 1.34± acres tract (subject property) located at 0 McEver Road, SW zoned Planned Unit Development (P-U-D) was denied for five single-family lots.

- ***Staff Analysis***

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

The subject property is located on the northwest side of the intersection of McEver Road and Stephens Road within the Gateway Corridor Overlay Zone. While the property has frontage along a commercial intersection, it appears the property would be most suitable for its current approved use as a small neighborhood retail center. This is mostly due to its close proximity the adjacent residential neighborhoods. Of note, there are currently 7 automated car wash facilities within a 2 to 5 mile radius from the property.

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

The property was originally planned for neighborhood retail purposes to serve adjacent and nearby residential uses with minimal negative impact. The proposed automated carwash is a more aggressive use than what is currently approved for the property. Staff is concerned the operation of the carwash, outdoor vacuums and other incidental noise (amplification devices) could negatively impact the adjacent homes within the Copper Springs and Brannon Ridge subdivisions. Given the grade of the property, it will be difficult to effectively buffer against the single-family homes.

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

The Future Development Map for the City of Gainesville places the property within the *Multi-family* land use category which includes areas containing or planned for single-family attached or multi-family housing at minimum densities of four dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Neighborhood* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving "village center".

The quality community objectives include housing choices, connectivity, access to parks and greenspace, environmental sustainability, safety and security. Land uses allowed in the *Suburban Neighborhood Character Area* include single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (Retail and office), public, institutional, parks and recreation.

The proposed use appears to be inconsistent with the Comprehensive Plan.

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

The property is zoned Planned Unit Development (P-U-D) which is a site-specific zoning. Modifications to the existing approved plan requires the zoning to be amended to allow for an automated carwash facility. The current approved use for a small neighborhood retail center seems to be more appropriate than the proposed automated carwash facility.

(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 proposed zoning amendment request should not cause an excessive or burdensome use of public facilities or services above what is currently approved for the property. Gainesville sewer and water services are adjacent to the property and there is sufficient capacity.

Both the fire and police departments respond to properties located in the adjacent Copper Springs neighborhood which is accessible directly from McEver Road. The closest fire stations include Gainesville Fire Station #4 located 4.0± miles off of Memorial Park Drive and Hall County Fire Station #4 located 2.5± miles off of McEver Road. The City and County have an automatic aid agreement which allows the city or county to respond first in the event of a fire or medical emergency.

The ITE Trip Generation Manual, referenced to estimate the trips generated for an automated carwash land use, did not have sufficient data to provide the daily number of trips generated for the proposed land use. Therefore, a 2021 traffic study provided for the similar size Tidal Wave Auto Spa located further north near the intersection of McEver Road and Browns Bridge Road was used. According to the 2021 study, the proposed carwash could generate approximately 1,512 (756 Enter / 756 Exit) new vehicular trips per day of which 60-70% are expected to be pass-by trips and not newly created trips. An estimated 28 new entering and 30 exiting trips are expected in the peak morning hour with 39 entering and 39 exiting trips in the peak evening hour.

The proposed automated carwash facility will have no impacts on to the Gainesville City School System.

(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 subject property is expected to remain commercial as it is located within the Gateway Corridor Overlay Zone and is in close proximity to the intersection of McEver Road and Stephens Road. Neighborhood scale retail is anticipated for the property so as to serve as a transitional use between the more intense commercial uses and the adjacent single-family homes.

(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 Comprehensive Plan and the adjacent single-family uses, the proposed zoning amendment request does not appear to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

- ***Staff Recommendation***

The Planning Division staff is recommending **denial** of this zoning amendment request based on the comprehensive plan and the adjacent single-family uses. However, if consideration is given to approve this request, Staff would recommend the following zoning conditions.

Conditions

1. **The car care and vacuum area shall be located on the eastern side of the parking lot next to the automated carwash facility. Otherwise, the proposal shall generally**

consistent with the concept plan and picture provided with this zoning amendment application and shall adhere to the exterior building material requirements of the Gateway Corridor Overlay Zone.

2. **A minimum 8-foot tall opaque fence shall be installed along the edge of the parking lot areas adjacent to the single-family properties. The fence shall be brown in color and made of weather resistant composite materials. The location and type of fence shall be subject to the approval of the Community and Economic Development Department Director.**
3. **The existing trees adjacent to the Copper Springs Subdivision shall remain undisturbed.**
4. **A mixture of evergreen trees shall be planted between the 8-foot tall opaque fence and the adjacent Copper Springs subdivision and Brannon Ridge subdivision. The minimum height of the trees shall be 10 feet upon installation. The location, spacing, and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**
5. **The frontage landscape areas and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.**
6. **The signage for the proposed development shall be limited to one principal free-standing sign not to exceed 10-feet in height. All other standards shall meet the Neighborhood Business (N-B) zoning standards. An electronic message board sign shall not be permitted for the subject property.**
7. **Stormwater detention shall be located underground or if above ground designed as a landscape feature subject to the approval of the Community & Economic Development Director.**
8. **A trash dumpster shall not be allowed on the property. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
9. **Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**
10. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**

Excerpts from the December 12, 2023 PAB Meeting Minutes

Applicant Presentation: Nick Pasola, 3502 River Road Circle, stated he represents Davis Engineering and spoke on behalf of Mr. Parikh. Mr. Pasola stated there were no anticipated differences switching from retail to a carwash regarding daily traffic, noise pollution, light pollution and even less with hours of operation. He said there would be no delivery trucks and early hours as would be with retail. He mentioned the applicant is currently developing the property diagonally across as a gas station and the carwash will be an amenity to the adjoining properties. He stated the applicant owns Beehive Homes in Gainesville and as far as a financial prospective, it would be more advantageous for him with a carwash. Mr. Pasola stated they are in agreement with the conditions even though staff recommended denial of the request. He said they want to provide a business that can be used by the adjoining properties while lessening the impact. He mentioned houses are located within 60

feet of the road and are already impacted in terms of traffic with 12,000 cars passing by daily.

FAVOR: None

OPPOSE: None

There was a motion to recommend denial of the zoning amendment request for an automated carwash facility with Planned Unit Development (P-U-D) zoning.

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 6 favor, 1 vacant

Passed: _____

AN ORDINANCE

No. 2024-02

AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 1.34± ACRES TRACT LOCATED AT THE NORTHWEST SIDE OF THE INTERSECTION OF STEPHENS ROAD AND MCEVER ROAD (A/K/A 0 MCEVER ROAD, SW); 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 **Planned United Development, with conditions (P-U-D-c).**

Conditions

1. **The car care and vacuum area shall be located on the eastern side of the parking lot next to the automated carwash facility. Otherwise, the proposal shall generally be consistent with the concept plan and picture provided with this zoning amendment application and shall adhere to the exterior building material requirements of the Gateway Corridor Overlay Zone.**
2. **A minimum 8-foot tall opaque fence shall be installed along the edge of the parking lot areas adjacent to the single-family properties. The fence shall be brown in color and made of weather resistant composite materials. The location and type of fence shall be subject to the approval of the Community and Economic Development Department Director.**
3. **The existing trees adjacent to the Copper Springs Subdivision shall remain undisturbed.**
4. **A mixture of evergreen trees shall be planted between the 8-foot tall opaque fence and the adjacent Copper Springs subdivision and Brannon Ridge subdivision. The minimum height of the trees shall be 10 feet upon installation. The location, spacing, and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**
5. **The frontage landscape areas and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.**

6. **The signage for the proposed development shall be limited to one principal free-standing sign not to exceed 10-feet in height. All other standards shall meet the Neighborhood Business (N-B) zoning standards. An electronic message board sign shall not be permitted for the subject property.**
7. **Stormwater detention shall be located underground or if above ground designed as a landscape feature subject to the approval of the Community & Economic Development Director.**
8. **A trash dumpster shall not be allowed on the property. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
9. **Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**
10. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**

Legal Description

All that tract or parcel of land lying and being in Land Lots 42 & 54, 8th District, City of Gainesville, Hall County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the westerly right of way line of McEver Road (100' right of way) and the Northern right of way line of Stephens Road (right of way varies, 40' from centerline) said point being the POINT OF BEGINNING; thence proceed along the said Northerly right of way line of Stephens Road S60°08'21"W a distance of 19.38 feet to a ½" rebar; thence leaving the said Northerly right of way line of Stephens Road proceed N42°00'15"W a distance of 361.84 feet to a point; thence N50°36'40"E a distance of 232.00 feet to a point; thence N86°51'20"E a distance of 61.24 feet to a point; thence S02°34'01"E a distance of 410.07 feet to a ½" rebar being the POINT OF BEGINNING.

Containing 58,282 Square Feet or 1.338 Acres more or less.

SECTION II

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

SECTION III

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

ORDINANCE NO. 2024-02

SECTION IV

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

SECTION V

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

_____

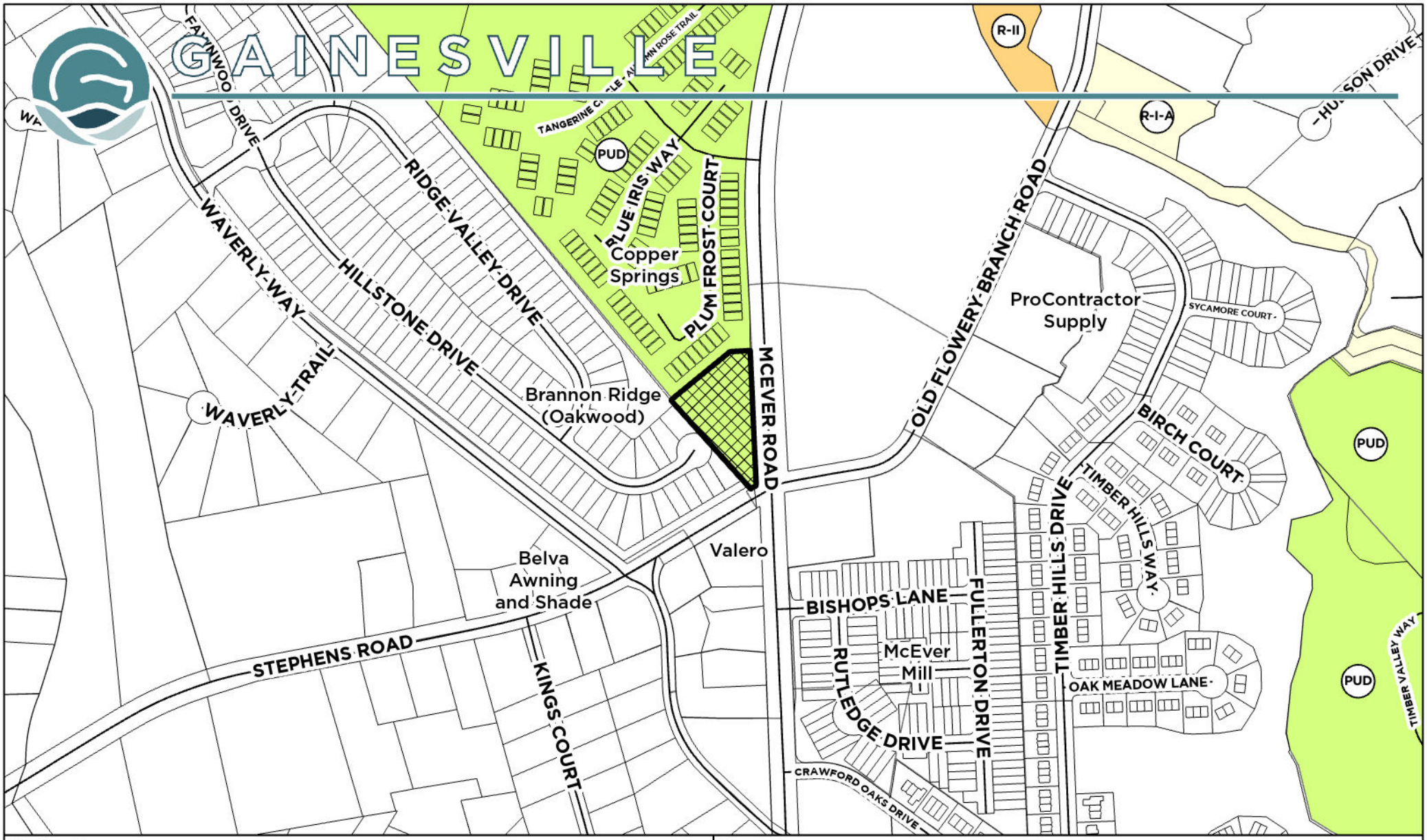
W. Samuel Couvillon, Mayor

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



Applicant:

NIKUL PARIKH

ZONING AMENDMENT REQUEST

Request:
Amend existing Planned Unit Development (P-U-D) on +/- 1.34 AC for an automatic car wash

Subject Property Address:
0 McEver Road

Tax Parcel:
08-042B-000-180

Subject Property

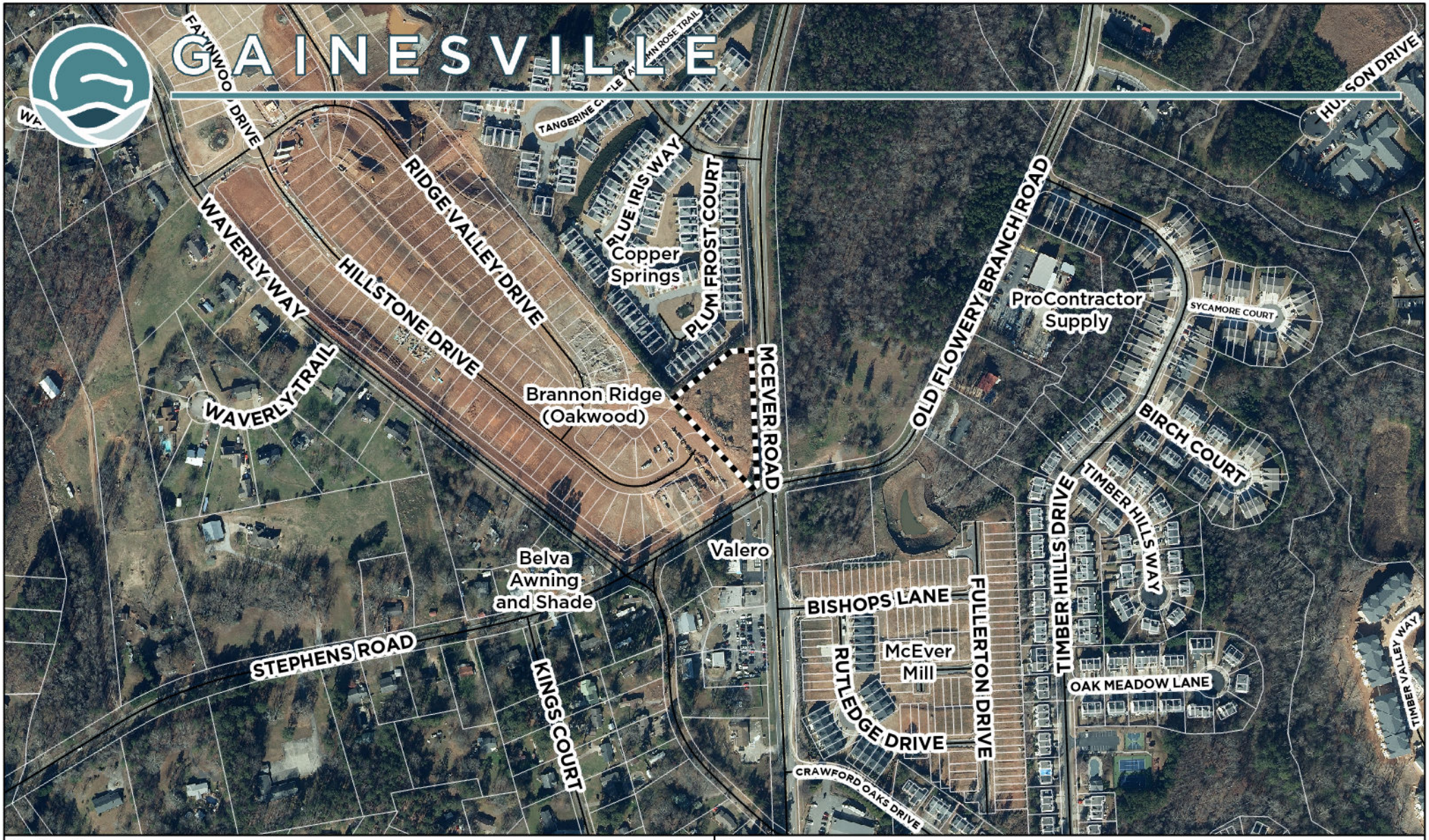
Meeting Date: 12/12/2023

Map Prepared: 11/21/2023

0 200 400 600 800 Feet

Scale: 1" = 400'

N W E S



Applicant: NIKUL PARIKH

Request: Amend existing Planned Unit Development (P-U-D) on +/- 1.34 AC for an automatic car wash

ZONING AMENDMENT REQUEST

Subject Property Address: 0 McEver Road

Tax Parcel: 08-042B-000-180

Subject Property

Aerial from 2021

Meeting Date: 12/12/2023

Map Prepared: 11/21/2023

0 200 400 600 800 Feet

Scale: 1" = 400'

N W E S

October 19, 2023

Mr. Matt Tate, Deputy Director
Community & Economic Development
311 Henry Ward Way
Gainesville, Georgia 30503

Letter of Intent: Zoning Amendment Request
0 McEver Road, SW (Hall Co. Parcel ID: 08042B000180) (the "Property")

Dear Mr. Tate:

On behalf of Nikul Parikh (the "Applicant"), I am pleased to provide for review and consideration by the City of Gainesville this Letter of Intent and the accompanying application materials to support the attached Zoning Amendment application to allow for the operation of an automated carwash facility at the property referenced above including parking, landscaping and sanitary sewer. Included with this Letter of Intent are the following materials:

a. Rezoning Application, including all necessary authorization forms
b. Conceptual Site Plan
c. Survey
d. Legal Description

Project Description

The Property is currently zoned for Planned Unit Developments with conditions (P-U-D-c) and is located adjacent to the Copper Springs and Brannon Ridge neighborhoods. Approximately 1.34 acres in size, the Property is currently undeveloped. If the requested amendment is granted to allow the Property to be used as a car wash facility, the Applicant intends to maximize the function of the site with necessary parking and a dense vegetative buffer along properties backing up to residential housing while providing a necessary service to the community. Owners intend to employ 10-12 persons at any given time. The proposed automated carwash facility will operate 7 days a week from 7 am to 9 pm and will include approximately 10 vacuum machines.

Thank you for your consideration of the attached Zoning Amendment application. The Applicant respectfully requests the City of Gainesville Community & Economic Development Department approve the requested zoning amendment. Please do not hesitate to contact us should you have any questions or need any additional information.

Sincerely,

Payton Anderson
Project Manager

Davis Engineering & Surveying, LLC | 133 Prominence Court, Suite 210 | Dawsonville, GA 30534
Ph: 706.265.1234 | Web: www.DavisEngineers.com

Hall County, Georgia, Clerk Superior Court
filed in office this 12 day of October
2006 at 11:30 a.m. Recorded in Plat
Book 85 Page 191
Dwight S. Wood, Clerk

GAINESVILLE-HALL COUNTY
APPROVED
10/12/2006
PLANNING DEPARTMENT

TYPICAL UNIT LAYOUT

24' BC TO BC
PRIVATE DRIVE

ALL PRIVATE DRIVES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

VICINITY MAP
NTS

LANDMARK
SURVEYORS
4480 COMMERCE DRIVE, SUITE 100
BUFORD, GA 30518
t. 678-546-1675
f. 678-546-1676

SCALE: 1" = 80'

BLOCK	LOTS
A	164
TOTAL	164

COPPER SPRINGS UNIT TWO

FINAL PLAT

LAND LOTS 42 & 54 8th LAND DISTRICT CITY OF GAINESVILLE HALL COUNTY GEORGIA

OWNER/DEVELOPER: BRECKENRIDGE PROPERTIES, LLC. 4400 CARTER HIGHWAY GAINESVILLE, GA 30506 24 HOUR PHONE: 770-532-5661 CONTACT: DAN FUSCO

DESIGNED: CJM
DRAWN: MRA
FILE: 01031-UNIT 2
PROJ. NO.: 01031

1 OF 4

PROJECT DESCRIPTION:
CURRENTLY, THIS ±1.34 ACRE PROPERTY IS VACANT. THE PROPOSED DEVELOPMENT CONSISTS OF A CAR WASH, PARKING, LANDSCAPING, AND SANITARY SEWER.

TOTAL AREA= ±1.34 ACRES

ZONING: PUD
BUILDING SETBACKS:
FRONT: 20'
SIDE: 20'
REAR: 20'
LANDSCAPE STRIP: 10'

BOUNDARY INFORMATION FROM PLAT OF SURVEY BY SUNBELT ENGINEERING, DATED SEPTEMBER 18, 1989.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

CONTOUR INTERVAL = 2'

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM HALL COUNTY GIS AND IS NOT CERTIFIED AS CORRECT BY DAVIS ENGINEERING & SURVEYING, LLC AND/OR THE PROFESSIONAL WHO HAS STAMPED THIS DRAWING. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0282G, DATED APRIL 4, 2018.

GENERAL NOTES:
1) ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF GAINESVILLE, GEORGIA REQUIREMENTS.
2) ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
3) CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
4) ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
5) MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
6) THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
7) IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
8) TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
9) NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
10) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
11) CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
12) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
13) THIS SITE DOES NOT CONTAIN WETLANDS.
14) THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
15) EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
16) CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
17) ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
18) CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
19) ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
20) PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
21) ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
22) ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
23) MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.
24) ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
24) ALL RETAINING WALLS WILL BE PERMITTED SEPARATELY.
25) ALL LIGHTING WILL BE LOW LEVEL AND NON-SPILL.
26) LANDSCAPING TO MEET CITY OF GAINESVILLE CODES & ORDINANCES. SPECIES TO BE SPECIFIED DURING DESIGN PHASE.

PARKING CALCULATIONS:
2 STACKING SPACES/CAR WASH LANE + 2 SPACES/LANE
6 STACKING SPACES REQUIRED
6 PARKING SPACES REQUIRED

TOTAL STACKING SPACES PROVIDED: 2/LANE (6 TOTAL)

PROVIDED STANDARD SPACES: 31
PROVIDED ADA SPACES: 2

IMPERVIOUS & PERVIOUS CALCULATIONS:
PROPOSED BUILDING: 5,040 S.F.
PROPOSED SIDEWALK: 1,553 S.F.
PROPOSED ASPHALT PAVING: 25,656 S.F.
TOTAL IMPERVIOUS AREA: 32,249 S.F.
TOTAL PERVIOUS AREA: 26,121 S.F.

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First Reading 05/18/99
Published 05/20/99
Passed 06/01/99

AN ORDINANCE
NO. 99 - 34

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY ESTABLISHING THE ZONING ON A 36.597± ACRES TRACT OF LAND LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF McEVER ROAD AND STEPHENS ROAD (AKA 4400 McEVER ROAD), WITH CONDITIONS; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Amendment to Zoning Map)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION 1. 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 Planned Residential Development (P-R-D), with conditions:

Conditions:
1. The size of the development shall be limited to no more than 190 units.
2. The developer shall work with the Georgia Department of Transportation (DOT) and the City of Oakwood to insure that the future widening of McEver Road will not be affected by this development.

Legal Description

All that tract or parcel of land lying and being in Land Lots 42 and 54 of the 8th Land District, Hall County, Georgia, containing 36.597 acres of land, more or less, and being more particularly described as follows:

BEGINNING at a point at the intersection of the westerly margin of the 80-foot right-of-way of McEver Road and the northerly margin of the 80-foot right-of-way of Old Flowery Branch Road (aka Stephens Road) being the TRUE POINT OF BEGINNING;
Thence along the northerly margin of the right-of-way of Old Flowery Branch Road, South 59 degrees 05 minutes 21 seconds West, 33.70 feet to a point;
Thence departing the right-of-way of Old Flowery Branch Road, North 41 degrees 58 minutes 30 seconds West, 367.92 feet to an iron pin;
Thence North 39 degrees 17 minutes 50 seconds West, 1959.77 feet to an iron pin;
Thence North 60 degrees 25 minutes 52 seconds East, 283.91 feet to an iron pin;
Thence South 02 degrees 07 minutes 00 seconds West, 133.25 feet to a concrete monument;
Thence South 46 degrees 23 minutes 00 seconds East, 174.8 feet to a point;
Thence North 85 degrees 30 minutes 00 seconds East, 67.6 feet to a point;
Thence North 58 degrees 26 minutes 00 seconds East, 42.2 feet to a point;
Thence South 18 degrees 43 minutes 00 seconds East, 123.9 feet to a point;
Thence South 62 degrees 12 minutes 00 seconds East, 64.3 feet to a point;
Thence North 76 degrees 21 minutes 00 seconds East, 86.8 feet to a point;
Thence North 68 degrees 50 minutes 00 seconds East, 31.9 feet to a point;
Thence North 32 degrees 52 minutes 00 seconds East, 59.8 feet to a point;
Thence North 05 degrees 38 minutes 00 seconds West, 49.6 feet to a point;
Thence North 52 degrees 53 minutes 00 seconds East, 29.4 feet to a point;
Thence South 61 degrees 40 minutes 00 seconds East, 57.7 feet to a point;
Thence South 89 degrees 53 minutes 00 seconds East, 66.8 feet to a point;
Thence North 50 degrees 28 minutes 00 seconds East, 47.6 feet to a point;
Thence North 44 degrees 22 minutes 00 seconds East, 30.3 feet to a point;
Thence North 27 degrees 31 minutes 00 seconds East, 58.0 feet to a point;
Thence North 75 degrees 10 minutes 00 seconds East, 103.0 feet to a point;
Thence North 45 degrees 25 minutes 00 seconds East, 78.1 feet to a point;
Thence North 12 degrees 43 minutes 00 seconds East, 80.8 fee to a point;
Thence North 49 degrees 08 minutes 00 seconds West, 99.7 feet to a point;
Thence South 77 degrees 05 minutes 00 seconds West, 55.5 feet to a point;
Thence South 30 degrees 09 minutes 00 seconds West, 55.1 feet to a point;
Thence North 09 degrees 19 minutes 00 seconds East, 56.3 feet to a point;
Thence North 54 degrees 42 minutes 00 seconds East, 49.1 feet to a point;
Thence North 66 degrees 35 minutes 00 seconds East, 65.4 feet to a point;
Thence North 44 degrees 50 minutes 00 seconds East, 208.6 feet to a point;
Thence North 65 degrees 19 minutes 00 seconds East, 163.6 feet to a point;
Thence North 70 degrees 41 minutes 00 seconds East, 28.3 feet to a point;
Thence South 80 degrees 13 minutes 00 seconds East, 38.7 feet to a point;
Thence South 47 degrees 14 minutes 00 seconds East, 123.7 feet to a point;
Thence South 63 degrees 43 minutes 00 seconds East, 240.54 feet to a point on the westerly margin of the 80-foot right-of-way of McEver Road;
Thence along the westerly margin of the 80-foot right-of-way of McEver Road the following courses and distances: South 14 degrees 29 minutes 17 seconds West, 708.36 feet to a point; 587.75 feet along the arc of a curve to the left having a radius of 1969.04 feet, chord distance of 585.57 feet and chord bearing of South 06 degrees 45 minutes 51 seconds West to a point; South 02 degrees 27 minutes 25 seconds East, 801.30 feet to THE TRUE POINT OF BEGINNING.

SECTION 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. 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 4. This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-5.

SECTION 5. The effective date of this Ordinance shall be upon approval by the City Council of the City of Gainesville, Georgia.

First Reading 05/18/99
Published 05/20/99
Passed 06/01/99

AN ORDINANCE
NO. 99 - 35

AN ORDINANCE ANNEXING A 36.597± ACRES TRACT OF LAND LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF McEVER ROAD AND STEPHENS ROAD (AKA 4400 McEVER ROAD); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Amendment to City Limit Boundary)

WHEREAS, a 36.597± acres tract of land located at 4400 McEver Road lies within the unincorporated lands of Hall County and adjoins the existing corporate limits of the City of Gainesville, and

WHEREAS, the hereinafter described lands be incorporated and annexed to the City of Gainesville.

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

SECTION 1. That from and after the passage of this Ordinance the following described lands are and shall be annexed to 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 Land Lots 42 and 54 of the 8th Land District, Hall County, Georgia, containing 36.597 acres of land, more or less, and being more particularly described as follows:

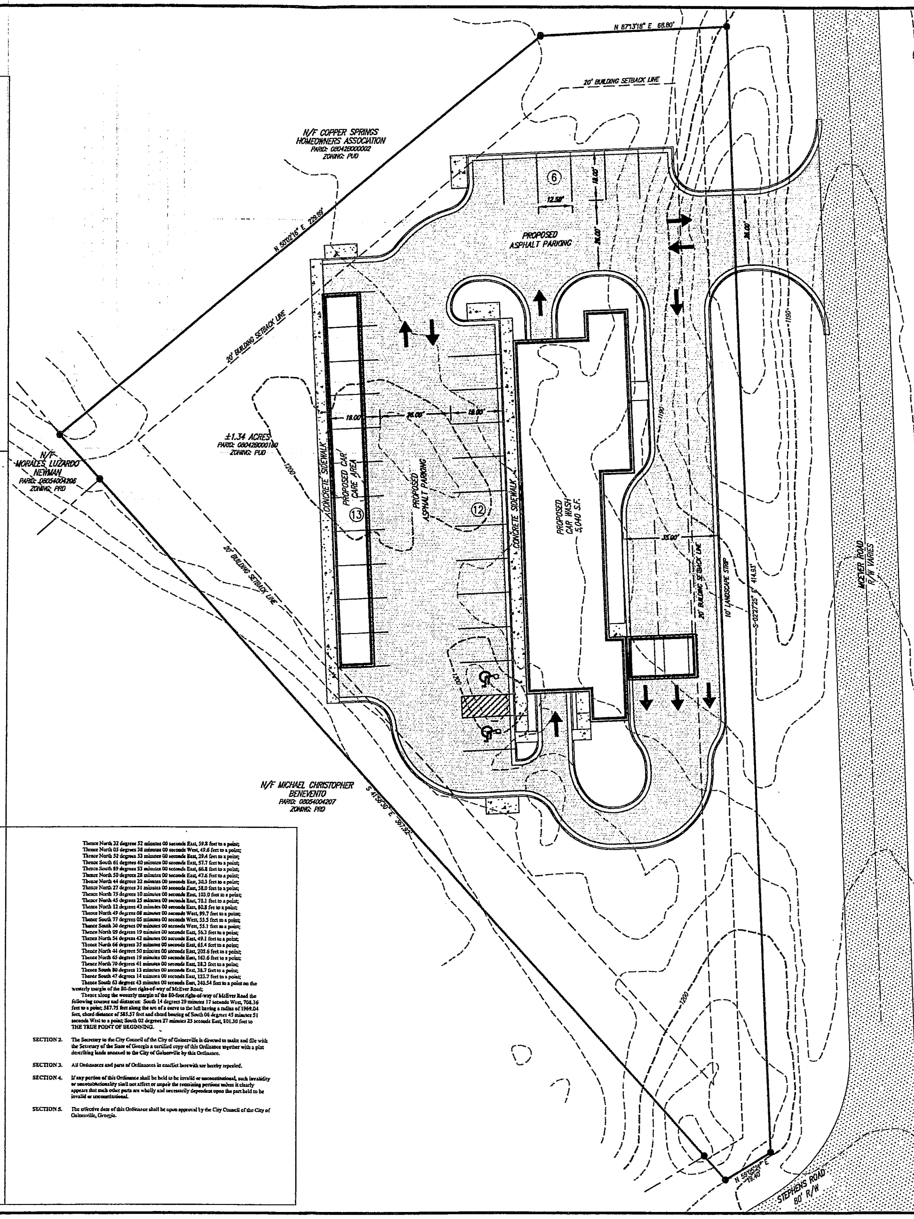
BEGINNING at a point at the intersection of the westerly margin of the 80-foot right-of-way of McEver Road and the northerly margin of the 80-foot right-of-way of Old Flowery Branch Road (aka Stephens Road) being the TRUE POINT OF BEGINNING;
Thence along the northerly margin of the right-of-way of Old Flowery Branch Road, South 59 degrees 05 minutes 21 seconds West, 33.70 feet to a point;
Thence departing the right-of-way of Old Flowery Branch Road, North 41 degrees 58 minutes 30 seconds West, 367.92 feet to an iron pin;
Thence North 39 degrees 17 minutes 50 seconds West, 1959.77 feet to an iron pin;
Thence North 60 degrees 25 minutes 52 seconds East, 283.91 feet to an iron pin;
Thence South 02 degrees 07 minutes 00 seconds West, 133.25 feet to a concrete monument;
Thence South 46 degrees 23 minutes 00 seconds East, 174.8 feet to a point;
Thence North 85 degrees 30 minutes 00 seconds East, 67.6 feet to a point;
Thence North 58 degrees 26 minutes 00 seconds East, 42.2 feet to a point;
Thence South 18 degrees 43 minutes 00 seconds East, 123.9 feet to a point;
Thence South 62 degrees 12 minutes 00 seconds East, 64.3 feet to a point;
Thence North 76 degrees 21 minutes 00 seconds East, 86.8 feet to a point;
Thence North 68 degrees 50 minutes 00 seconds East, 31.9 feet to a point;
Thence North 32 degrees 52 minutes 00 seconds East, 59.8 feet to a point;
Thence North 05 degrees 38 minutes 00 seconds West, 49.6 feet to a point;
Thence North 52 degrees 53 minutes 00 seconds East, 29.4 feet to a point;
Thence South 61 degrees 40 minutes 00 seconds East, 57.7 feet to a point;
Thence South 89 degrees 53 minutes 00 seconds East, 66.8 feet to a point;
Thence North 50 degrees 28 minutes 00 seconds East, 47.6 feet to a point;
Thence North 44 degrees 22 minutes 00 seconds East, 30.3 feet to a point;
Thence North 27 degrees 31 minutes 00 seconds East, 58.0 feet to a point;
Thence North 75 degrees 10 minutes 00 seconds East, 103.0 feet to a point;
Thence North 45 degrees 25 minutes 00 seconds East, 78.1 feet to a point;
Thence North 12 degrees 43 minutes 00 seconds East, 80.8 fee to a point;
Thence North 49 degrees 08 minutes 00 seconds West, 99.7 feet to a point;
Thence South 77 degrees 05 minutes 00 seconds West, 55.5 feet to a point;
Thence South 30 degrees 09 minutes 00 seconds West, 55.1 feet to a point;
Thence North 09 degrees 19 minutes 00 seconds East, 56.3 feet to a point;
Thence North 54 degrees 42 minutes 00 seconds East, 49.1 feet to a point;
Thence North 66 degrees 35 minutes 00 seconds East, 65.4 feet to a point;
Thence North 44 degrees 50 minutes 00 seconds East, 208.6 feet to a point;
Thence North 65 degrees 19 minutes 00 seconds East, 163.6 feet to a point;
Thence North 70 degrees 41 minutes 00 seconds East, 28.3 feet to a point;
Thence South 80 degrees 13 minutes 00 seconds East, 38.7 feet to a point;
Thence South 47 degrees 14 minutes 00 seconds East, 123.7 feet to a point;
Thence South 63 degrees 43 minutes 00 seconds East, 240.54 feet to a point on the westerly margin of the 80-foot right-of-way of McEver Road;
Thence along the westerly margin of the 80-foot right-of-way of McEver Road the following courses and distances: South 14 degrees 29 minutes 17 seconds West, 708.36 feet to a point; 587.75 feet along the arc of a curve to the left having a radius of 1969.04 feet, chord distance of 585.57 feet and chord bearing of South 06 degrees 45 minutes 51 seconds West to a point; South 02 degrees 27 minutes 25 seconds East, 801.30 feet to THE TRUE POINT OF BEGINNING.

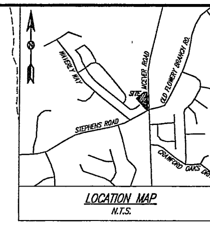
SECTION 2. The Secretary to the City Council of the City of Gainesville is directed to make and file with the Secretary of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. 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 5. The effective date of this Ordinance shall be upon approval by the City Council of the City of Gainesville, Georgia.





LOCATION MAP
N.T.S.

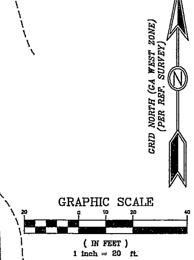
OWNER
JOHN CAUTHEN
4050 CHESTNUT DRIVE
FLOWERY BRANCH, GA 30542

DEVELOPER/PRIMARY PERMITTEE
NIKUL PARIKH
3041 WILLOWSTONE DRIVE
DULUTH, GA 30096

24-HOUR CONTACT
NIKUL PATEL
(770) 596-2934
NIKULPARIKH1971@GMAIL.COM

-LEGEND-

CALCULATED POSITION
IRON PIN FOUND/SET (IPF/IPS)
MONUMENT
C/L CENTERLINE
CTP CRIMPED TOP PIPE
DB DEED BOOK
N/F NOW OR FORMERLY
OTP OPEN TOP PIPE
PB PLAT BOOK
PG PAGE
P/L PROPERTY LINE
TELEPHONE PED. (T.P.)
FIRE HYDRANT (FH)
WATER METER (WM)
WATER VALVE (WV)
POWER BOX (PBX)
POWER POLE (PP)
RB REBAR
SR SOLID ROD
OCS OUTLET CONTROL STRUCTURE
CPP CORRUGATED PLASTIC PIPE
GI GRATE INLET
DI DROP INLET
SANITARY SEWER MANHOLE (SSMH)
PI PEDISTAL INLET
(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
ADJOINER
LAND LOT LINE (L.L.L.)
RIGHT OF WAY (R/W)
FENCE
OHP OVERHEAD POWER



DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY S.
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
-	10/19/23	INITIAL SUBMITTAL

CONCEPTUAL PLAN
WPA PROPERTIES, LLC
5390 VALLEY DRIVE
LAND LOT 612
14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA

DRAWN BY:	RGB
CHECKED BY:	JKD
LAND LOT:	612
DISTRICT:	14TH
SECTION:	1ST
CITY:	-
COUNTY:	FORSYTH
DATE:	10/19/2023

SHEET NO.
1 OF 1

PROJECT NO.
2023-356

240

View Looking North

View Looking South

Adjacent Copper Springs Neighborhood – Looking North

Adjacent Copper Springs 6' Fence

CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created:	January 11, 2024
Date Submitted:	January 12, 2024
Final Approval Date:	January 12, 2024
Presenter:	Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business:	Request from **Capstone Acquisitions, LLC** for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B). **Ward Number: Two**. Tax Parcel Number(s): 09-123-000-031. **Request: Residence Inn extended stay hotel**. • Proposed Zoning Resolution 2024-01
Meeting Date:	January 16, 2024

Purpose of Request:
To conduct a public hearing regarding the following zoning request as presented at the December 12, 2023, Planning and Appeals Board Meeting.

Facts & Issues / History & Background:
The request is for a special use within General Business (G-B) zoning to allow an extended stay hotel. The applicant is proposing to develop a 6-story, 112 room Residence Inn extended stay hotel that will total 98,718 square feet in size. Access is proposed from an existing internal drive that has shared-direct access to White Sulphur Road. Parking will be located under the building and surface level between the hotel and White Sulphur Road. Amenities within the hotel will include a pool, meeting rooms, fitness center, restaurant open for breakfast, and grab and go food. The property is located within the Limestone Corridor Overlay Zone and the adjacent uses include the Southern Railroad, Xtreme Clean Auto Spa, New Haven Church and New Holland Market.

Department Recommendation:
Staff and PAB recommended approval with seven conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Resolution ZR-2024-01:
I move to approve the resolution to allow a Residence Inn extended stay hotel within General Business (G-B) zoning district with seven conditions 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. Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution 2024-01 (Capstone Acquisitions)
4. Location Maps
5. Narrative spc use
6. Plat
7. Site Plan Architectural and Floor Plan

6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. $ 52• 7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW .GADNRLE.ORG
129085,12/20,27

REDEMPTION NOTICE
TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY INTEREST HOLDER(S), AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL
Date first run-in county organ or posting at county courthouse: 12/20/2023
To the above styled individuals: You are hereby given notice that the below named individual or company is in possession of your vessel.
The vessel is described: Chrysler
Certificate of Number: GA 6631 LM
Hull Identification Number: CBC49896M77K Vessel was removed from: Safe Harbor Aqualand
Present Location of Vessel: Safe Harbor Aqualand
6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. § 52-7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW. GADNRLE.ORG
129087,12/20,27

REDEMPTION NOTICE
TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY INTEREST HOLDER(S), AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL
Date first run-in county organ or posting at county courthouse: 12/20/2023
To the above styled individuals: You are hereby given notice that the below named individual or company is in possession of your vessel.
The vessel is described: Hobie Cat
Certificate of Number: GA 6029 AU Hull Identification Number:
Vessel was removed from: Safe Harbor Aqualand
Present Location of Vessel: Safe Harbor Aqualand
6800 Lights Ferry Road
Flowery Branch GA 30542
Submitted by:
Jeffery Barry, as Owner/ Operator of Removal or Storage Company
Address: 6800 Lights Ferry Rd
City/State/Zip: Flowery Branch, GA 30542
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT
THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. $ 52• 7-71
LAW ENFORCEMENT DIVISION
2070 U.S. Hwy. 278, SE I SOCIAL CIRCLE, GEORGIA 30025
770.918.6408] FAX 706.557.3041 I WWW .GADNRLE.ORG
129088,12/20,27

Name Changes

IN THE SUPERIOR COURT OF HALL County
STATE OF GEORGIA
IN RE THE NAME CHANGE: CAMILLE ANGEL MANOOGIAN, Petitioner.
CIVIL ACTION FILE NO.: 2023CV001406
NOTICE OF PETITION TO CHANGE NAME OF ADULT
The Petitioner has filed a petition in the Superior Court of Hall County on August 3rd, 2023, to change his name from CAMILLE ANGEL MANOOGIAN to JUNO ANGEL MANNOOGIAN.
Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. $$ 19-12-1(f)2) and (3).
THIS 3rd day of August, 2023.
JENNIFER MCCALL
GA Bar No. 561012
Attorney for Petitioner
Jennifer McCall, Attorney at Law, LLC
201 Forrest Avenue, Suite A Gainesville, GA 30501
Phone (678) 696-5348
jennifer@mccallatlaw.com
128924
12/13, 20, 27, 1/3

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Camille Michelle Lopez,
Petitioner,
v.
Arturo Lopez Garcia,
Respondent.
Civil Action File NO. 2023CV002081
TO: Arturo Lopez Garcia
NOTICE OF PUBLICATION
By Order for service by publication dated the 5th day of December, 2023, you are hereby notified that on the 1st day of December, 2023, Camille Michelle Lopez filed a suit against you for DIVORCE. You are required to file with the Clerk of the Superior Court, and to serve upon the Petitioner,
Camille Michelle Lopez, 1640 Roper Hill Road 20A, Gainesville, GA 30501 an Answer in writing within 60 days of the date of the Order for publication.
WITNESS, the Honorable Lindsay H. Burton,
Judge of this Superior Court.
This, the 13th day of December, 2023
Clerk, Superior Court
Charles Baker
Hall County Courthouse, Gainesville, GA
129237 12/20, 12/27, 1/3, 1/10

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re Name Change of:
AMY WILSON GRADIN, Petitioner.
CIVIL ACTION FILE NO.: 2023CV001725
NOTICE OF PETITION TO CHANGE NAME OF ADULT
The Petitioner has filed a petition in the Superior Court of Hall County on September 27, 2023, to change his name from AMY WILSON GRADIN to FOX AMY WILSON GRADIN.
Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. §§ 19-12-l(t)(2) and (3).
JENNIFER MCCALL
GA Bar No. 561012
Attorney for Petitioner
Jennifer McCall, Attorney at Law, LLC
201 Forrest Avenue, Suite A Gainesville, GA 30501
Phone (678) 696-5348
jennifer@mccallatlaw.com
128922
12/13, 20, 27, 1/3

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: PETITION OF YANETT CONTRERAS SEPULVEDA TO CHANGE NAME OF JODY RODRIGUEZ SEPULVEDA, A MINOR
Civil Action File Number: 2023CV002003
NOTICE OF PETITION FOR NAME CHANGE OF MINOR CHILD
GEORGIA, HALL COUNTY
NOTICE is hereby given that Yanett Contreras Sepulveda, filed a Petition for Name Change of Minor Child in the Superior Court of Hall County, Georgia, on November 14, 2023, praying for a change in the name of the minor child, Jody Rodriguez Sepulveda to Jody Contreras Sepulveda.
NOTICE is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty days of the filing of said Petition.
This 14 day of November, 2023.
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, Georgia 30501
770-534-3770/770-534-1441 srichardson@colemanchambers.com
/s/ Sarah Richardson Trahan SARAH RICHARDSON TRAHAN
Attorney for Petitioner
Georgia Bar No. 284497
128809 12/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: PETITION OF YANETT CONTRERAS SEPULVEDA TO CHANGE NAME OF JISELLE RODRIGUEZ SEPULVEDA, A MINOR
Civil Action File Number: 2023CV001983
NOTICE OF PETITION FOR NAME CHANGE OF MINOR CHILD
GEORGIA, HALL COUNTY
NOTICE is hereby given that Yanett Contreras Sepulveda, filed a Petition for Name Change of Minor Child in the Superior Court of Hall County, Georgia, on November 13, 2023, praying for a change in the name of the minor child, Jiselle Rodriguez Sepulveda to Jiselle Contreras Sepulveda.
NOTICE is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty days of the filing of said Petition.
This 13 day of November, 2023.
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, Georgia 30501
770-534-3770/
770-534-1441 srichardson@colemanchambers.com
/s/ Sarah Richardson Trahan SARAH RICHARDSON TRAHAN
Attorney for Petitioner
Georgia Bar No. 284497
128808 12/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: Casey J Byerly, Petitioner.
Civil Action File No.: 2023CV002102CGB
NOTICE OF PETITION TO CHANGE NAME OF ADULT
I, Casey J Byerly filed as petition in the Superior Court of Hall County on December 5th, 2023, to change his/her name from Casey J Byerly to Majick Byerly. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 5 day of December, 2023
Petitioner's name: Casey J Byerly
Petitioner's Address: 3705 Bolding Rd Flowery Branch, GA 30542
Petitioner's Telephone Number: 714-313-9982
128931
12/13, 20, 27, 1/3

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren)
Aubree Harlow Turpin
Kristina M. Jackson
Petitioner,
v.
Respondent.
Civil Action File No: 2023CV002188BCO
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on December 18, 2023 to change name of the following minor child(ren):
From:
Aubree Harlow Turpin
Proposed New Name:
Aubree Harlow Jackson
Any interest party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: Dec. 18, 2023
Kristina M. Jackson
petitioner, Pro se
Name: Kristina M. Jackson
Address: 3524 Creek Hollow Buford, GA 30519
Phone: 678-689-4262
Email: xtinajack1107@gmail.com
129458
12/20, 27, 1/3, 10

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Matias G. Cabrera Acosta
Liam S. Cabrera Acosta
Briceyda C. Cabrera De Acosta, Petitioner,
v.
Brayan A. Acosta Uceda
Civil Action Case Number: 2022CV002029-CGB
NOTICE OF PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
Briceyda C. Cabrera De Acosta filed a petition in the Superior Court of Hall County on 11/15, 2022, to change the name(s) of the following minor child(ren)
from: Liam Santiago Cabrera De Acosta to Liam Santiago Cabrera,
from: Matias Gael Cabrera De Acosta to Matias Gael Cabrera
Any interested party has the right to appear in this case and file objections within the time
prescribed in OCGA §§19-12-1(f)(2) and (3).
Briceyda Cabrera
Petitioner, Prose
Name: Briceyda C. Cabrera De Acosta
Address: 3754 Windsor Ct. Gainesville, GA 30504.
128656 12/6, 13, 20, 27

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of: DANA JAMES-JOHNSON, Petitioner.
Civil Action Case Number: 2023CV002125LHB
NOTICE OF PETITION TO CHANGE NAME OF ADULT.
DANA JAMES-JOHNSON filed a petition in the Superior Court of Hall County on December 7, 2023, to change the name from DANA JAMES-JOHNSON TO DANA JAMES. Any interested party has the right to appear in this case and filed objections within 30 days after the Petition was filed
Dated: DECEMBER 7, 2023
DANA JAMES-JOHNSON
Petitioner, Pro se
Name: DANA JAMES-JOHNSON
Address: 682 TOMMY ARRON DR, GAINESVILLE, GA 30506
Email: DANAJOHNSON1@GMAIL.COM
Phone (day): 512-983-3130
129005 12/13, 20, 27, 1/3

Public Hearings

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, January 16, 2024 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 **Daniel Medrea** to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a **0 Ivey Road, SW**) from Planned Unit Development (P-U-D) to Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-020-000-096
Request: Four single-family lots
2) Request from **Nikul Parikh** to amend an existing Planned Unit Development (P-U-D) zoning on a 1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a **0 McEver Road, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-042B-000-180
Request: Automated carwash facility
3) Request from **Capstone Acquisitions, LLC** for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).
Ward Number: Two
Tax Parcel Number(s): 09-123-000-031
Request: Residence Inn extended stay hotel
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 3 {c})
129227 12/20

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, January 9, 2024 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following request:
1) Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-029-001-005 and 007
Request: Mixed-use building
2) Request from **Weekley Homes, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 120.98± acres tract located on the northwest side of McEver Road, west of the intersection of McEver Road and Gould Drive (a/k/a **0 and 1300 Gould Drive, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-016-002-001A; 08-017-000-001
Request: Single-family subdivision for active adults
3) Request from **Booker Property Holdings, LLC and Paul Wilmont** to rezone a 0.47± acre tract located on the north side of Summit Street between E. E. Butler Parkway and Chestnut Street (a/k/a **235 Summit Street, SE**), from Neighborhood Business (N-B) to Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 01-020-004-004A
Request: Four townhomes
4) Request from **Moez Hasni** for a special use on a 4.11± acres tract located on the east side of Crescent Drive, north of the intersection of Jesse Jewell Parkway and Crescent Drive (a/k/a **400 Crescent Drive, NE**), having a zoning of General Business (G-B).
Ward Number: Two
Tax Parcel Number(s): 15-033C-000-077
Request: Staybridge Suites extended stay hotel
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 3 {c})
129229 12/20

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 January 9, 2024, 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 Monday, February 5, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 6th day of December, 2023.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amt L. Barfield and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: C-2
LOCATION: 4470 Bennett Rd
ALL THAT TRACT or parcel of land lying and being in Land Lots 153 and 154 of the 8th District of Hall County, Georgia, and being more particularly described as follows:
BEGINNING at the northern comer of Buford Road (later called Roberts Cross Road and now known as Friendship Road) and the Gainesville Road, run thence East along the northeast side of Gainesville Road to the western side of Mount Salem Church Road to J.W. Parks land; run thence South 46.5 degrees West along the Parks line and land of Carl Perry to Roberts Cross Road to the Beginning Point. Said tract contains 36.5 acres more or less and is a portion of the property described and conveyed by W.R. Davis and Mrs Julia Davis to Mrs Winnie Roberts Tutton by Warranty Deed dated September 14, 1935, recorded in Deed Book 32, page 289, Hall County, Georgia Deed Records.
128969 12/20, 12/27, 1/3, 1/10, 1/17, 1/24

Public Sales/Auctions

Auction
TIER 1 AUTO SALES, LLC
308 Atlanta Highway ~ Gainesville, GA 30501
January 11, 2024 ~ 9 am - 10 am
1) 1989 BMW 3 Series WBAAD1308K8834822
129238 12/20

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy, Gainesville, GA 30533, 1/04/2024 12:00pm
Kaneesha Robinson
2102
Desk, clothes, small appliances
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
129117 12/20, 12/27

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, KO Storage LLC will sell at public lien sale on January 17, 2024. The personal property in the below-listed units, which may include but are not limited to: Household goods, boxes/totes/ bags, clothing, bedding, tools and toys. The public sale of these items will begin at 10AM on January 10, 2024 and end at 10AM on January 17, 2024. The public sale will take place on www. storagetreasures.com.
KO Storage of Gainesville - Browns Bridge Rd, 2326 Browns Bridge Rd, Gainesville GA 30504, (952)
314-7121
Time: 10:00AM CST
30, Gaddis, Kenneth, 42, Parrish, Tamika, 48, Davidson, Kelli, 59, Dean, Elizabeth, B05, Mulligan, Danny, B09, Mulligan, Danny
Public sale terms, rules, and regulations will be made available on www.storagetreasures.com. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be by credit/debit card, we do not accept checks or cash. 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 KO Storage LLC, 10301 Wayzata Blvd, Minnetonka, MN 55305. (952)-314-7121.
128936 12/20, 12/27

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart LP 2221 Dawsonville Highway Gainesville, Georgia, 30506 to satisfy a lien on January 11, 2024 at approx. 1:30 PM at [www.storagetreasures.com]: Cube #309 Salvador Cervantes; Cube #415 Salvador Cervantes.
128797 12/20, 12/27

Notice of Sale. Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant .....Capstone Acquisitions, LLC
Property Owner.....Lareve Properties, LLC
Location.....622 White Sulphur Road, NE
Request.....Special Use within General Business (G-B)
Total Acres .....1.47± acres
Ward.....Two
Proposed Use.....Residence Inn extended stay hotel
Planning Division Staff Recommendation.....**Approval, with conditions**
Planning & Appeals Board Recommendation.....**Approval, with conditions**
Date .....December 12, 2023

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

The applicant is requesting a special use within General Business (G-B) zoning to allow a Residence Inn by Marriott extended stay hotel. According to the applicant the extended stay hotel is intended to provide upscale lodging for area tourism. The proposed extended stay hotel is 6-stories over a basement, 112 rooms and will total 98,718± square feet in size. Access is proposed from an existing internal access drive off of White Sulphur Road which currently serves the neighboring commercial uses. Approximately 33 basement level parking spaces will be located under the building as well as 82 surface level parking spaces will be provided between the hotel and White Sulphur Road. Amenities within the hotel will include a pool, meeting rooms, fitness center, restaurant open for breakfast, and grab and go food. The exterior of the building will consist of a mixture of EFIS, brick and glass designed to meet the Limestone Corridor Overlay Zone standards. Stormwater detention is currently provided behind the adjacent car wash and retail strip center which was previously designed to handle stormwater capacity for the subject property. If determined that additional stormwater capacity is required, on site underground detention will be provided.

- ***Adjacent Land Use and Zoning***

Location	Use	Zoning
North	Southern Railroad; Juvenile Justice Department	Agricultural Residential-III (AR-III) -County Residential-I-A (R-I-A) -Gainesville
South	Xtreme Clean Auto Spa	General Business (G-B) -Gainesville
East	Southern Railroad; Single-family Homes	Agricultural Residential-III (AR-III) -County Agricultural Residential-IV (AR-IV) -County
West	New Haven Congregational Holiness Church New Holland Market Shopping Center	Residential-I-A (R-I-A) -Gainesville Planned Unit Development (P-U-D) -Gainesville

- ***Other Departmental Comments***

Georgia Department of Transportation will require coordination to determine the impacts to the traffic signal at SR 369 at White Sulphur Road.

There were no other departmental comments for this request.

- ***Zoning History***

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

2023 – A request by Dutton Properties to annex a 1.44± acres tract with a zoning of Office and Institutional (O-I) located at 2041 Beverly Road and to amend the zoning conditions for a 1.44± acres tract zoned Office and Institutional (O-I) located at 0 Beverly Road zoned for a medical office was conditionally approved.

2022 – A request by Elizabeth Evans to annex a 2.7± acres tract with a zoning of General Business (G-B) located at 410 Crescent Drive for a climate controlled & non-climate controlled storage facility was conditionally approved.

2022 – A request by Brand Properties to rezone 69.18± acres located at 515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

2022 – A request by Moez Hasni to annex a 5.503± acres tract with a zoning of General Business (G-B) located at 374 and 400 Crescent Drive for a retail shopping center was conditionally approved.

2022 – A request by Caballero Holdings, LLC to annex a 140.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway was conditionally approved for a master planned mixed-use development.

2022 – A request by Caballero Holdings, LLC to amend a 14.43± acres tract zoned Planned Unit Development (P-U-D) located at 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE was conditionally approved for a master planned mixed-use development.

2021 – A request by Optum Development to annex a 7.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 1744 Cleveland Highway was conditionally approved for residential townhomes.

2020 – A request by Frank Norton, Jr. to annex a 2.16± acres tract with a zoning of Planned Unit Development (P-U-D) located at 39, 44, 48 and 49 Quarry Street; 4 Highland Street was conditionally approved for residential cottages and townhomes.

2020 – A request by Frank Norton, Jr. to amend a 14.75± acres tract zoned Planned Unit Development (P-U-D) located at 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE was conditionally approved for residential cottages and townhomes.

2020 – A request by Capstone Acquisitions, LLC to annex a 6.148± acres tract with a zoning of Light Industrial (L-I) located at 0 Jesse Jewell Parkway was conditionally approved for a climate-controlled self-storage and office/warehouse.

2018 – A request by Limestone Greenway, LLC to annex a 75.12± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2065 Limestone Parkway was conditionally approved for a mixed-use development.

2017 – A request by Keel Property Management, LLC to annex a 6.32± acres tract with a zoning of General Business (G-B) located at 0 White Sulphur Road Drive was conditionally approved for restaurant, retail and a carwash.

2017 – A request by the City of Gainesville to rezone 53.177± acres located at 1514, 1515, 1545, 1560 and 1581 Community Way from Residential-II (R-II) to Office and Institutional (O-I) zoning was approved for existing uses and for future professional office purposes.

2016 – A request by Timothy Bullard to annex a 20.417± acres tract located at 1582 and 1586 Pine Valley Road was denied for a 240-unit apartment complex with Residential-II (R-II) zoning.

- ***Staff Analysis***

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

The subject property is adjacent to a carwash, church and three single-family home located east of the Southern Railroad in the county. The subject property is located near a commercial corridor that has had substantial growth within the past 10 years due to its proximity to Exit 24/I-985 and nearby medical facilities. It appears the proposed use is suitable given its proximity to the Interstate and nearby regional facilities such as Northeast Georgia Medical Facility, Lake Lanier Olympic Park and Atlanta Botanical Garden, Gainesville.

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

The subject property is the remaining lot within a commercial subdivision that includes Chipotle restaurant, Xtreme Clean Auto Spa and a small strip shopping center. Additional traffic turning movements will be increased on White Sulphur Road. However, the existing inter parcel access drive and dedicated right turn and left turn lanes on White Sulphur Road appear sufficient to serve the development. The inter parcel access was created to provide connectivity within the commercial subdivision to reduce turning movements on White Sulphur Road. The closest residential homes are located off of Crescent Drive in the county. The homes are separated from the development by the Southern Railroad and are over 200+ feet away.

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

It is staff's opinion that the proposed retail building is supported by the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Commercial* land use category which includes areas focused on retail, office, or other commercial service areas such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses which may be located as a single use in one building or grouped together in a shopping center.

The subject property is located within the *Limestone Medical Corridor* Character Area which is envisioned as an employment corridor and not anticipated to expand Gainesville's traditional neighborhood fabric, but there is space for housing development. Limestone Creek is a sensitive environment and should be buffered and protected from new development. There should be a focus on preservation of existing character through an adaptive reuse where feasible. Land uses

supported in the character area are public / institutional, low density residential, medium density residential, multi-family residential, mixed-use, commercial, and parks / recreation / conservation.

It appears the proposal is consistent with the Comprehensive Plan.

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

The property is currently zoned General Business (G-B) which allows for a hotel. The applicant is proposing an extended stay hotel which requires special use approval. The proposed use appears reasonable given the property's proximity to Exit 24 / I-985. However, four separate variance requests are also required which include varying the minimum lot size requirements from 2.0 acres to 1.47 acres, varying the maximum building height from 5 stories to 6 stories, varying the maximum impervious surface area from 60% to 85% and to vary the minimum parking spaces from 134 to 115 spaces. If this request were to be denied, the property owner would retain their right to develop the property for a lodging service hotel.

(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?

Existing infrastructure such as water, sewer and access are in place to serve the proposed use. Nearby developments currently utilize City water and sewer services have sufficient capacity to serve the development. Gainesville Fire Station #2 off of Cleveland Highway is located approximately 2.4 miles away. As well, Hall County Fire Station #7 off of East Crescent Drive is located approximately 0.5 mile away. The proposed extended stay hotel is designed for no more than 30 days lodging within one or more rooms within the same facility and is catered to traveling professionals and tourism including the Northeast Georgia Medical Center, Lake Lanier Rowing Venue, Coop Athletic Facility and other area destinations. The applicant does not anticipate there will be impacts to the Gainesville City School System given the design and amenities of the extended stay hotel and the limited length of stay permitted by the Unified Land Development Code.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed extended stay hotel could generate 699± new trips per weekday (50% entering and 50% exiting) and 58± A.M. (67% entering and 33% exiting) and 62± P.M. (42% entering and 58% exiting) peak hour trips during the weekday. The existing shared driveway and dedicated right turn and left turn lanes on White Sulphur Road appear sufficient to serve the development. However, Georgia Department of Transportation (GDOT) will require coordination to determine the impacts to the traffic signal at SR 369 at White Sulphur Road.

(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?

As previously stated, the surrounding area has experienced significant residential, office and commercial growth along Jesse Jewell Parkway due to its proximity to Exit 24/I-985, Northeast Georgia Medical Center and downtown Gainesville. The growth within the surrounding area was anticipated by the Comprehensive Plan and the proposed extended stay hotel appears to be supported by the changing conditions.

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

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

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of the proposed special use request within **General Business (G-B) zoning**, based on the Comprehensive Plan and the adjacent nonresidential land uses.

Conditions

1. **The special use approval shall be limited to the operation of a Residence Inn by Marriott extended stay hotel. No other use on the subject property for "Extended Stay Lodging Services," as that term is defined in Section 9-10-6-16 of the Gainesville Unified Land Development Code, shall be permitted.**

2. **The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application. The exterior wall materials shall include a mixture of brick or stone and EFIS per the approval of the Community & Economic Development Director.**
3. **Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
4. **The frontage landscape areas and right-of-way areas along White Sulphur Road shall be sodded with grass. The landscape islands within the parking lot shall contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.**
5. **All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**

6. **The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.**

7. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.**

Excerpts from the December 12, 2023 PAB Meeting Minutes

Applicant Presentation: Webb Young, represented Capstone Property Group stated due to the unique triangular shape of the site along with the back sloping approximately sixteen feet worked to maximize the site. He said going from the minimum lot requirement from 2 to 1.47 considered it to be an excellent area for a hotel due to the close proximity to the Coop, rowing venue, hospital and botanical gardens along with the nearby restaurants. Mr. Young also mentioned the site has been maxed out with parking spaces by varying the impervious surfaces from sixty to eighty-five percent to maximize spots, along with an underground garage, and with adding one story in height giving the variance from five to six stories.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the special use request for a Residence Inn extended stay hotel having a zoning of General Business (G-B) with the following conditions:

Conditions

1. **The special use approval shall be limited to the operation of a Residence Inn by Marriott extended stay hotel. No other use on the subject property for "Extended Stay Lodging Services," as that term is defined in Section 9-10-6-16 of the Gainesville Unified Land Development Code, shall be permitted.**
2. **The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application. The exterior wall materials shall include a mixture of brick or stone and EFIS per the approval of the Community & Economic Development Director.**
3. **Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
4. **The frontage landscape areas and right-of-way areas along White Sulphur Road shall be sodded with grass. The landscape islands within the parking lot shall contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.**
5. **All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
6. **The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.**

7. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.**

   Motion made by Board Member Young
   Motion seconded by Board Member Thompson
   Vote – 6 favor, 1 vacant

RESOLUTION ZR-2024-01

APPROVAL OF A REQUEST FOR A SPECIAL USE
SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-5 G-B General Business District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-5-2 Permitted and Special Uses** allows an *extended stay lodging services* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Capstone Acquisitions, LLC** to allow *an extended stay hotel* within a General Business (G-B) zoning district identified as follows:

09-123-000-031
622 White Sulphur Road
Ward Two

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board** held a public hearing regarding this matter on **December 12, 2023.**

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

Conditions

1. **The special use approval shall be limited to the operation of a Residence Inn by Marriott extended stay hotel. No other use on the subject property for "Extended Stay Lodging Services," as that term is defined in Section 9-10-6-16 of the Gainesville Unified Land Development Code, shall be permitted.**
2. **The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application. The exterior wall materials shall include a mixture of brick or stone and EFIS per the approval of the Community & Economic Development Director.**
3. **Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
4. **The frontage landscape areas and right-of-way areas along White Sulphur Road shall be sodded with grass. The landscape islands within the parking lot shall contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.**
5. **All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**

6. **The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.**
7. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.**

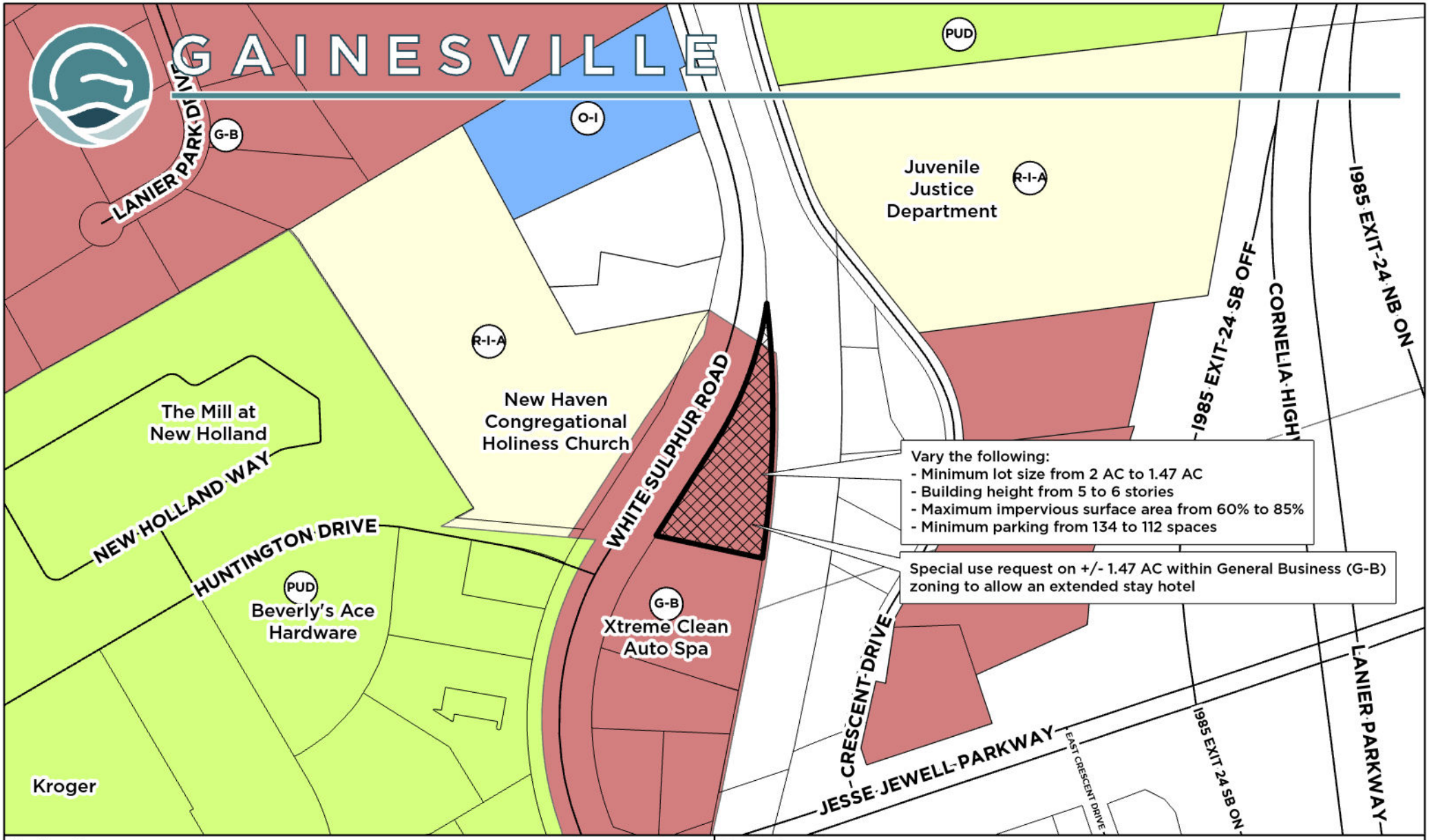
Adopted this _____ day of _____, 2024.

_____
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



Applicant: **CAPSTONE ACQUISITIONS, LLC**

VARIANCE AND SPECIAL USE REQUEST

Request:
- Vary minimum lot size from 2 AC to 1.47 AC, building height from 5 to 6 stories, maximum impervious surface area from 60% to 85%, and minimum parking from 134 to 112 spaces
- Special use request on +/- 1.47 AC within General Business (G-B) zoning to allow an extended stay hotel

Subject Property Address: 622 White Sulphur Road

Tax Parcel: 09-123-000-031

Subject Property

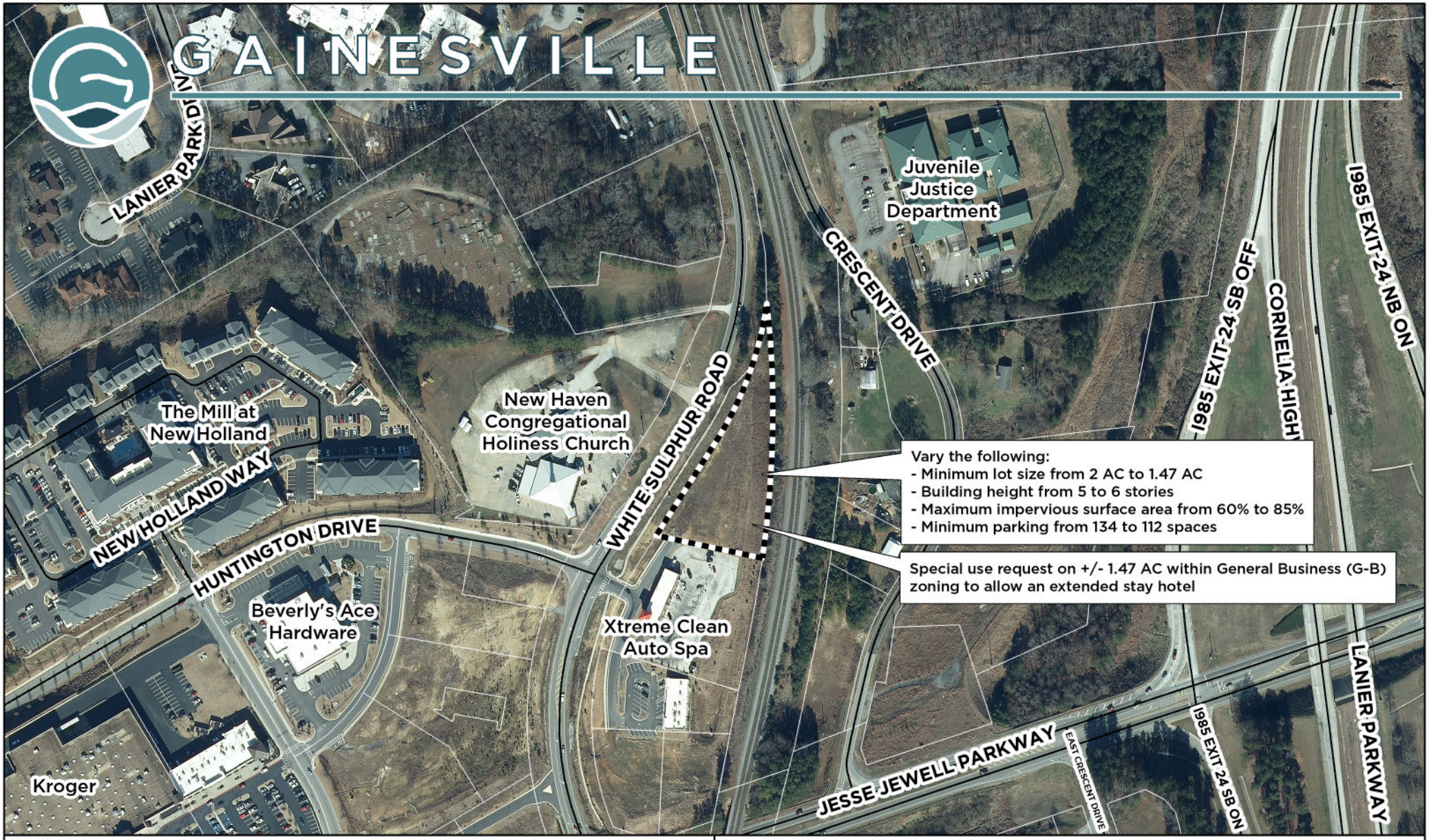
Meeting Date: 12/12/2023

Map Prepared: 11/21/2023

0 200 300 500 600 Feet

Scale: 1" = 300'

N W E S



Applicant: CAPSTONE ACQUISITIONS, LLC

VARIANCE AND SPECIAL USE REQUEST

Request:
- Vary minimum lot size from 2 AC to 1.47 AC, building height from 5 to 6 stories, maximum impervious surface area from 60% to 85%, and minimum parking from 134 to 112 spaces
- Special use request on +/- 1.47 AC within General Business (G-B) zoning to allow an extended stay hotel

Subject Property Address: 622 White Sulphur Road

Tax Parcel: 09-123-000-031

Subject Property

Aerial from 2021

Meeting Date: 12/12/2023

Map Prepared: 11/21/2023

0 200 300 500 600 Feet

Scale: 1" = 300'

N W E S

622 White Sulphur Road Narrative

Capstone Acquisitions, LLC is asking for special use approval within General Business (G-B) zoning to develop a 112 room Residence Inn by Marriott extended stay hotel. The property is located just west of Exit 24 / I-985 and is walkable to the neighboring New Holland Market mixed-use development. The proposed hotel will provide upscale lodging for tourism including the Northeast Georgia Medical Center, Lake Lanier Rowing Venue, Coop Athletic Facility and other area destinations.

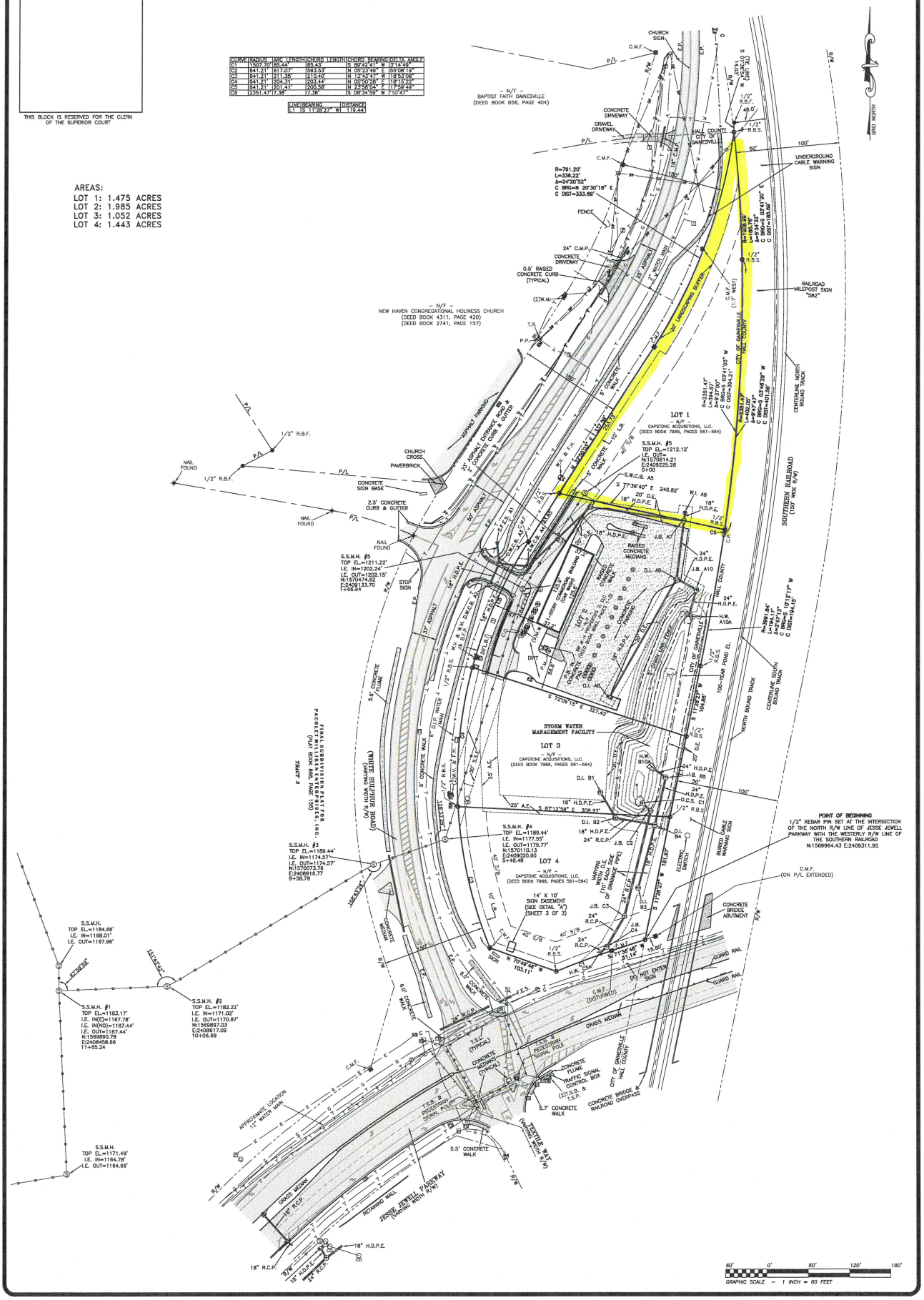
The proposed extended stay hotel will be 6 stories over a basement level parking garage. Surface level parking will also be provided and access will be from a common access driveway that currently has access on White Sulphur Road. The proposed building will total approximately 98,718 square feet in size (6 floors + basement level parking). Amenities within the hotel will include a pool, meeting rooms, fitness center, restaurant open for breakfast, and grab and go food. The exterior facade of the building will consist of a mixture of brick and EFIS materials designed to meet the Limestone Parkway Overlay Zone standards. We anticipate beginning construction within 90 days and completion within 16 months. We respectfully ask for your approval of this special use request.

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1507.70'	85.44'	85.43'	S 89°42'41" W	3°14'49"
C2	641.21'	617.07'	593.53'	N 00°23'49" E	55°08'19"
C3	641.21'	211.35'	210.40'	N 12°43'47" W	18°53'08"
C4	641.21'	204.31'	203.44'	N 05°50'28" E	18°15'22"
C5	641.21'	201.41'	200.58'	N 23°59'04" E	17°59'49"
C6	2351.47'	17.38'	7.38'	S 08°34'59" W	1°10'47"

LINE	BEARING	DISTANCE
L1	S 11°28'27" W	119.44'

AREAS:
LOT 1: 1.475 ACRES
LOT 2: 1.985 ACRES
LOT 3: 1.052 ACRES
LOT 4: 1.443 ACRES



SHEET NUMBER:
2 of 3
SCALE: 1" = 60'
SURVEY DATE: 10/16/2018
PLAT DATE: 10/17/2018
17-200.02REV.dwg
JN. 17-200

No.	DATE	DESCRIPTION
1	02/18/2019	PROPERTY LINE BETWEEN LOTS 3 & 4

REVISIONS

FINAL RE-PLAT FOR:

NEW HOLLAND CROSSING

(BEING A REPLAT OF NEW HOLLAND CROSSING AS RECORDED PLAT BOOK 875, PAGES 352 & 353, HALL COUNTY RECORDS)

- LOCATED IN -

LAND LOT 123
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2647 CHRIS M. PATTON
HALL COUNTY SURVEYOR

PATTON LAND SURVEYING, LLC
REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

RESIDENCE INN by MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30503

Residence INN
BY MARRIOTT

VIEW @ PARKING LEVEL ACCESS

OWNER & DEVELOPER

CAPSTONE PROPERTY GROUP, LLC
PO BOX 724
GAINESVILLE, GEORGIA 30503

(720) 519-5598

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ENGINEERING:
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

770-963-8989

CIVIL ENGINEER/ LANDSCAPE DESIGN:

ROCHESTER AND ASSOCIATES
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501

770-718-0600

PROJECT DATA

PROPOSED:	113 ROOM HOTEL, 6 STORY WITH BASEMENT		
ZONING:	GET INFO.		
SITE:	64255 SF 1.475 ACRES		
PARCEL NO.:	GET INFO.		
BUILDING HT.:	ALLOWED 5 STORIES	PROPOSED 6 STORIES	
SET BACKS:	GET INFO.		
PARKING:	REQUIRED	113	SPACES
	PROPOSED ON GRADE	82	SPACES
	GARAGE	33	SPACES
	TOTAL	115	SPACES

DRAWING INDEX

G001	COVER SHEET
C100	SITE PLAN
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD - FIFTH FLOORS
A104	SIXTH FLOOR PLAN
A201	NORTH & SOUTH EXTERIOR ELEVATIONS
A202	EAST & WEST EXTERIOR ELEVATIONS
A801	PERSPECTIVE VIEWS
A802	PERSPECTIVE VIEWS

architecture L
engineering P
interiors B

LINDSAY POPE BRAYFIELD
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 822 9452 FAX
www.lpbatlanta.com

Residence INN BY MARRIOTT

OWNER & DEVELOPER
CAPSTONE PROPERTY GROUP, LLC
PO BOX 724
GAINESVILLE, GEORGIA 30503
(720) 519-5598

PROJECT
RESIDENCE INN BY MARRIOTT
622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30503

EDITION
PROGRESS SET 11.10.23
IN HOUSE REVIEW 11.21.23

WLA PROJECT NUMBER
223040
DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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COVER SHEET

G001

NOTE:
A VARIANCE IS REQUIRED TO REDUCE THE FRONT LANDSCAPE STRIP FROM 10' TO 5'.

Current zoning:	G-B (General Business)	
Overlay district:	Limestone Parkway Overlay Zone	
Proposed use:	Hotel	Allowed?
		Yes: X
		No:

Zoning District Requirements:

	Required	Provided
Minimum site area:	15,000 sf	64,255 sf
Maximum building coverage:	60 %	22.2 %
Maximum impervious cover:	80 %	82.7 %
Minimum open space:	10 %	17.3 %
Minimum road frontage:	40 lf	587.4 lf
Minimum lot width:	100 lf	123.4 lf
Max building height:	75 lf	TBD lf
	5 stories	5 stories

Setbacks:

Front:	40 lf
Side:	None
Rear:	None

Landscape strips:

Along R/W:	10 lf
Along side property lines:	None

Overlay District Requirements:

	Required	Provided
Maximum building height:	1 story	5 stories
Maximum floor area:	0.35 (retail use)	0.22
Maximum impervious cover:	60%	82.7 %

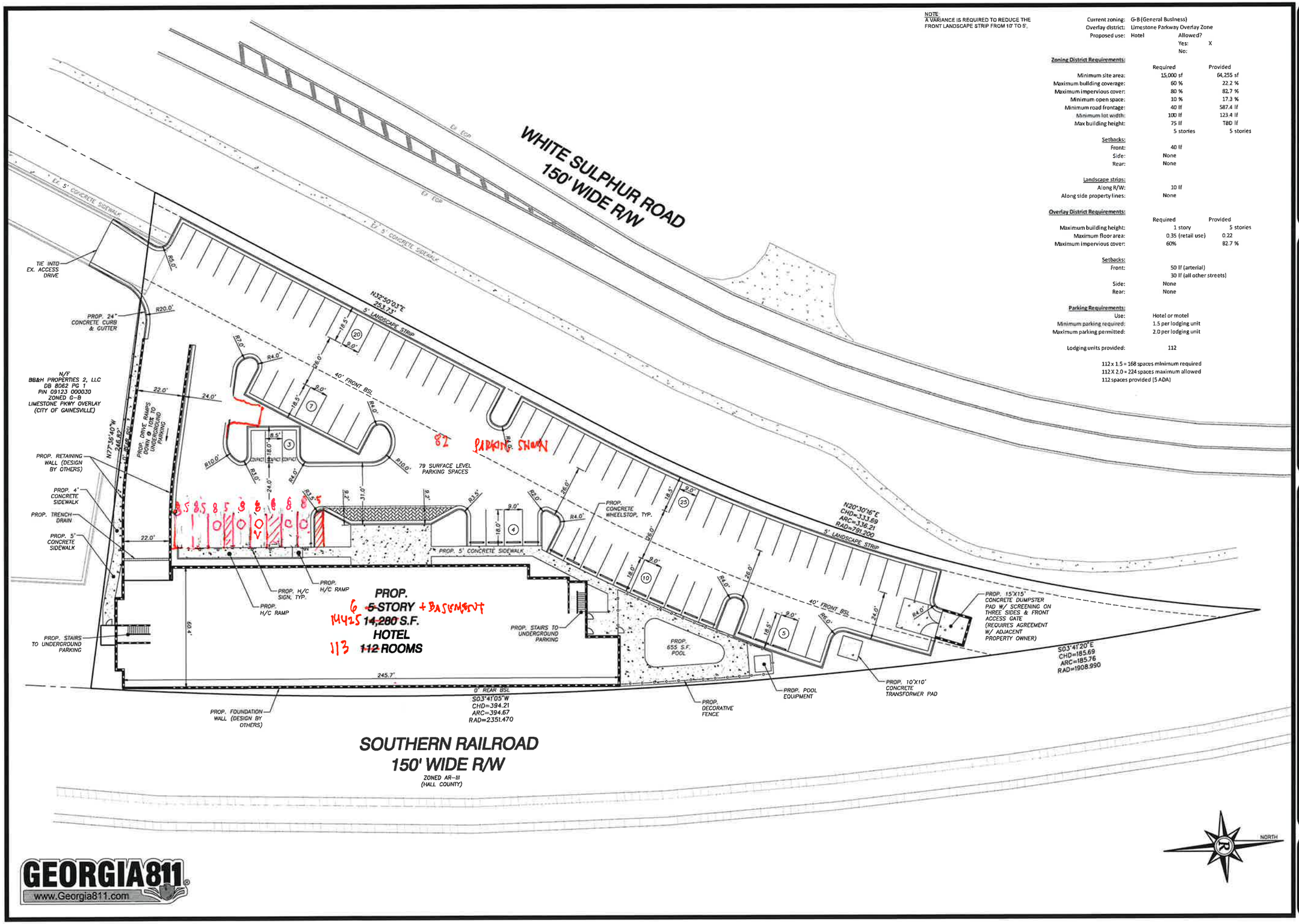
Setbacks:

Front:	50 lf (arterial) 30 lf (all other streets)
Side:	None
Rear:	None

Parking Requirements:

Use:	Hotel or motel
Minimum parking required:	1.5 per lodging unit
Maximum parking permitted:	2.0 per lodging unit
Lodging units provided:	112

112 x 1.5 = 168 spaces minimum required
112 X 2.0 = 224 spaces maximum allowed
112 spaces provided (5 ADA)



GEORGIA811
www.Georgia811.com

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

CONCEPTUAL LAYOUT
FOR:
WHITE SULPHUR ROAD HOTEL
LAND LOT 123, 9TH DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS DRAWING BY ANYONE OTHER THAN THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, INC. WILL VOID THE SEAL SHOWN HEREON AND ROCHESTER & ASSOCIATES, INC. WILL REJECT ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
10' 0' 20' 40'

NOT FOR CONSTRUCTION

SHEET 1 OF 2
DATE: 09.07.2023
SCALE: 1"=20'
JOB NO. ####
DWG NO. ####
DRAWN BY: DCB

NOTE:
A VARIANCE IS REQUIRED TO REDUCE THE FRONT LANDSCAPE STRIP FROM 10' TO 5'.

Current zoning:	G-B (General Business)	
Overlay district:	Limestone Parkway Overlay Zone	
Proposed use:	Hotel	Allowed?
		Yes: X
		No:

Zoning District Requirements:

	Required	Provided
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Maximum building coverage:	60 %	22.2 %
Maximum impervious cover:	80 %	82.7 %
Minimum open space:	10 %	17.3 %
Minimum road frontage:	40 lf	587.4 lf
Minimum lot width:	100 lf	123.4 lf
Max building height:	75 lf	TBD lf
	5 stories	5 stories

Setbacks:

Front:	40 lf
Side:	None
Rear:	None

Landscape strips:

Along R/W:	10 lf
Along side property lines:	None

Overlay District Requirements:

	Required	Provided
Maximum building height:	1 story	5 stories
Maximum floor area:	0.35 (retail use)	0.22
Maximum impervious cover:	60%	82.7 %

Setbacks:

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	30 lf (all other streets)
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112 x 1.5 = 168 spaces minimum required
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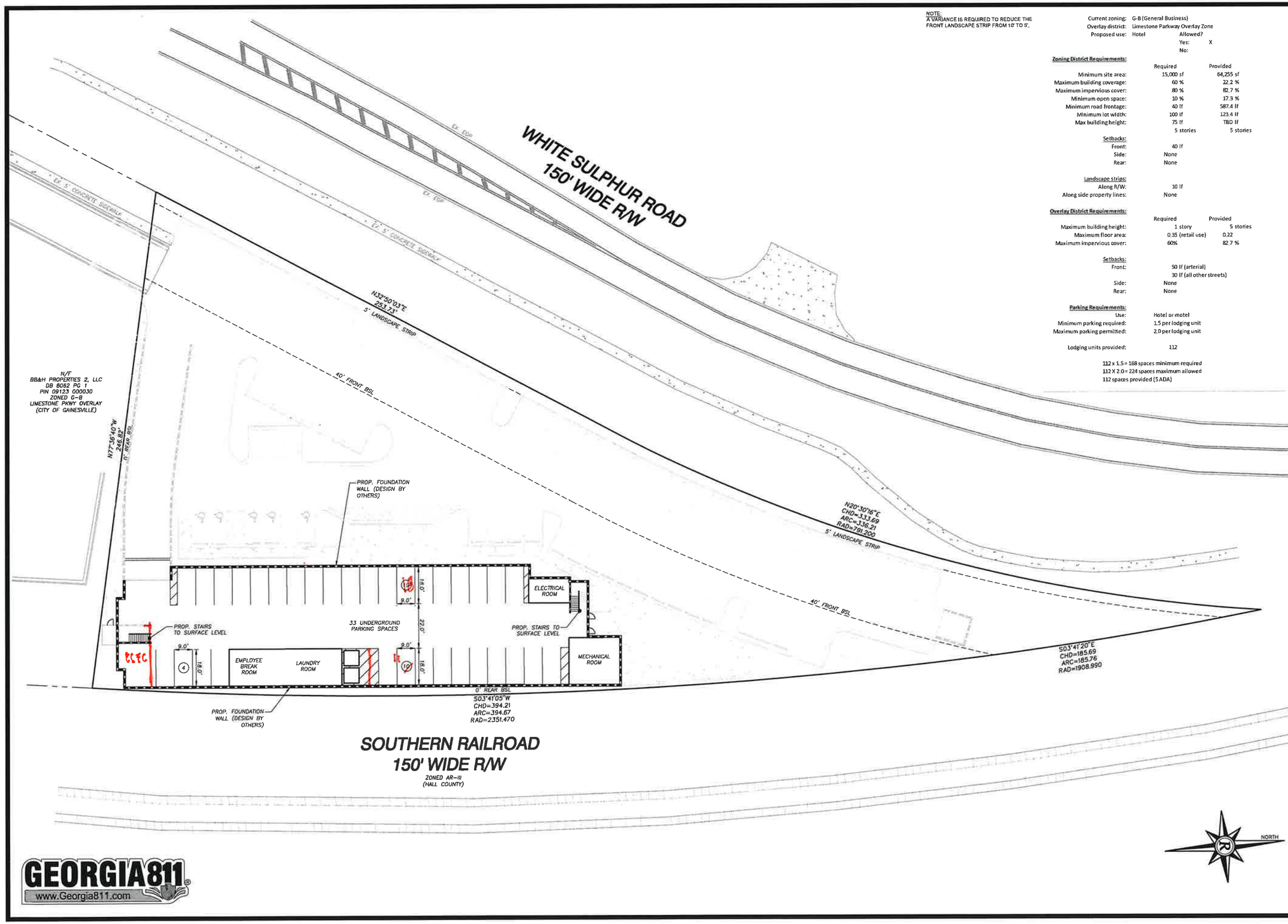
112 spaces provided (5 ADA)



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www.Georgia811.com

Rochester | BCCM
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0000 p | www.rochester-assoc.com

CONCEPTUAL LAYOUT
FOR:
WHITE SULPHUR ROAD HOTEL
LAND LOT 123, 9TH DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

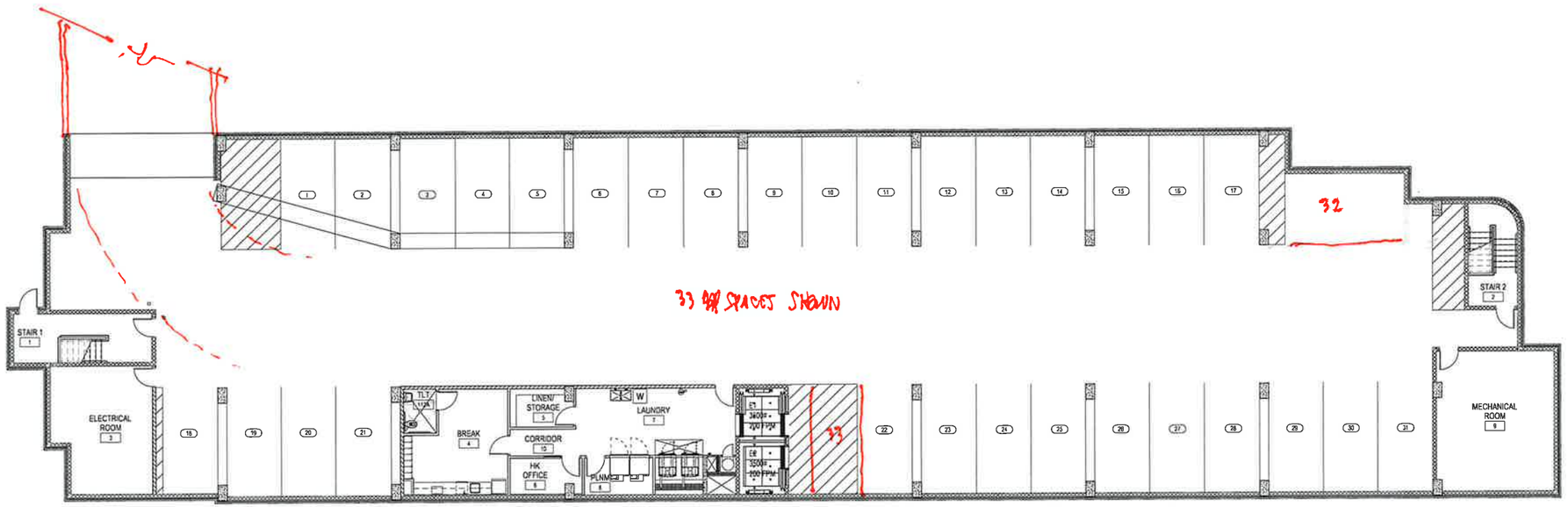
REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS DOCUMENT WITHOUT OBTAINING WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, INC. WILL VOID THE ORIGINAL DRAWINGS AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
10' 0' 20' 40'

NOT FOR CONSTRUCTION

SHEET 2 OF 2
DATE: 09.07.2023
SCALE: 1"=20'
JOB NO. ####
DWG NO. ####
DRAWN BY: BDE



PARKING/ BASEMENT LEVEL

SCALE 1/8" = 1'-0"

NORTH

LPB architecture engineering interiors

LINDSAY POPE BRAMFIELD

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 5980
770 822 9492 FAX

www.lpbatlanta.com

Residence INN BY MARRIOTT

OWNER & DEVELOPER

CAPSTONE PROPERTY GROUP, LLC

PO BOX 724
GAINESVILLE, GEORGIA 30503
(720) 519-5588

PROJECT

RESIDENCE INN BY MARRIOTT

820 WHITE BRIDGE ROAD
GAINESVILLE, GEORGIA 30505

EDITION

PROGRESS SET	11.10.23
IN HOUSE REVIEW	11.21.23

WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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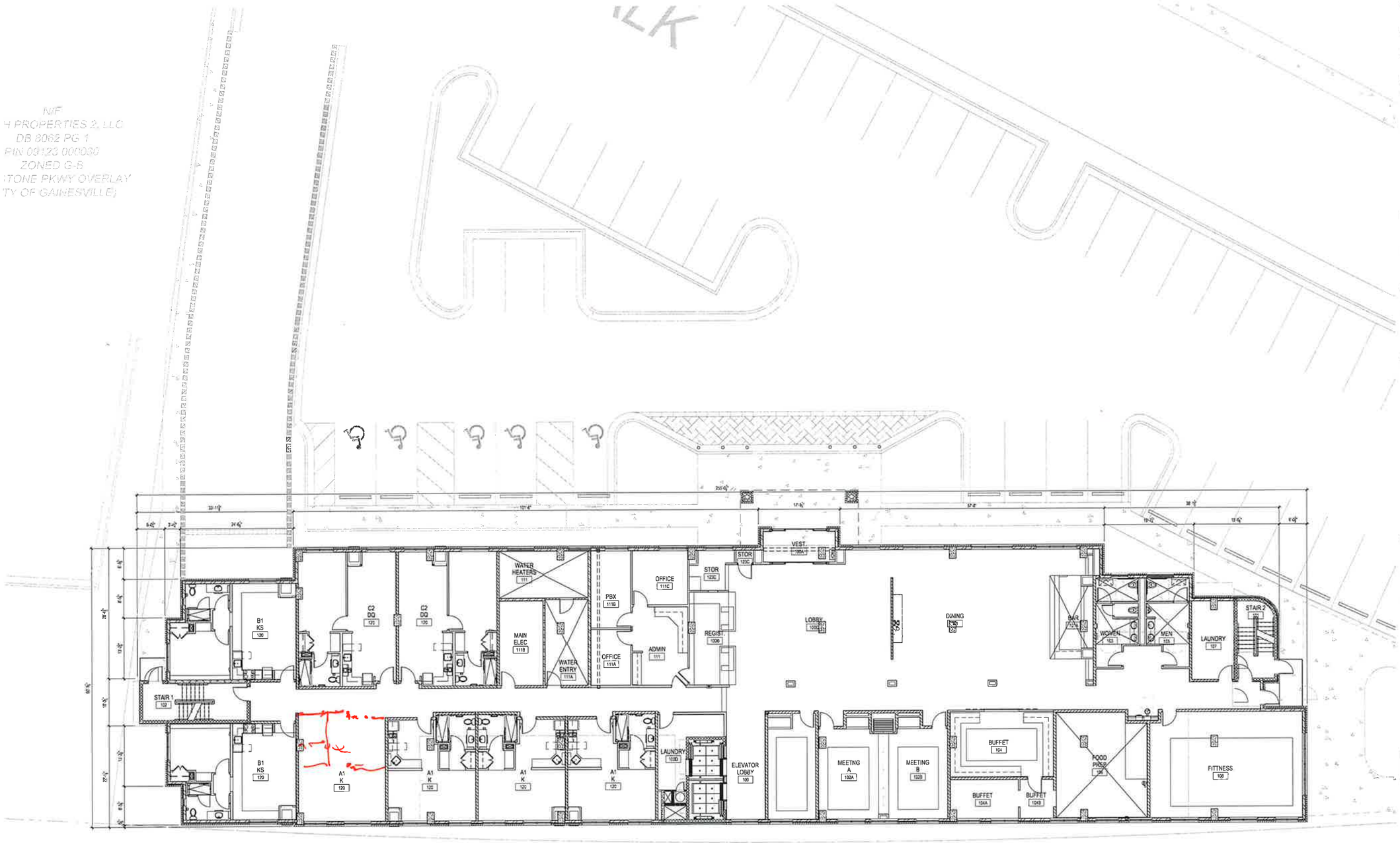
PARKING BASEMENT LEVEL

A100



1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

LPB
architecture
engineering
interiors

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PROJECT

RESIDENCE INN BY MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30505

EDITION

PROGRESS SET	11.10.23
IN HOUSE REVIEW	11.21.23

WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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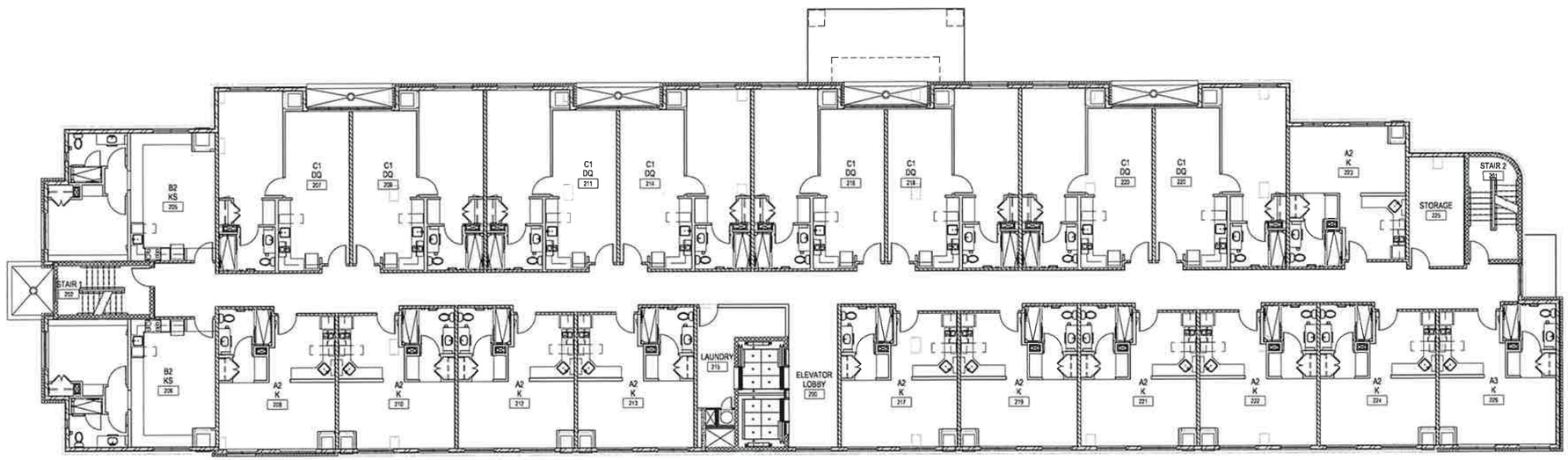
LINDSAY ARCHITECT

FIRST FLOOR PLAN

A101



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

PROJECT AREA TABULATION			
LEVEL	AREA (SF)		
	HOTEL	PARKING	TOTALS
6TH FLOOR	13,881	0	13,881
5TH FLOOR	13,964	0	13,964
4TH FLOOR	13,964	0	13,964
3RD FLOOR	13,964	0	13,964
2ND FLOOR	13,964	0	13,964
1ST FLOOR	14,425	0	14,425
BASEMENT	3,046	11,330	14,376
TOTALS	87,208	11,330	98,538

771 GSF/U.

GUESTROOM TABULATION							
GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
STANDARD	4	11	11	11	11	11	59
DOUBLE QUEEN	2	8	8	8	8	8	42
DOUBLE QUEEN (END CONDITION)	2	2	2	2	2	2	12
TOTALS	8	21	21	21	21	21	113

architecture
engineering
interiors
L
P
B
LINDSAY POPE BRAYFIELD
344 MILL POND STREET
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Residence INN BY MARRIOTT

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(706) 519-5556

PROJECT

RESIDENCE INN
BY MARRIOTT

622 WHITE SLEPHURROAD
GAINESVILLE, GEORGIA 30505

EDITION

PROGRESS SET 11.10.23
IN HOUSE REVIEW 11.21.23

WLA PROJECT NUMBER
223040

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PLOT DATE

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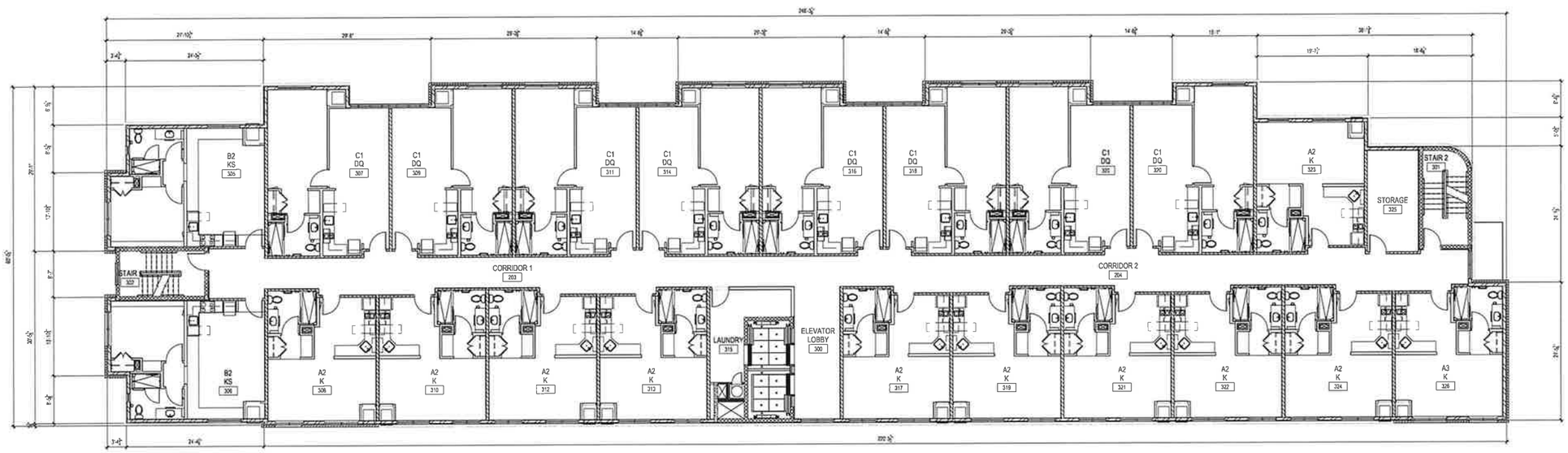
SECOND FLOOR PLAN

A102



3RD - 5TH FLOOR PLANS

SCALE 1/8" = 1'-0"

NORTH

LPB architecture engineering interiors

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(770) 519-5998

PROJECT

RESIDENCE INN by MARRIOTT

122 WHITE SUMMIT ROAD
GAINESVILLE, GEORGIA 30506

EDITION

PROGRESS SET 11.10.23
IN HOUSE REVIEW 11.21.23

WLA PROJECT NUMBER
223040 223040

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PLOT DATE

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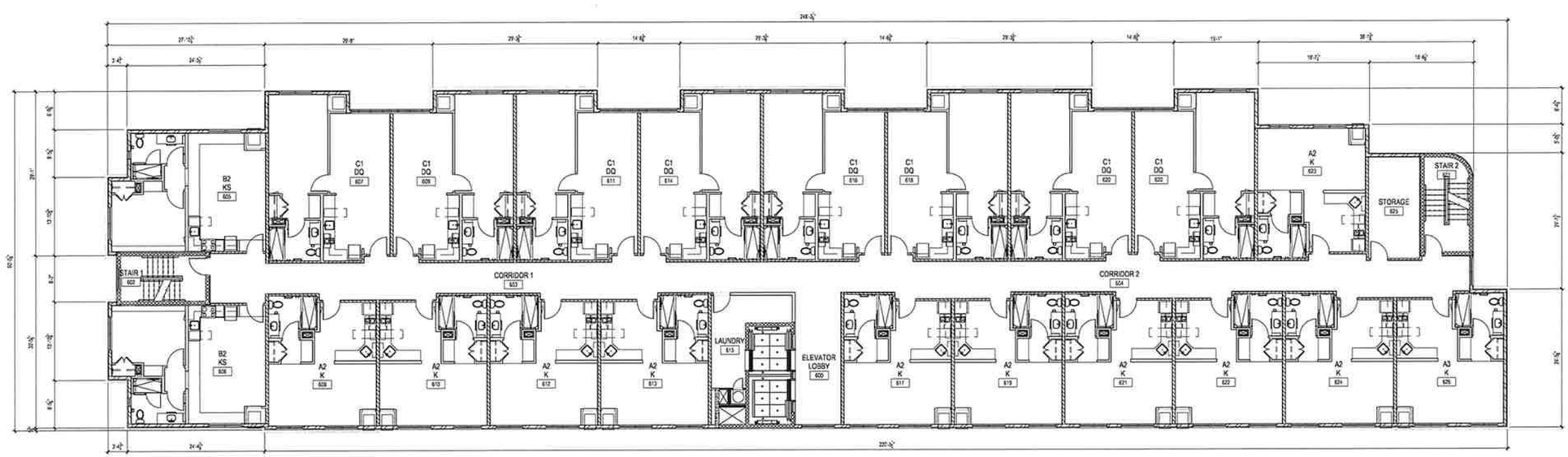
3RD FLOOR PLAN

A103



6TH FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

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344 WEST PIKE STREET
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Residence INN BY MARRIOTT

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(706) 519-5598

PROJECT

RESIDENCE INN by MARRIOTT

522 WHITE SULPHUR ROAD
GAINSVILLE, GEORGIA 30502

EDITION

PROGRESS SET	11.10.23
IN HOUSE REVIEW	11.21.23

WLA PROJECT NUMBER
223040

DRAWN BY
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PLOT DATE

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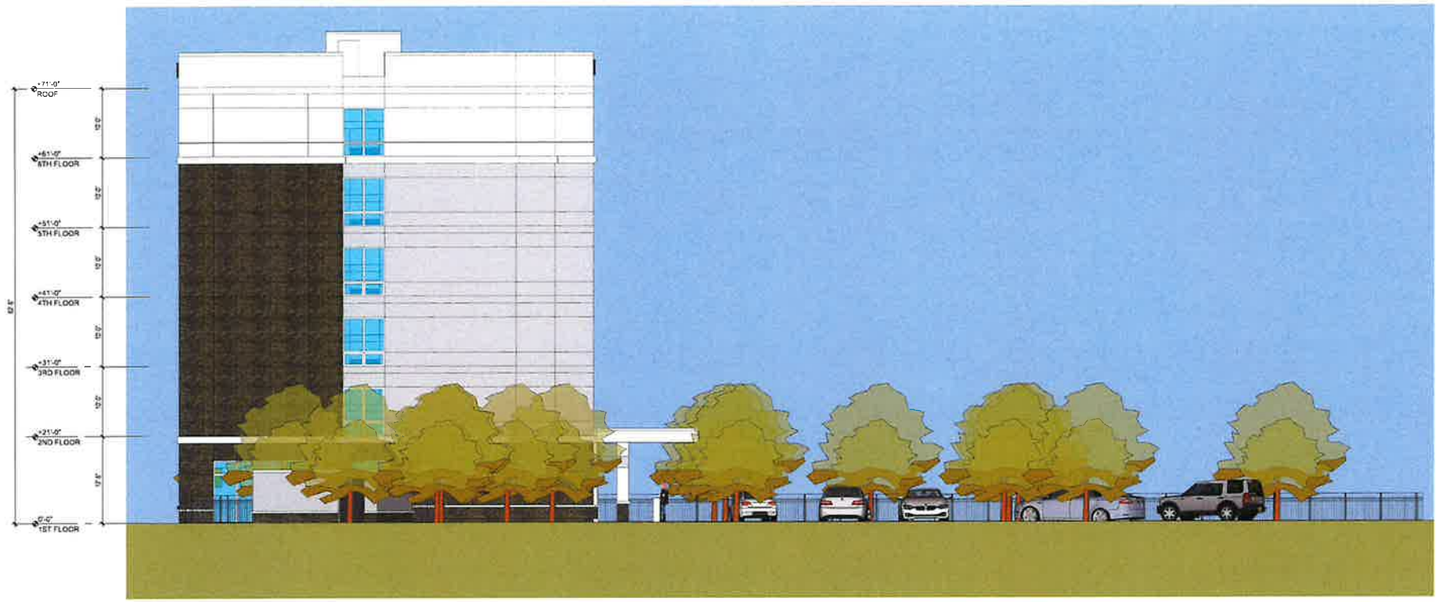
SIXTH FLOOR PLAN

A104



NORTH ELEVATION

1/8" = 1'-0" LPB 223040

0 10' 20' 40'

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

1/8" = 1'-0" LPB 223040

0 10' 20' 40'

SCALE: 1/8" = 1'-0"

LPB
ARCHITECTURE
ENGINEERING
INTERIORS

LINDSAY POPE BRAYFIELD
344 W.S.I. PIKE STREET
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770 522 9432 FAX
www.lpbarchitect.com

Residence INN BY MARRIOTT

OWNER & DEVELOPER

CAPSTONE PROPERTY GROUP, LLC
PO BOX 104
GAINESVILLE, GEORGIA 30503
(770) 519 8018

PROJECT

RESIDENCE INN BY MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30506

EDITION

PROCESS SET	11.10.23
IN HOUSE REVIEW	11.21.23

WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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NORTH & SOUTH EXTERIOR ELEVATIONS

A201

EAST ELEVATION

1/8" = 1'-0" LPB 223040

SCALE: 1/8" = 1'-0"

WEST ELEVATION

1/8" = 1'-0" LPB 223040

0 10' 20' 40'

SCALE: 1/8" = 1'-0"

L P B
architecture
engineering
interiors

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344 WILSON PAGE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
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Residence INN BY MARRIOTT

OWNER & DEVELOPER

CAPSTONE PROPERTY GROUP, LLC
PO BOX 724
GAINESVILLE, GEORGIA 30503
(770) 519 5588

PROJECT

RESIDENCE INN
by MARRIOTT

[illegible] WHITE SUMMER ROAD
GAINESVILLE, GEORGIA 30506

EDITION

PROGRESS SET	11 10 23
IN HOUSE REVIEW	11 21 23

WLA PROJECT NUMBER
223040

DRAWN BY
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APPROVED BY
PLOT DATE

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EAST & WEST EXTERIOR ELEVATIONS

A202

PEDESTRIAN WALK VIEW @ GUEST DROP-OFF

PEDESTRIAN WALK VIEW @ PARKING LEVEL ACCESS

LPB
architecture
engineering
interiors

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Residence INN BY MARRIOTT

OWNER & DEVELOPER

CAPSTONE PROPERTY GROUP, LLC
PO BOX 724
GAINESVILLE, GEORGIA 30503
(770) 519-5598

PROJECT

RESIDENCE INN BY MARRIOTT
522 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30506

EDITION

PROGRESS SET	11.13.23
IN HOUSE REVIEW	11.21.23

WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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PERSPECTIVE VIEWS

A801

AERIAL PERSPECTIVE VIEW @ GUEST APPROACH

AERIAL PERSPECTIVE VIEW @ GUEST APPROACH

LINDSAY POPE BRAYFIELD
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
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www.lpbatlanta.com

Residence INN BY MARRIOTT

OWNER & DEVELOPER

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PO BOX 1511
GAINESVILLE, GEORGIA 30503
(720) 519-5598

PROJECT

RESIDENCE INN BY MARRIOTT

EDITION

PROGRESS SET	11.10.23
IN HOUSE REVIEW	11.21.23

WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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PERSPECTIVE VIEWS

A802